



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

PHONE: 352 360-6727
FAX: 352 360-6652

TRC Members: City Manager Gary La Venia, Chairman City Engineer BESH Halff City Land Planner Greg Beliveau Building Official Fire Inspector Dan Hickey CDD Tracy Kelley	TRC Members: Police Chief Eric Luce, Vice Chair Fire Chief Donald Gilpin Public Works Director Robb Dicus Code Enforcement Officer Lori Davis Lake County Public Works Department
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AGENDA
TECHNICAL REVIEW COMMITTEE
JANUARY 5, 2021
10:00AM

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MINUTES FROM PREVIOUS MEETING:** Meeting notes from November 3, 2020 included for review/comment.
- IV. OLD BUSINESS:** NONE

NEW BUSINESS:

- A. Valley Plaza Minor Site Plan (Alternate Key 3559614)

Minor Site Plan application submitted by Greg Thomas on behalf of Valley Plaza LLC for a change of use from professional office to hair salon. Parcel is identified by alternate key 3559614 and is located at 1213 W. Miller Street, Unit 5. Personal Services are a permitted use within C-1 zoning. Proposed current plan is for a max of 5 chairs.

MEMBERS' COMMENTS: No additional comments.

ADJOURNMENT:



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NOTES
TECHNICAL REVIEW COMMITTEE
NOVEMBER 3, 2020
10:00AM

- I. **MEETING START TIME:** 10:00AM
- II. **MEMBERS PRESENT:** Members present both virtual and in-person with the exception of Vice Chair, Fire Inspector, Fire Department representative and Lake County Public Works representative. City Attorney Anita Geraci-Carver in attendance. Leopold Ayala, Alan Carpenter and Nikki Fuentes with CPH., Inc. also in attendance.
- III. **MINUTES FROM PREVIOUS MEETING:** Meeting notes from September 1, 2020 included for review/comment. No comments.
- IV. **OLD BUSINESS:** NONE
- V. **NEW BUSINESS:**

A. Walmart Liquor Addition Minor Site Plan and Variance (Alternate Key 1170605)

Minor Site Plan and Variance applications submitted by CPH, Inc., on behalf of Mark Asplund, Senior Project Manager, Wal-Mart Stores East LP. Site Construction Plans detail the proposed 4,969 sf freestanding liquor store with proposed location on the northwestern side of existing Wal-Mart building. The applicant proposes a variance to the standard parking space dimensions regulated by Fruitland Park Land Development Regulations, Section 162.060(a)(3)(A)(i). The variance, if granted, will allow a reduction in the dimensions of standard parking spaces from 10' x 20' to 10' x 18'; matching existing conditions of the Walmart parking lot.

CDD Kelley gave introduction to minor site plan and variance applications. Minor site plan application will be reviewed and approved by CM, while the variance application will be approved by City Commission per adopted Land Development Regulations. CDD Kelley stated the existing building is located in both The City of Fruitland Park and The City of Leesburg jurisdictions, while the proposed building is located wholly within the City of Fruitland Park jurisdiction. The City of Fruitland Park has corresponded with the City of Leesburg notifying of application.

LPG Beliveau questioned if adequate room is available for loading and unloading. City Engineer Tobias responded there are two points of access for loading; the applicant is currently using the rear access point. Proposed plans denote the opening of a front access point for delivery purposes.

Kevin Brown, CPH, Inc. in attendance on behalf of application. Mr. Brown stated plans were designed so delivery vehicles can pull into the truck turnaround area as denoted, and position themselves so they may back out into the area behind the proposed liquor store and complete a 3-point turn to exit; a one hundred thirty (130) foot radius is denoted.

Public Works Director Dicus stated a utility agreement is required since the proposed building is located within the City limits of Fruitland Park, but will be serviced by the City of Leesburg utilities. Engineer Tobias stated per previous conversations, the proposed building is located within the City of Fruitland Park utility service zone, however, City of Leesburg utilities are available on-site while City of Fruitland Park utilities are not. The proposed liquor store will not generate a substantial demand on the amount of services required, therefore the cost of connection may outweigh the benefit. A formal agreement will need to be made between the cities involved. City Attorney stated a letter memorializing the intent may be put into place with a contingency that future development may have to connect to City of Fruitland Park utilities. Chair La Venia inquired whether annexation of property may be included in the terms of the utility agreement; Dr. Martin Luther King Jr. Boulevard is intended to be expanded to facilitate future development and the City of Fruitland Park would require property to be annexed into the City.

