

Developer Agreement

Tax Increment Benefits

This Agreement is made this 28th day of April, 2022, by and between the Downtown and East Town Redevelopment Agency, a public body corporate and politic created pursuant to Part III, Chapter 163, Florida Statutes (the "Agency"), and Hometown Property Investments, LLC, a Florida limited liability company (the "Developer").

WHEREAS, the Agency has the authority to contract with private developers for tax increment benefits; and

WHEREAS, the Developer proposes to complete substantial renovations or improvements to the real property located at the northeast corner of Grove Street and Orange Avenue and more specifically described in Exhibit A attached hereto (the "Property"); and

WHEREAS, the Developer has confirmed that the proposed improvements to the Property, said improvements being more specifically described in Exhibit B attached hereto (the "Project"), have an estimated total cost of approximately \$580,000; and

WHEREAS, the 2008 City of Eustis Downtown Plan and the City of Eustis 2016 Redevelopment Plan identify the need for CRA investment in the area; and

WHEREAS, the encouragement of development of this Project, which has long been slated for redevelopment, will be beneficial to the City and the Area, provide for positive activity in the CRA, and help the City's and Agency's ability to attract additional development in the Area; and

WHEREAS, the Agency has determined that the use of tax increment revenues to provide financial support in the Area is appropriate and consistent with the 2008 Downtown Plan and the 2016 Redevelopment Plan and should be undertaken by the Agency; and

WHEREAS, the Developer has represented to the Agency that but for financial assistance from the Agency to offset the cost of constructing the Project, the Project is not feasible and the Developer will not proceed with the Project; and

WHEREAS, the Developer has proposed the Agency reimburse to the Developer a portion of the total project costs pursuant to the specific schedule and conditions in this agreement; and

WHEREAS, at a public meeting of the Community Redevelopment Agency on April 7, 2022, the Agency voted to approve the foregoing as an inducement for the Project; and

WHEREAS, after reviewing the proposal and having considered the Project, the Agency has accepted the proposal subject to a definitive agreement between the Agency and Developer

setting forth the respective duties and responsibilities of the parties in redeveloping the Property and authorized the preparation of such an agreement; and

WHEREAS, such Agreement has been prepared and reviewed by the Agency and Developer, and the Agency and Developer are desirous of entering into this Agreement to effectuate the redevelopment of the Property.

Now, therefore, the Agency and the Developer agree as follows:

1. The foregoing findings are incorporated herein by reference and made a part hereof.
2. The purpose of this agreement is to provide financial assistance as an inducement for the development of the Project by Developer on the Project Site as provided herein to rehabilitate slum and blighted areas consistent with Section 163.335 Florida Statutes and the Act.
3. Findings
 - A. The Agency does hereby find that the 2008 Downtown Plan designated that the Area including the Property offers a prime opportunity for redevelopment and the Agency hereby determines redevelopment of the Property as proposed serves a public purpose for carrying out redevelopment pursuant to Chapter 163, Part III, Florida Statutes.
 - B. The Agency does hereby find that the 2016 Redevelopment Plan again identifies the Property as a prime opportunity for redevelopment and further defines the CRA resources available to facilitate redevelopment.
 - C. The Agency does hereby find that there has not been adequate new development within the Area.
 - D. The Agency does hereby find that the Developer has represented to Agency that the Developer needs financial assistance from Agency for the Project in order for the Project to proceed.
 - E. The Agency does hereby find that there is, in fact, a need by the Developer for financial assistance by the Agency for the Project to proceed.
 - F. The Agency does hereby find that Increment Revenues may be used to provide Developer with financial assistance for the Project.
 - G. The Agency does hereby find that the Project will enhance the quality of life and the aesthetic and useful enjoyment of the Area and further the goals and intent of the 2008 Downtown Plan and the 2016 Redevelopment Plan and conforms to the requirements of the Act.
 - H. The Agency does hereby find that the project is consistent with and furthers the objectives of the 2008 Downtown Plan and the 2016 Redevelopment Plan and is in the best interest of the citizens of the City and the CRA.
 - I. The Agency does hereby find that the Developer has proposed that the Agency provide financial support for the Project by virtue of the Project Reimbursements.

- J. The parties hereto recognize and acknowledge and do mutually find that but for the financial assistance provided herein, the Developer would not undertake the development of the Project and such assistance is a critical and important inducement to the Developer.
4. It is the intent of the parties hereto to efficiently, effectively and economically cause the successful development of the Project in order to improve the Property, specifically, and the conditions in the Area, in general, as well as implement the 2008 Downtown Plan and otherwise further the purposes of the Act.
- A. It is further the intent of the parties that Developer shall construct, equip, and otherwise complete the Project on the Property substantially in accordance with the Project documents.
 - B. The parties mutually recognize and acknowledge that Developer will require Agency's financial assistance and Agency's financial assistance is subject to certain performance criteria and reimbursement periods enumerated in this agreement.
5. The parties hereto recognize, acknowledge and agree that it is their mutual desire and intent in entering into this Agreement that all Certificates of Occupancy be issued to the Project no later than January 1, 2024 (Completion Date).
6. Following the issuance of all Certificates of Occupancy, the City shall have the obligations set forth in this section relative to financing Eligible Redevelopment Project Costs in connection with the Project. As part of the Requisition process, the Developer shall submit an accounting of total Project Costs and Eligible Redevelopment Project Costs. Upon the submission to the City by the Developer of a Requisition for Eligible Redevelopment Project Costs incurred and paid, the City, subject to the terms, conditions and limitation set forth in this section immediately below, agrees to reimburse the Developer from the Fund such Reimbursement Amounts as are paid and incurred by the Developer and are directly related to the Project at the Property as follows:
- A. For the purpose of calculating the total amount of Incremental Property Taxes for any such calendar year which are directly attributable to the Project, the total taxable value of the Property for such calendar year shall be reduced by the 2022 base CRA taxable value of the Property as assigned by the Lake County Property Appraiser in the agreed amount of \$132,094, and the result shall be multiplied by the total tax rate of all taxing districts participating in the CRA for any such applicable calendar year.
 - B. The Base Reimbursement Amount in connection with the Project shall annually be payable in such amount as is equal to one hundred percent (100%) of the Incremental Property Taxes actually received by the CRA in each such applicable calendar year which are directly attributable to the Project at the Property up to an annual Incremental Property Tax amount of \$5,000. The Annual Base Reimbursement will be paid for a period of ten (10) years and will not exceed a total of \$50,000 over ten (10) years.
 - C. Total Project costs are estimated at \$580,000. Total Reimbursements shall not exceed 8.6 percent (8.6%) of total Project costs.
 - D. In addition to the annual reimbursement of incremental property taxes, upon