CDD Kelley stated according to June 19, 2020 pre-application meeting, Dan Miller with the City of Leesburg advised the applicant to submit site plan application to the City of Fruitland Park only, with a courtesy copy submitted to the City of Leesburg. A separate utility plan would be submitted to the City of Leesburg prior to site plan application submittal. Applicant Brown stated utility plans have been submitted to the City of Leesburg and they are in the process of responding to comments. A copy of plans and correspondences will be forwarded to the City of Fruitland Park.

City Attorney Geraci-Carver stated the variance may not survive a legal challenge without more information to support the variance request. While the justification letter provides reasons for the request, the Commission must determine if the review criteria in Section 168.010(f) is met. Based on the reasons provided, a legal challenge to the

granting of the requested variance would likely prevail. Applicant to revise justification letter to address review criteria as found in Section 168.010(f) per City Attorney comments. Consistency with existing parking spaces does not constitute a variance. However, if parking space inconsistency could potentially be a safety concern this may be added to the justification letter. Revised justification letter could include a diagram showing parking spaces with dimensions that meet the code verses proposed parking spaces.

City Attorney stated minor site plan may be approved with a condition that the variance is approved. City Engineer Tobias stated BESH Halff recommends approval pending the approval of the variance. If the variance is not approved, the applicant will be required to revise the site plan to meet required parking space dimensions per city land development regulations. Chair La Venia stated approval is also pending acceptance of the utility letter of agreement by City Commission. City Attorney to draft conditional approval for minor site plan.

MEMBERS' COMMENTS: No additional comments.

ADJOURNMENT: Meeting adjourned at 10:28AM.

RECEIVED BY
COMMUNITY
DEVELOPMENT

NOV 25 2020

Staff Use Only

Case No.: _____
Fee Paid: _____
Receipt No.: _____



City of Fruitland Park, Florida
Community Development Department
506 W. Berckman St., Fruitland Park, Florida 34731
Tel: (352) 360-6727 Fax: (352) 360-6652
www.fruitlandpark.org

DEPARTMENT
CITY OF FRUITLAND PARK

Development Application

Contact Information:

Owner Name: Valley Plaza, LLC
Address: PO Box 939 Fruitland Park, FL 34731
Phone: 352-314-2353 Email: greg@mainisailolutions.com
Applicant Name: Greg Thomas
Address: PO Box 939 Fruitland Park, FL 34731
Phone: 352-267-4603 Email: greg@mainisailolutions.com
Engineer Name: NA
Address: NA
Phone: NA Email: NA

Property and Project Information:

PROJECT NAME*: Valley Plaza Suite 5
*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.
Property Address: 1213 W Miller St. Suite 5
Parcel Number(s): 05-19-24-0030-00D-00900 Section: 05 Township: 19 Range 24
Area of Property: 840423 Acres Nearest Intersection: Valley Rd e Miller St
Existing Zoning: C-1 Existing Future Land Use Designation: NA
Proposed Zoning: C-1 Proposed Future Land Use Designation: NA
The property is presently used for: Professional Office
The property is proposed to be used for: Hair Salon
Do you currently have City Utilities? Yes

Application Type:

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Minor Lot Split | <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Construction Plan | <input type="checkbox"/> ROW/Plat Vacate |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Replat of Subdivision | |

Please describe your request in detail: Change of use from Professional office to Hair Salon

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review.

Printed Name: Greg Thomas

Signature: _____ Date: 10-26-20

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to submit application.

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE



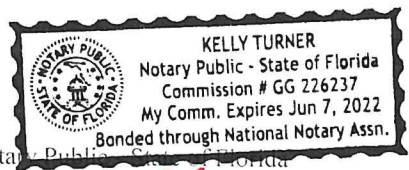
Before me the undersigned authority, personally appeared Greg Thomas
Valley Pleze LLC, who being by me first duly sworn on oath deposes and says:
Money Member

- 1) That he/she is the fee-simple owner of the property legally described on attached page of this application.
- 2) That he/she desires The City of Fruitland Park to allow Minor
Site Plan Approval @ 1213 W Miller St.
(Suite 5)
- 3) That he/she has appointed Self to act as agent on his/her behalf to accomplish the above. The owner is required to complete the Applicant's Affidavit of this application if no agent is appointed to act on his/her behalf.

[Signature]
Affiant (Owner's Signature)

State of Florida
County of Lake

The Foregoing instrument was acknowledged before me this 30th day of Oct, 20 20
by Gregory Thomas who is personally known to me or has produced
FL Drivers License as identification and who did or did not take an oath
(Notary Seal)



Notary Public, State of Florida
Commission No GG 226237
My Commission Expires Jun 7, 2022

Kelly Turner
Signature
Kelly Turner
Printed Name

APPLICANT AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE



Before me the undersigned authority, personally appeared Greg Thomas

Valley Plaza LLC, who being by me first duly sworn on oath deposes and says:
Managing Member

1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Fruitland Park, Florida, and are not returnable.

2) That the submittal requirements for the application have been completed and attached hereto as part of that application.

3) That he/she desires The City of FP to allow Minor
Site Plan Approval @ 1213 W Miller
(Suite 5)

[Signature]
Affiant (Applicant's Signature)

State of Florida
County of Lake

The Foregoing instrument was acknowledged before me this 30th day of Oct, 20 20
by Gregory Thomas who is personally known to me or has produced
FL Driver License as identification and who did or did not take an oath

(Notary Seal)



Notary Public - State of Florida
Commission No GG 226237
My Commission Expires Jun 7, 2022

Kelly Turner
Signature
Kelly Turner
Printed Name

PROPERTY RECORD CARD

General Information

Name:	VALLEY PLAZA LLC	Alternate Key:	3559614
Mailing Address:	4207 BAIR AVE FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number: ⓘ	05-19-24-0030-00D-00900
		Millage Group and City:	00F2 (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	1213 WEST MILLER ST FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	VALLEY PLAZA Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FRUITLAND PARK, VALLEY OF THE SPRINGS LOT 9 BLK D, TRACT B--LESS FROM SE COR OF SEC 5-19-24 RUN N 0-34-30 E ALONG E LINE OF SE 1/4 A DIST OF 1279.76 FT TO A POINT ON EXISTING S R/W LINE OF CR 466A, N 89-04-41 W ALONG SAID S R/W LINE A DIST OF 828.63 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SE'LY, HAVING A RADIUS OF 40 FT, A CHORD BEARING OF S 45-55-19 W & A CHORD DIST OF 56.57 FT & POB, THENCE RUN SW'LY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90-0-0 A DIST OF 62.83 FT TO THE POINT OF CUSP, SAID POINT BEING ON W LINE OF TRACT B, N 0-55-19 E ALONG SAID W LINE A DIST OF 40 FT TO A POINT ON EXISTING S R/W LINE OF CR 466A, THENCE RUN S 89-04-41 E ALONG SAID EXISTING S R/W LINE A DIST OF 40 FT TO POB FOR RD R/W--PB 25 PG 5 ORB 3426 PG 125		
<small>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.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	STRIP CENTER (1610)	0	0		36451.99	SF	\$0.00		\$160,389.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Commercial Building(s)