completion of the project, the CRA shall reimburse the developer \$10,000 per year for three (3) years (for a total of \$30,000) for eligible improvements in the public right of way. Said improvements shall include, but not be limited to, sidewalks, curbing, and street improvements.

- E. The project shall be considered complete when a Certificate of Occupancy is issued for the building on the Property and any permits are finalized with the appropriate agencies.
 - F. Eligible project expenses shall include expenses reimbursable under Florida Statutes. Prior to reimbursement, the Developer must submit evidence of eligible project expenses to the Agency for review. Evidence of eligible project expenses may include receipts, cancelled checks, and other evidence reasonably requested by the City in its sole discretion.
 - G. The City hereby designates the City Finance Director as its representative to coordinate the authorization of disbursement of any Reimbursement Amounts for the Eligible Redevelopment Project Costs. Payments to the Developer of any Reimbursement Amounts for Eligible Redevelopment Project Costs shall be made upon request therefor, in form reasonably acceptable to the City (each being a "Requisition") submitted by the Developer with respect to any Eligible Redevelopment Project Costs incurred but not previously submitted. Each such Requisition shall be accompanied by such applicable documentation as may be acceptable to the City or by the statement or report of an independent accountant which shows and verifies that any such Eligible Project Redevelopment Costs have in fact been paid and incurred by the Developer. Ten (10) years from the completion of the Project, the Developer shall not file an appeal related to property values, apply for property tax exempt status, or apply for any governmental housing or rent subsidy programs.
7. In the event this Agreement or any provision of this Agreement is for any reason held illegal or unenforceable by a court of competent jurisdiction, the parties shall attempt in good faith to negotiate a new agreement or provision that is legal and enforceable and that effectuates the intent and purpose of this agreement. To such extent, the provisions of this Agreement shall be deemed severable.
8. Nothing in this Agreement shall operate or be construed to compel the City Commission of the City of Eustis or any other taxing authority to either directly or indirectly levy ad valorem taxes or otherwise exercise its taxing power to fund any obligation created by this Agreement.
9. In specific consideration of the Agency agreeing to make the Project reimbursements to Developer, and for other good and valuable consideration provided for in this Agreement, the receipt and sufficiency of which Developer acknowledges, Developer shall pay, indemnify and save harmless the Agency and the City and their respective agents, guests, invitees and employees from all suits, actions, claims, demands, damages, losses and other reasonable expenses and costs of every kind and description to which the Agency or the City, or their respective agents, guests, invitees or employees may be subjected to by reason of injury to persons or death or property damage, resulting from or growing out, wholly or

in part, of any act, commission, omission, negligence or fault of Developer, its agents or employees, or its contractors, subcontractors, suppliers, servants, or any other person(s) or entity(ies) directly or indirectly controlled, employed or engaged by Developer, regardless of whether such act, omission or negligence occurs in connection with the Project or is within the scope of any of their duties under this Agreement, or any lessee of Developer in connection with: (a) any building, construction, installation or development work, service or operation being undertaken or performed by or for Developer in, on, under, or over the Property, or (b) any uses, occupancy, maintenance, repair and improvements or operation of all or part of the Project. This Section 9. shall not be deemed or construed to provide any indemnification by Developer for the benefit of any third parties other than the Agency and the City, nor shall it be deemed or construed a waiver by Developer of any liability of the Agency or the City so that Developer may be entitled to recover damages notwithstanding any provision of this Agreement to the contrary. Developer's indemnification obligations hereunder are independent of any other provisions of the Agreement and shall not be dependent upon, affected, limited or diminished by the existence of any insurance policies obtained and maintained by Developer in accordance with Section 10. of this Agreement. Developer further acknowledges that these indemnification provisions are a significant part of the inducement for Agency to enter into this Agreement. Developer's indemnification obligations hereunder shall survive the termination of this Agreement and the transfer of title to any third party purchaser. Developer or its Contractor shall comply with all City of Eustis code requirements concerning bonding of the Project.

10. So long as this Agreement shall be in effect, Developer shall purchase and maintain in full force and effect all insurance of the types and in the full coverage amounts as required by the documents pertaining to the financing for the Project. Developer covenants and agrees with the Agency that the terms of its general liability policy will name the Agency as an additional named insured. Developer covenants and agrees with Agency that the terms of its builders' risk policy will name the Agency as a certificate holder. Developer shall provide certificates evidencing such insurance to the Agency. The issuance or maintenance of any insurance under this Section 10 shall not release, limit, waive or discharge Developer from its indemnity obligations under Section 9.

11. DEFAULT: TERMINATION

A. Default by Developer.

1. Provided the Agency is not then in default under this Agreement as set forth in Section 11.B. hereof, and subject to Force Majeure, there shall be an "Event of Default" by Developer under this Agreement with the occurrence of any one or more of the following:
 - a. Developer shall fail to perform or comply with any material provision of this Agreement applicable to it; or
 - b. Developer shall fail to apply for all necessary permits to construct the Project within the time frames established by this Agreement.

- c. Developer shall fail to construct the Project in substantial conformance with the Project documents.
 - d. Prior to the Completion Date, Developer shall make a general assignment for the benefit of its creditors, or shall admit in writing its inability to pay its debts as they become due or shall file a petition in bankruptcy, or shall be adjudicated a bankrupt or insolvent, or shall file a petition seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future statute, law or regulation or shall file an answer admitting, or shall fail reasonably to contest, the material allegations of a petition filed against it in any such proceeding, or shall seek or consent to or acquiesce in the appointment of any trustee, receiver or liquidator of the developer or any material part of its properties; or
 - e. Prior to the Completion Date, within sixty (60) days after the commencement of any proceeding by or against Developer seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future statute, law or regulation, such proceeding shall not have been dismissed, or if, within sixty (60) days after the appointment without the consent or acquiescence of Developer of any trustee, receiver or liquidator of Developer or of any material part of its properties, such appointment shall not have been vacated.
2. If an "Event of Default" described in Subsection 11.A.1. hereof shall have occurred, the Agency, after giving written notice of such event of default to Developer and upon expiration of a forty-five (45) day notice period after receipt by Developer of such notice, if such event of default has not been cured, the Agency, as its sole and exclusive remedy, may terminate this Agreement and all rights of Developer and obligations of the Agency hereunder, including making the reimbursement payments hereunder shall then cease; provided, however, that the occurrence of any of the events set forth in 11.A.1.e. above after the Completion Date shall not be deemed an "Event of Default" and, despite such events, the Agency's obligation to make reimbursement payments pursuant to this Agreement shall continue in full force and effect.

B. Default by the Agency.

1. Provided Developer is not then in default under this Agreement as set forth in Section 11.A. and subject to Force Majeure, there shall be an "Event of Default" by the Agency under this Agreement upon the occurrence of any one or more of the following:
- a. The Agency shall have failed or refused to make the reimbursement payments to Developer, subject to Section 6., in a timely manner, provided sufficient Surplus Tax Increment Revenues are available, time being the essence of such obligation; or

- b. The Agency shall fail to perform or comply with any material provision of this Agreement applicable to it.
 - 2. If an “Event of Default” described in Subsection 11.1. hereof shall have occurred, Developer, after giving written notice of such event of default to the Agency and, upon the expiration of a thirty (30) day period after receipt by the Agency of such notice, if such Event of Default has not been cured, Developer may terminate this Agreement and all rights and duties of Agency hereunder shall then cease, and, in addition, Developer may pursue any and all other remedies then available to Developer whether at law or in equity, including instituting an action to recover from the Agency any amount due and payable to it, including any reimbursement payments payable to Developer.
- C. The rights and remedies specified herein to which either the Agency or Developer are entitled are exclusive and are intended to be to the exclusion of any other remedies or means of redress to which the Agency or Developer may otherwise lawfully be entitled.
- D. The failure of the Agency or Developer to promptly insist upon strict performance of any term, covenant, condition or provision of this Agreement, or any Exhibit or any other agreement contemplated hereby shall not be deemed a waiver of any right or remedy that the Agency or Developer may have, and shall not be deemed a waiver of a subsequent default of nonperformance of such term, covenant, condition or provision.
- E. Termination
- 1.
 - a. The Developer and the Agency acknowledge and agree that the performance by the Developer and the Agency in accordance with the terms of this Agreement are contingent and dependent upon certain conditions.
 - b. In addition to a termination upon occurrence of an event of default as provided in Sections 11.A. and 11.B. hereof, this agreement may be terminated by the Developer or the Agency upon the occurrence of any of the following: (i) the Developer is unable to obtain the financing or, if it does obtain such commitment, the issuer of such commitment fails or refuses to provide the financing or (ii) any other default of this Agreement.
 - 2. Upon the occurrence of any default of this Agreement, either party may give a Termination Notice in which case this Agreement shall terminate and all obligations of the parties hereto imposed by this Agreement shall then cease

and be released and no longer of any force and effect, except as otherwise specifically provided herein.

3. In the event of a termination of this Agreement, neither the Developer nor the Agency shall be obligated or liable one to the other in any way, financial or otherwise, for any claim or matter arising from or as a result of this Agreement or any actions taken by the Developer or the Agency, or both, thereunder or contemplated hereby; provided, however, that if any suits, actions, claims or demands of any kind shall be made against the Developer or the Agency, or both of them, seeking damages, expenses and costs (including attorneys' fees), or any other relief, arising from or the result of any omission, negligence or fault of the Developer or the Agency in connection with this Agreement or any actions taken by the Developer or the Agency, or both of them, hereunder or contemplated hereby, the indemnification and insurance provisions of Section 9. and 10. hereof shall apply and shall survive termination of this Agreement.
12. The Developer's benefits and obligations as part of this Agreement are not transferable or assignable without written approval of the Agency.
13. This Agreement represents the entire understanding and agreement of the parties with respect to the subject matter hereof and supersedes any prior understandings or agreements between the parties. No modifications to this Agreement shall be enforceable unless in writing and executed by both parties hereto.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