Building 1

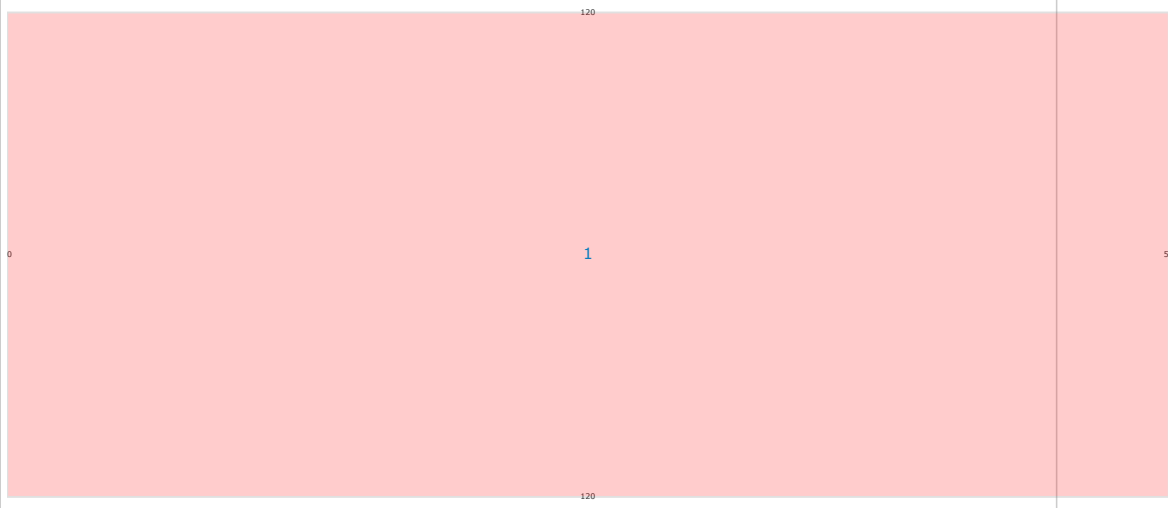
Commercial	Building Value: \$520,471.00							
Summary	Section(s)							
Year Built: 2007	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color

Total 6000 1 FINISHED 12 1 6000 0% 0%

Square Footage: LIVING AREA (FLA)

	Interior Finish	Percent	Sprinkler	A/C
Full Bathrooms: 0	(17C)	37.00 %	No	Yes
Half Bathrooms: 6	(17C)	31.00 %	No	Yes
	(17C)	32.00 %	No	Yes

Elevators: 0
 Elevator Landings: 0
 Escalators: 0
 Residential Units: 0
 Kitchens: 0
 Fireplaces: 0
 Structure Type: Concrete Block or Masonry Walls
 Exterior Walls:
 03 : 24.00 %
 08 : 65.00 %
 09 : 11.00 %



[View Larger](#)

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	PAVING (PAV)	15062	SF	2008	\$21,087.00
0002	DECORATIVE WALL (DWL)	342	SF	2008	\$1,451.00
0003	PARKING LOT LIGHT FIXTURE (PFL)	2	UT	2008	\$1,673.00

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
3426 / 125	5/4/2007	Warranty Deed	Multi-Parcel	Vacant	\$1.00
3139 / 392	4/11/2006	Warranty Deed	Multi-Parcel	Vacant	\$133,000.00
2959 / 528	9/2/2005	Warranty Deed	Multi-Parcel	Vacant	\$1.00
2023 / 321	10/18/2001	Warranty Deed	Multi-Parcel	Vacant	\$1.00
2023 / 325	10/18/2001	Trustees Deed	Multi-Parcel	Vacant	\$1.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2021 WORKING VALUES that are subject to change until certified. 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	\$705,071	\$705,071	\$705,071	5.03270	\$3,548.41

FUND					
LAKE COUNTY MSTU AMBULANCE	\$705,071	\$705,071	\$705,071	0.46290	\$326.38
SCHOOL BOARD STATE	\$705,071	\$705,071	\$705,071	3.70100	\$2,609.47
SCHOOL BOARD LOCAL	\$705,071	\$705,071	\$705,071	2.99800	\$2,113.80
CITY OF FRUITLAND PARK	\$705,071	\$705,071	\$705,071	3.91340	\$2,759.22
ST JOHNS RIVER FL WATER MGMT DIST	\$705,071	\$705,071	\$705,071	0.22870	\$161.25
LAKE COUNTY VOTED DEBT SERVICE	\$705,071	\$705,071	\$705,071	0.11000	\$77.56
LAKE COUNTY WATER AUTHORITY	\$705,071	\$705,071	\$705,071	0.33680	\$237.47
NORTH LAKE HOSPITAL DIST	\$705,071	\$705,071	\$705,071	0.89500	\$631.04
				Total:	Total:
				17.6785	\$12,464.60

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
Government Exemption (amount varies)	Learn More	View the Law

Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a

checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)

[Learn More](#) [View the Law](#)

Save Our Homes Assessment Transfer (Portability)

[Learn More](#) [View the Law](#)

Non-Homestead Assessment Limitation (10% assessed value cap)

[Learn More](#) [View the Law](#)

Conservation Classification Assessment Limitation

[Learn More](#) [View the Law](#)

Agricultural Classification

[Learn More](#) [View the Law](#)

Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: \$0.00

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](#).