**Downtown and East Town Redevelopment
Agency**

By: 
Michael Holland, Chairperson

Hometown Property Investments, LLC

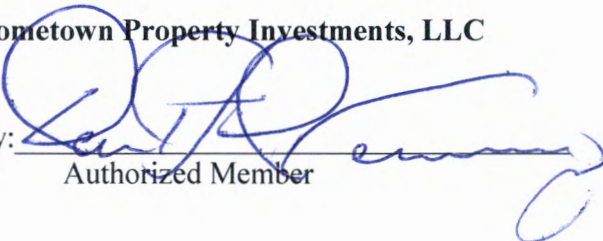
By: 
Authorized Member



Exhibit A
Legal Description

Exhibit "A"

That part of Lots 11 and 12 in Block, 12 in Pendry's Addition to the City of Eustis, Florida, according to the plat of Pendryville recorded in Plat Book 1, Page 39, Public Records of Lake County, Florida, bounded and described as follows: From the Southwest corner of the said Block 12, run East along the North line of the right of way of Orange Avenue 90 feet for a point of beginning; From said point of beginning, run thence East along the North line of the right of way of Orange Avenue 42 feet to the Southeast corner of the said Lot 12; thence run North 125.4 feet to the Northeast corner of the said Lot 12; thence run West along the North line of the said Lot 12 a distance of 12.4 feet; thence run South 40 feet; thence run West 28.2 feet; thence run South 29 feet; thence run West 1.4 feet; thence run South 56.4 feet, more or less, to the point of beginning. (The said Block 12 in Pendry's Addition being otherwise described as Block 53 in the City of Eustis, Florida, according to the Official Plat thereof recorded in Plat Book 1, page 79, Public Records of Lake County, Florida.)

Exhibit "A"

From the Southwest corner of said Block 53, according to the official Map of Eustis, recorded in Plat Book 1, page 79, Public Records of Lake County, Florida, run East 90 feet along the North boundary of Orange Avenue, thence run North 59.10 feet; thence run West 90 feet, more or less, to the East boundary of Grove Street; thence run South along the East boundary of Grove Street, a distance of 59.10 feet to the point of beginning; the said Block 53, Eustis being also Block 12, Pendryville, according to the plat thereof recorded in Plat Book 1, page 45, Public Records of Lake County, Florida.

Exhibit B
Project Information

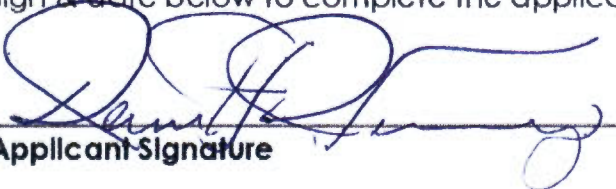
CITY OF EUSTIS, FLORIDA
APPLICATION FOR COMMUNITY REDEVELOPMENT AREA (CRA)/TAX
INCREMENT FINANCING (TIF) ASSISTANCE
PRIVATE REDEVELOPMENT INCENTIVE

Complete this form in its entirety and attach all necessary documents. Submit the completed application to the Economic Development Department at 10 North Grove Street, P.O. Drawer 68, Eustis, FL 32727. If you have any questions, contact Tom Carrino, Economic Development Director, at 353-483-5435 or by Email at carrinot@eustis.org.

Name of Applicant: Daniel Divenanzo - Hometown Property Investments, LLC.
Address: 3333 Cypress Grove Dr. Eustis, FL 32736 **Fax:** N/A
Daytime Phone: (352) 409-0212 **Email Address:** ddivenanzo@hotmail.com

1. Interest in property (check one) ☐ Owner/Mortgagor ☒ Contract Purchaser ☐ Tenant
2. If contract purchaser or tenant, who is the property owner? John R Prickett Jr
3. If tenant, how many yrs. Remaining on the current property lease? N/A
4. Business name(s): HOMETOWN PROPERTY INVESTMENT LLC
5. Project address or location: 201 ORANGE AVE EUSTIS, FL 32726
Parcel ID # 11-19-26-0100-053-00001 **(REQUIRED)**
Alternate Key # 2517590 & 3285212 **(REQUIRED)**
6. Current use of property: VACANT
7. Proposed use of property: FOOD VENUE WITH OUTSIDE SEATING
8. Choose the applicable project (check all that apply):
☒ New construction ☐ Interior renovation ☒ Exterior restoration
☐ relocation ☒ Site improvement ☐ Other
9. Describe the nature of work proposed for the property: RENOVATE EXTERIOR
OF EXISTING STRUCTURE ALSO CONSTRUCT NEW 2 STORY 1750 SF BUILDING ON THE CORNER OF
GROVE ST AND ORANGE AVE, RE-DEVELOP SITE PLAN WITH PARKING.
10. Estimated total project cost: \$ 580,000.00
11. CRA assistance requested: \$ 85,000.00

12. Attach the following documentation to support the proposed project:
- Copy of the latest tax bill for the property or properties; and
 - Preliminary, itemized cost estimates or quotes from a contractor or design professional; and
 - Plans & dwgs., as applicable & to scale if possible, clearly illustrating the proposed Improvements. For exterior Improvements, include notations of proposed materials, finishes, and other details.
 - Financial analysis of project to show project cash-flow, balance sheet, rate of return analysis (Investor non-owner occupied projects only).
13. Prior to formal review, City Staff will visit the site to discuss the project with the applicant and document existing conditions.
14. Sign & date below to complete the application.