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Property data last updated on November 15, 2020.

Site Notice



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

Detail by Entity Name

Florida Limited Liability Company
VALLEY PLAZA, LLC

Filing Information

Document Number	L07000040558
FEI/EIN Number	20-8911603
Date Filed	04/16/2007
State	FL
Status	ACTIVE

Principal Address

4207 BAIR AVE.
FRUITLAND PARK, FL 34731

Mailing Address

4207 BAIR AVE.
FRUITLAND PARK, FL 34731

Registered Agent Name & Address

THOMAS, GREGORY O
4207 BAIR AVENUE
FRUITLAND PARK, FL 34731

Name Changed: 04/05/2008

Address Changed: 04/05/2008

Authorized Person(s) Detail

Name & Address

Title MGRM

THOMAS, GREGORY O
4207 BAIR AVE.
FRUITLAND PARK, FL 34731

Title MGRM

THOMAS, KIM M
4207 BAIR AVE.
FRUITLAND PARK, FL 34731

Annual Reports

Report Year	Filed Date
2018	04/23/2018
2019	04/24/2019
2020	05/12/2020

Document Images

05/12/2020 -- ANNUAL REPORT	View image in PDF format
04/24/2019 -- ANNUAL REPORT	View image in PDF format
04/23/2018 -- ANNUAL REPORT	View image in PDF format
02/10/2017 -- ANNUAL REPORT	View image in PDF format
02/19/2016 -- ANNUAL REPORT	View image in PDF format
03/24/2015 -- ANNUAL REPORT	View image in PDF format
03/18/2014 -- ANNUAL REPORT	View image in PDF format
03/25/2013 -- ANNUAL REPORT	View image in PDF format
04/17/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/13/2010 -- ANNUAL REPORT	View image in PDF format
04/16/2009 -- ANNUAL REPORT	View image in PDF format
04/05/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- Florida Limited Liability	View image in PDF format

CFN 2007061835
Bk 03426 Pgs 0125 - 126; (2pgs)
DATE: 05/04/2007 03:58:05 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50
DEED DOC 0.70

Return To/
Prepared By: Charles D. Johnson
Attorney at Law
Post Office Box 492722
Leesburg, FL 34749-2722

Property Appraisers Parcel ID Number(s): 05-19-24-00300-00D-00900

WARRANTY DEED

THIS WARRANTY DEED Made the 4th day of May A.D. 2007, by **GREGORY O. THOMAS and KIM M. THOMAS, husband and wife**, whose mailing address is 4207 Bair Ave., Fruitland Park, FL 34731, hereinafter called the Grantor*, to **VALLEY PLAZA, LLC, a Florida Limited Liability Company**, whose mailing address is 4207 Bair Ave., Fruitland Park, FL 34731, hereinafter called the Grantee* (Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 -----Dollars (\$10.00), and other valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the following described land, situate, lying and being in Lake County, Florida, to-wit:

Lot 9, Block D and Tract B, Valley of the Springs, a subdivision in the City of Fruitland Park, Florida, according to the plat thereof as recorded in Plat Book 25, Pages 5 through 7, inclusive, of the Public Records of Lake County, Florida.

The subject property does not constitute the homestead of the Grantor.

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, 2006.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

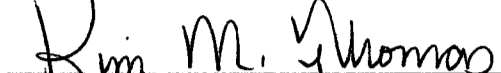
Witness Signature
Charles D. Johnson

Witness Printed Name

Witness Signature
Cristina P. Simmons

Witness Printed Name

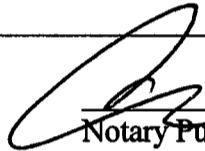
 (SEAL)
GREGORY O. THOMAS


 (SEAL)
KIM M. THOMAS

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 4th day of May, 2007, by
GREGORY O. THOMAS and KIM M. THOMAS,

- who are personally known to me; or
- who produced a motor vehicle drivers license as identification; or
- who have produced _____ as identification.