Applicant Signature

3-28-2022
Date

FOR OFFICE USE ONLY-

Comments: _____

City Council review & action by ordinance. Ordinance Number: _____

Community Redevelopment Area

Preliminary, Itemized Cost Estimates

OWNER:

DANIEL DIVENANZO - HOMETOWN PROPERTY INVESTMENTS, LLC
3333 CYPRESS GROVE DR.
EUSTIS, FL 32726

Contractor:

JACOB P. SMITH BUILDING Co. INC.
133 N GROVE ST UNIT B
EUSTIS, FL 32726

Property Location:

201 ORANGE AVE
EUSTIS, FL 32726

ITEMIZED COST ESTIMATES

PURCHASE PRICE	\$260,000.00
CONSTRUCT 1750 sq ft 2 STORY	\$236,250.00
SITE DEVELOPMENT CONTRACTOR - LARRY THACKER	\$64,600.00
LANDSCAPE CONTRACTOR - YARD STOP	\$19,000.00

Equity

TOTAL ESTIMATE \$579,850.00

DATED March 28, 2022

Community Redevelopment Area

Financial Analysis - Projected Cash Flow

OWNER:

DANIEL DIVENANZO - HOMETOWN PROPERTY INVESTMENTS, LLC
3333 CYPRESS GROVE DR.
EUSTIS, FL 32726

Property Location:

201 ORANGE AVE
EUSTIS, FL 32726

RENTAL INCOME MONTHLY

GROUND FLOOR FOOD VENUE TENANT	\$1,800.00
--------------------------------	------------

RETAIL RENTAL GROUND FLOOR	\$1,275.00
----------------------------	------------

(2) - 850 sq ft EFFICIENCY APARTMENTS @ \$700.00	\$1,400.00
--	------------

TOTAL RENTAL INCOME	<u>\$4,475.00</u>
---------------------	-------------------

ANNUAL REVENUE	<u>\$53,700.00</u>
----------------	--------------------

DATED March 28, 2022

Community Redevelopment Area

RATE OF RETURN ANALYSIS

OWNER:

DANIEL DIVENANZO - HOMETOWN PROPERTY INVESTMENTS, LLC
3333 CYPRESS GROVE DR.
EUSTIS, FL 32726

Property Location:

201 ORANGE AVE
EUSTIS, FL 32726

RATE OF RETURN ANALYSIS

ANNUAL REVENUE	\$53,700.00	
PROPERTY TAXES	\$7,773.00	CRA 4,800
INSURANCES	\$4,800.00	
PROPERTY MANAGEMENT & MAINTENANCE	\$11,000.00	
UTILITIES (INCLUDING WATER, ELECTRIC AND DISPOSAL.)	\$5,580.00	
GROSS PROFIT	<u>\$24,547.00</u>	4% OF REV
DEBT SERVICE ON \$240,000.00	<u>\$14,400.00</u>	
NET PROFIT	\$10,147.00	1.8% OF REV

DATED 03/28/22

Exhibit "A"

That part of Lots 11 and 12 in Block, 12 in Pendry's Addition to the City of Eustis, Florida, according to the plat of Pendryville recorded in Plat Book 1, Page 39, Public Records of Lake County, Florida, bounded and described as follows: From the Southwest corner of the said Block 12, run East along the North line of the right of way of Orange Avenue 90 feet for a point of beginning; From said point of beginning, run thence East along the North line of the right of way of Orange Avenue 42 feet to the Southeast corner of the said Lot 12; thence run North 125.4 feet to the Northeast corner of the said Lot 12; thence run West along the North line of the said Lot 12 a distance of 12.4 feet; thence run South 40 feet; thence run West 28.2 feet; thence run South 29 feet; thence run West 1.4 feet; thence run South 56.4 feet, more or less, to the point of beginning. (The said Block 12 in Pendry's Addition being otherwise described as Block 53 in the City of Eustis, Florida, according to the Official Plat thereof recorded in Plat Book 1, page 79, Public Records of Lake County, Florida.)

Exhibit "A"

From the Southwest corner of said Block 53, according to the official Map of Eustis, recorded in Plat Book 1, page 79, Public Records of Lake County, Florida, run East 90 feet along the North boundary of Orange Avenue, thence run North 59.10 feet; thence run West 90 feet, more or less, to the East boundary of Grove Street; thence run South along the East boundary of Grove Street, a distance of 59.10 feet to the point of beginning; the said Block 53, Eustis being also Block 12, Pendryville, according to the plat thereof recorded in Plat Book 1, page 45, Public Records of Lake County, Florida.

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**
2021 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1119260100-053-00001		2517590	00E1

PRICKETT JOHN R JR
PO BOX 1599
EUSTIS, FL 32727

201 ORANGE AVE

EUSTIS W 90 FT OF S 59.1 FT OF BLK 53 PB
1 PG 79ORB 603 PG 1299

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR - PO BOX 327 - TAVARES, FL 32778-0327 - 352-343-9602

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED	
LAKE COUNTY GENERAL	101,028	0	101,028	5.0529	510.48	
AMBULANCE MSTU	101,028	0	101,028	0.4629	46.77	
ENVIRON LAND PURCHASE	101,028	0	101,028	0.0918	9.27	
PUBLIC SCHOOLS						
BY STATE LAW	101,028	0	101,028	3.5940	363.09	
BY LOCAL BOARD	101,028	0	101,028	2.9980	302.88	
CITY OF EUSTIS	101,028	0	101,028	7.5810	765.89	
ST JOHNS WATER MGMT	101,028	0	101,028	0.2189	22.12	
LAKE CO WATER AUTH	101,028	0	101,028	0.3229	32.62	
N LAKE CNTY HOSP	0	0	0	0.0000	0.00	
TOTAL:				20.3224	\$2,053.12	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS:		
		\$0.00

COMBINED TAXES AND ASSESSMENTS: \$2,053.12

If Paid By	Dec 31, 2021
Please Pay	\$0.00

Paid 01/04/2022 Receipt # 2021-00288445 \$1,991.53

DAVID W. JORDAN**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

LAKE COUNTY TAX COLLECTOR

2021 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR - PO BOX 327 - TAVARES, FL 32778-0327 - 352-343-9602

If Paid By	Dec 31, 2021
Please Pay	\$0.00

201 ORANGE AVE

PRICKETT JOHN R JR
PO BOX 1599
EUSTIS, FL 32727EUSTIS W 90 FT OF S 59.1 FT OF BLK 53 PB 1
PG 79ORB 603 PG 1299

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1119260100-053-00001		2517590	00E1

Paid 01/04/2022 Receipt # 2021-00288445 \$1,991.53



DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**
2021 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1119260100-053-01100		3285212	00E1

PRICKETT JOHN R JR
PO BOX 1599
EUSTIS, FL 32727

EAST ORANGE AVE

EUSTIS, BEG 132 FT E OF SW COR OF BLK 53,
RUN N 125.4 FT TOALLY, W 12.4 FT, S 40 FT,
W 28.2 FT, S 29 FT, W 1.4 FT, S TOST, E 42 FT TO POB, B
See Additional Legal on Tax Roll**PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602**

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED	
LAKE COUNTY GENERAL	29,042	0	29,042	5.0529	146.75	
AMBULANCE MSTU	29,042	0	29,042	0.4629	13.44	
ENVIRON LAND PURCHASE	29,042	0	29,042	0.0918	2.67	
PUBLIC SCHOOLS						
BY STATE LAW	29,093	0	29,093	3.5940	104.56	
BY LOCAL BOARD	29,093	0	29,093	2.9980	87.22	
CITY OF EUSTIS	29,042	0	29,042	7.5810	220.17	
ST JOHNS WATER MGMT	29,042	0	29,042	0.2189	6.36	
LAKE CO WATER AUTH	29,042	0	29,042	0.3229	9.38	
N LAKE CNTY HOSP	0	0	0	0.0000	0.00	
TOTAL:				20.3224	\$590.55	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS:		\$0.00

COMBINED TAXES AND ASSESSMENTS: \$590.55

If Paid By	Dec 31, 2021
Please Pay	\$0.00

Paid 01/04/2022 Receipt # 2021-00288445 \$572.83

DAVID W. JORDAN**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

LAKE COUNTY TAX COLLECTOR

2021 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Dec 31, 2021
Please Pay	\$0.00

EAST ORANGE AVE

PRICKETT JOHN R JR
PO BOX 1599
EUSTIS, FL 32727EUSTIS, BEG 132 FT E OF SW COR OF BLK 53,
RUN N 125.4 FT TOALLY, W 12.4 FT, S 40 FT,
W 28.2 FT, S 29 FT, W 1.4 FT, S TOST, E 42 FT TO POB, B
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1119260100-053-01100		3285212	00E1

Paid 01/04/2022 Receipt # 2021-00288445 \$572.83



PROPERTY RECORD CARD

General Information

Name:	PRICKETT JOHN R JR	Alternate Key:	3285212
Mailing Address:	PO BOX 1599 EUSTIS, FL 32727-0599 Update Mailing Address	Parcel Number:	11-19-26-0100-053-01100
		Millage Group and City:	00E1 EUSTIS DOWNTOWN & EAST TOWN CRA
		2021 Total Certified Millage Rate:	20.3224
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	E ORANGE AVE EUSTIS Update Property Location	Property Name:	--- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	EUSTIS, BEG 132 FT E OF SW COR OF BLK 53, RUN N 125.4 FT TO ALLY, W 12.4 FT, S 40 FT, W 28.2 FT, S 29 FT, W 1.4 FT, S TO ST, E 42 FT TO POB, BEING PART OF LOT 11, 12 BLK 53 PB 1 PG 79 ORB 4570 PG 1903		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0	P/O LOT12	4408.000	Square Feet	\$0.00	\$29,093.00
Click here for Zoning Info					FEMA Flood Map			

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4570 / 1903	12/2014	Warranty Deed	Unqualified	Vacant	\$25,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 WORKING VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$29,093	\$29,093	\$29,093	5.0529	\$147.00
SCHOOL BOARD STATE	\$29,093	\$29,093	\$29,093	3.5940	\$104.56
SCHOOL BOARD LOCAL	\$29,093	\$29,093	\$29,093	2.9980	\$87.22

LAKE COUNTY WATER AUTHORITY	\$29,093	\$29,093	\$29,093	0.3229	\$9.39
NORTH LAKE HOSPITAL DIST	\$29,093	\$29,093	\$29,093	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$29,093	\$29,093	\$29,093	0.2189	\$6.37
CITY OF EUSTIS	\$29,093	\$29,093	\$29,093	7.5810	\$220.55
LAKE COUNTY MSTU AMBULANCE	\$29,093	\$29,093	\$29,093	0.4629	\$13.47
LAKE COUNTY VOTED DEBT SERVICE	\$29,093	\$29,093	\$29,093	0.0918	\$2.67
				Total:	Total:
				20.3224	\$591.23

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) <input checked="" type="checkbox"/>	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to \$500)	Learn More	View the Law
Blind Exemption (up to \$500)	Learn More	View the Law
Disability Exemption (up to \$500)	Learn More	View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption (\$5000)	Learn More	View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Economic Development Exemption	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on March 21, 2022.