Notary Public Signature

 Charles D Johnson
My Commission DD308728
Expires April 08, 2008

Name of Notary Printed, Typed, or Stamped
My Commission Expires:
Serial Number: _____



October 26, 2020

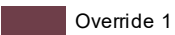
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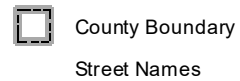


Override 1

polygonLayer

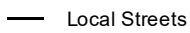


Override 1



County Boundary

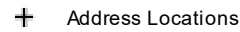
Street Names



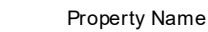
Local Streets



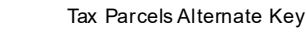
Subdivision Lot Numbers



Address Locations



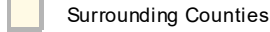
Property Name



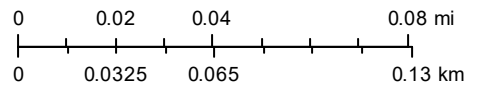
Tax Parcels Alternate Key



Tax Parcels



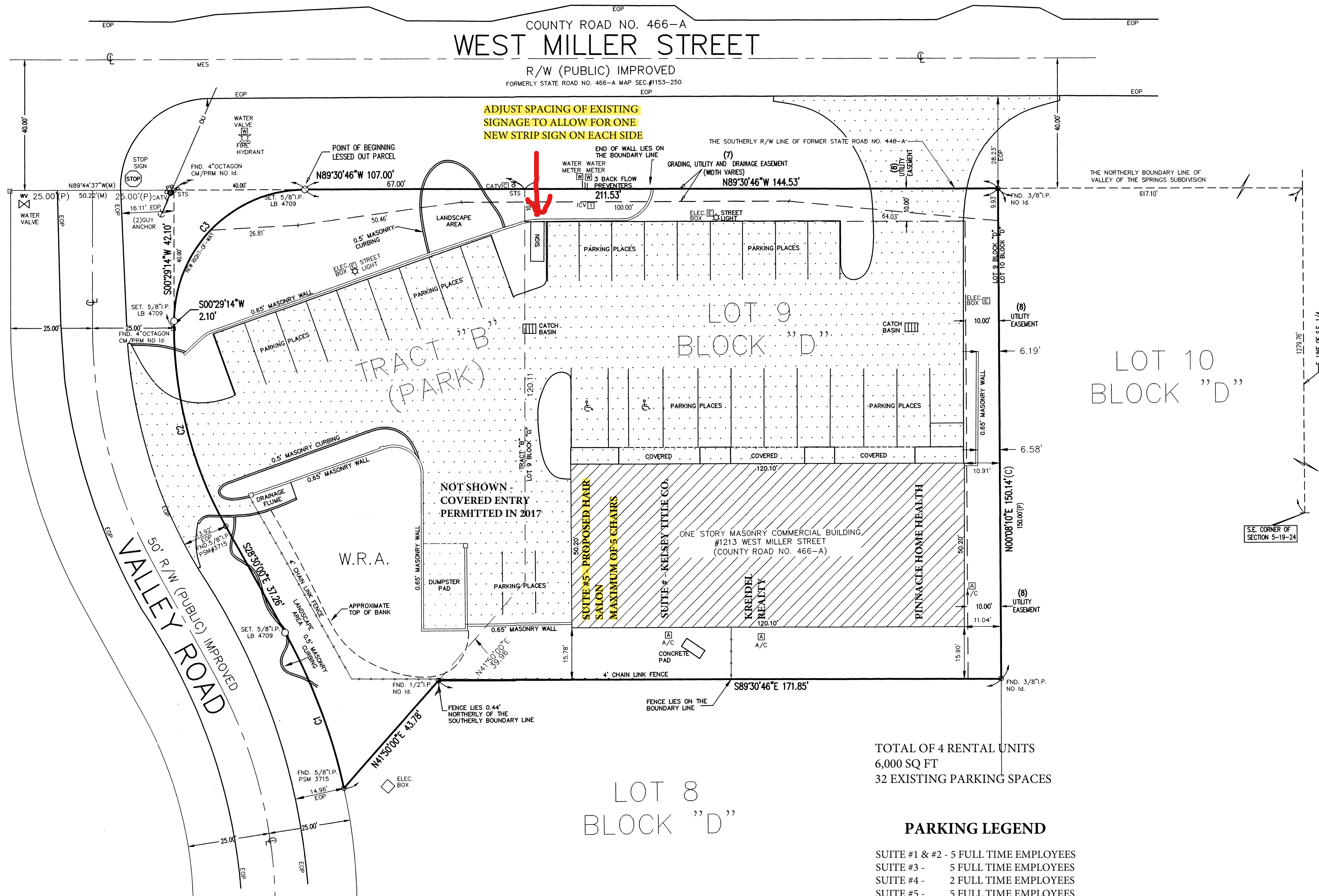
Surrounding Counties



Lake County Property Appraiser
Lake BCC

BOUNDARY SURVEY

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	51.18'	175.00'	16°45'19"	N20°07'20"W	50.99'
C2	63.24'	125.00'	28°59'14"	S14°00'23"E	62.57'
C3	62.83'	40.00'	90°00'00"	S45°29'14"W	56.57'



LEGAL DESCRIPTION:
 LOT 9, BLOCK D, AND TRACT B, VALLEY OF THE SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING PORTION OF TRACT B: A PORTION OF TRACT B, BLOCK D, AS DEPICTED ON THE PLAT OF VALLEY OF THE SPRINGS RECORDED IN PLAT BOOK 25, PAGES 5-7, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 6"-ROUND CONCRETE MONUMENT WITH AN ANGLE IRON AND NO IDENTIFICATION LOCATED AT THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°34'30" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1279.76 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 466A AS DEPICTED ON ROAD MAP BOOK 2, PAGES 118-120, AND ON ROAD MAP BOOK 6, PAGES 61-63, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°04'41" WEST, ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, A DISTANCE OF 828.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING OF SOUTH 45°55'19" WEST, AND A CHORD DISTANCE OF 56.57 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00"; A DISTANCE OF 62.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING OF SOUTH 45°55'19" WEST, AND A CHORD DISTANCE OF 56.57 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 00°34'30" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1279.76 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 466A AS DEPICTED ON ROAD MAP BOOK 2, PAGES 118-120, AND ON ROAD MAP BOOK 6, PAGES 61-63, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°04'41" WEST, ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, A DISTANCE OF 828.