Site Notice

PROPERTY RECORD CARD

General Information

Name: PRICKETT
JOHN R JR
Alternate Key: 2517590
Mailing Address: PO BOX 1599
EUSTIS, FL
32727-1599
[Update Mailing Address](#)
Parcel Number: 11-19-26-0100-053-00001
00E1 EUSTIS
Millage Group and City: DOWNTOWN & EAST
TOWN CRA
2021 Total Certified Millage Rate: 20.3224
Trash/Recycling/Water/Info: [My Public Services Map](#)
Property Location: 201 ORANGE
AVE
EUSTIS
[Update Property Location](#)
Property Name: --
[Submit Property Name](#)
School Information: [School Locator & Bus Stop Map](#)
[School Boundary Maps](#)
Property Description: EUSTIS W 90 FT OF S 59.1 FT OF BLK 53 PB 1 PG 79 ORB 603 PG 1299

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OFFICE 1 STORY (1700)	0	0		5310.000	Square Feet	\$0.00	\$40,887.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Commercial Building(s)

Building 1

Commercial

Building Value: \$48,760.00

Building Use: OFFICE BLDG 1 STORY (17C)

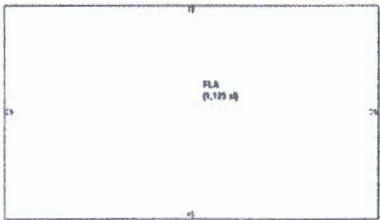
Structure Type:

Summary		Section(s)		
Year Built:	1936	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	1545	COMMERCIAL CANOPY (COP)	1.00	420
		FINISHED LIVING AREA (FLA)	1.00	1125
Full Bathrooms:	0			
Half Bathrooms:	2			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			

[View Larger](#)

Fireplaces: 0

COP
(420 sq)



Building 1

Commercial Building Value: \$58,712.00
Building Use: OFFICE BLDG 1 STORY (17C)
Structure Type:

Summary		Section(s)		
Year Built:	1936	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	1545	COMMERCIAL CANOPY (COP)	1.00	420
		FINISHED LIVING AREA (FLA)	1.00	1125
Full Bathrooms:	0	View Larger		
Half Bathrooms:	2			
Elevators:	0	<p>COP (420 sq)</p>		
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV1)	42	SF	1935	\$3,402.00

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 WORKING VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$93,049	\$93,049	\$93,049	5.0529	\$470.17
SCHOOL BOARD STATE	\$93,049	\$93,049	\$93,049	3.5940	\$334.42
SCHOOL BOARD LOCAL	\$93,049	\$93,049	\$93,049	2.9980	\$278.96
LAKE COUNTY WATER AUTHORITY	\$93,049	\$93,049	\$93,049	0.3229	\$30.05
NORTH LAKE HOSPITAL DIST	\$93,049	\$93,049	\$93,049	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$93,049	\$93,049	\$93,049	0.2189	\$20.37
CITY OF EUSTIS	\$93,049	\$93,049	\$93,049	7.5810	\$705.40
LAKE COUNTY MSTU AMBULANCE	\$93,049	\$93,049	\$93,049	0.4629	\$43.07
LAKE COUNTY VOTED DEBT SERVICE	\$93,049	\$93,049	\$93,049	0.0918	\$8.54
				Total:	Total:
				20.3224	\$1,890.98

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
HOMETOWN PROPERTY INVESTMENTS, LLC

Filing Information

Document Number L14000087997
FEI/EIN Number 47-3889193
Date Filed 06/02/2014
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 09/27/2017

Principal Address

133 N. Grove St.
Suite B
Eustis, FL 32726

Changed: 02/22/2022

Mailing Address

133 N. Grove St.
Suite B
Eustis, FL 32726

Changed: 02/22/2022

Registered Agent Name & Address

DIVENANZO, DANIEL F
3333 Cypress Grove Dr
Eustis, FL 32736

Name Changed: 09/27/2017

Address Changed: 02/22/2022

Authorized Person(s) Detail

Name & Address

Title MGR

DiVenanzo, Daniel F

3333 Cypress Grove Dr
Eustis, FL 32736

Title MGR

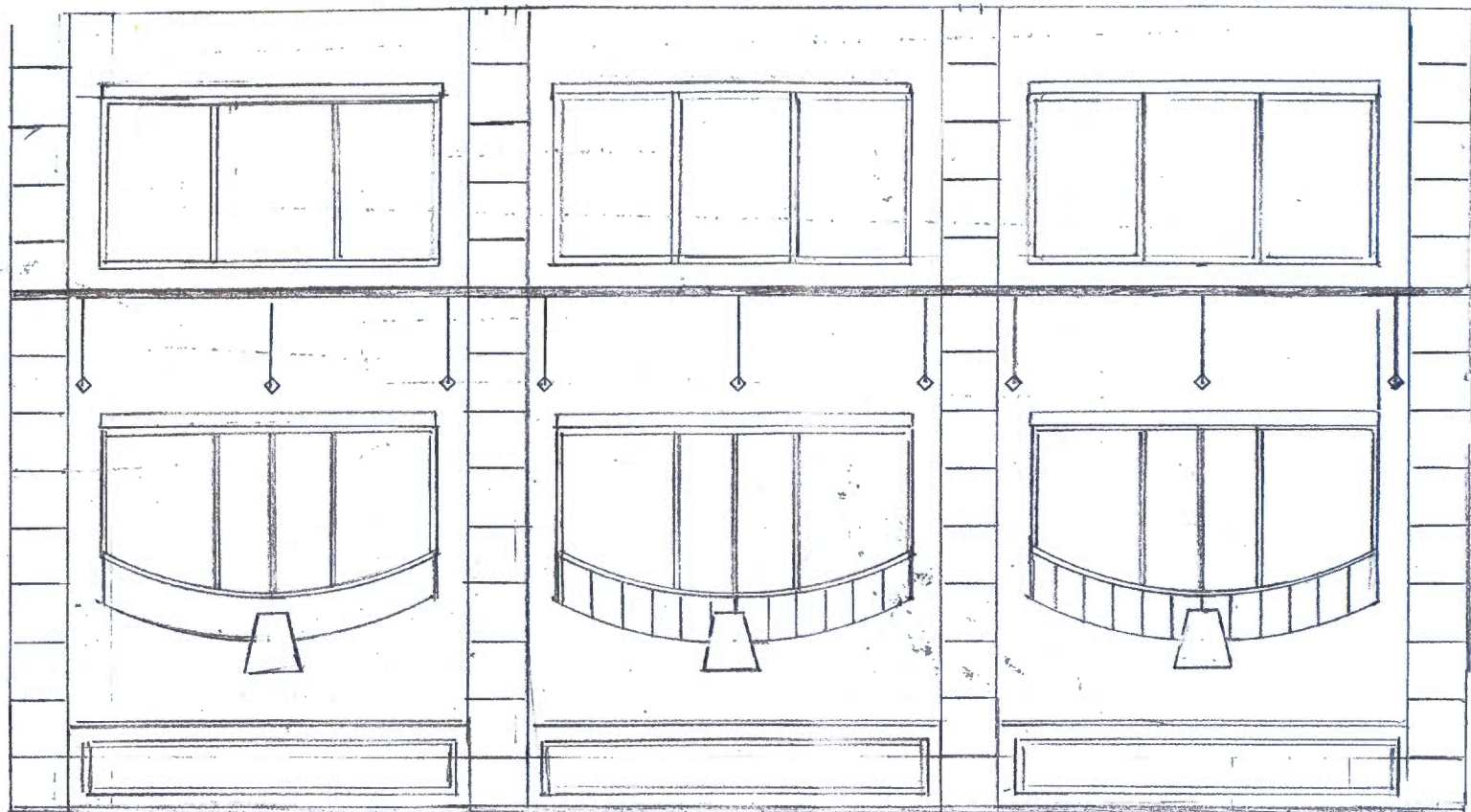
DiVenzano, Andrew C
3333 Cypress Grove Dr
Eustis, FL 32736

Annual Reports

Report Year	Filed Date
2020	06/07/2020
2021	03/15/2021
2022	02/22/2022

Document Images

02/22/2022 -- ANNUAL REPORT	View image in PDF format
03/15/2021 -- ANNUAL REPORT	View image in PDF format
06/07/2020 -- ANNUAL REPORT	View image in PDF format
04/10/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
09/27/2017 -- REINSTATEMENT	View image in PDF format
06/26/2016 -- ANNUAL REPORT	View image in PDF format
05/01/2015 -- ANNUAL REPORT	View Image in PDF format
06/02/2014 -- Florida Limited Liability	View image in PDF format



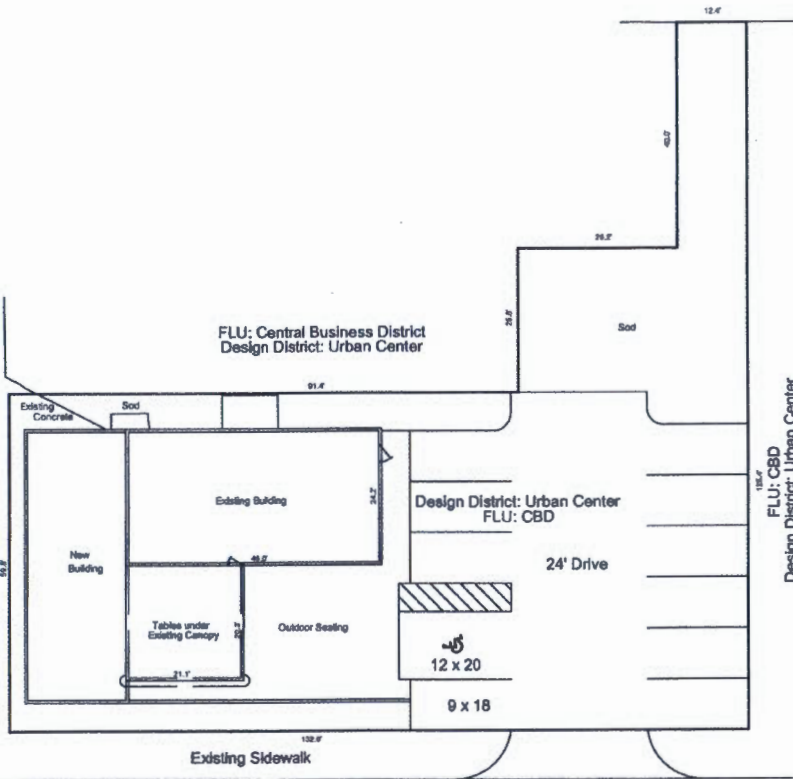
10'
12'
10'



FLU: CBD
Design District: Urban Center

Grove Street
66' ROW

Existing Sidewalk



Orange Avenue
66' ROW

FLU: CBD
Design District: Urban Center

Notes:

Project Name:
Devenzano

Project Location:
201 E Orange Avenue, Eustis

Intended Use:
Restraunt / Retail

Owner:
Jack Prickett
P.O. Box 1599
Eustis, FL 32727
352-978-2443

Applicant:
Green Consulting Group
4070 United Ave.
Mount Dora, FL, 32757
352-357-9241

Design District: Urban Center
Future Land Use: CBD

Setbacks:
Front: 0 ft
Side: 0 ft
Rear: 0 ft
From any street: 0 ft

Existing Buildings:
1,113 Sq Ft Building with Covered Canopy

Conceptual Site Plan

Devenzano
Eustis, Florida

Green Consulting Group, Inc.
Landscape Architecture ■ Land Planning ■ Development Assistance
4070 United Avenue, Mount Dora, Florida 32757
352-357-9241 ■ Fax: 352-357-9278 ■ LC06000268



Project Number: 1804-21
Original Date: 1-21-20
Date: March 11, 2022
Scale: 1" = 10' 0"
Layout: 24"x36"