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING OF SOUTH 45°55'19" WEST, AND A CHORD DISTANCE OF 56.57 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 00°34'30" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1279.76 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 466A AS DEPICTED ON ROAD MAP BOOK 2, PAGES 118-120, AND ON ROAD MAP BOOK 6, PAGES 61-63, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°04'41" WEST, ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, A DISTANCE OF 828.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING OF SOUTH 45°55'19" WEST, AND A CHORD DISTANCE OF 56.57 FEET, SAID POINT BEING THE POINT OF BEGINNING.

NOTES:
 - THE SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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 - THE LEGAL DESCRIPTION WAS SUPPLIED BY CLIENT AND BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENT'S FILE REFERENCE: 151697, DATED DECEMBER 3, 2015 AT 11:00 PM.
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF THE CITY OF FRUITLAND PARK, FLORIDA, COMMUNITY PANEL NO. 120387-0306-E, DATED 12/18/2012, THE SUBJECT SITE LIES IN ZONE "X".
 - UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.
 - HORIZONTAL DATUM SHOWN HEREON IS IN U.S. FEET.

EASEMENTS: (PER SCHEDULE B-II EXCEPTIONS)
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 (7) PERMANENT GRADING, UTILITY AND DRAINAGE EASEMENT RECORDED IN O.R. BOOK 4461, PAGE 284, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (SHOWN ON SURVEY).
 (8) UTILITY EASEMENT IN FAVOR OF THE CITY OF LEESBURG, FLORIDA RECORDED IN O.R. BOOK 3475, PAGE 436, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (SHOWN ON SURVEY).

SITE ADDRESS:
 1213 WEST MILLER STREET
 FRUITLAND PARK, FLORIDA 34731

CERTIFIED TO:
 - VALLEY PLAZA, LLC.
 - GREGORY O. THOMAS
 - KIM M. THOMAS
 - UNITED SOUTHERN BANK
 - MCLIN & BURNSED, P.A.
 - OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

George W. Farnar, Jr.
 GEORGE W. FARNAR, JR., PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 4614

TOTAL OF 4 RENTAL UNITS
 6,000 SQ FT
 32 EXISTING PARKING SPACES

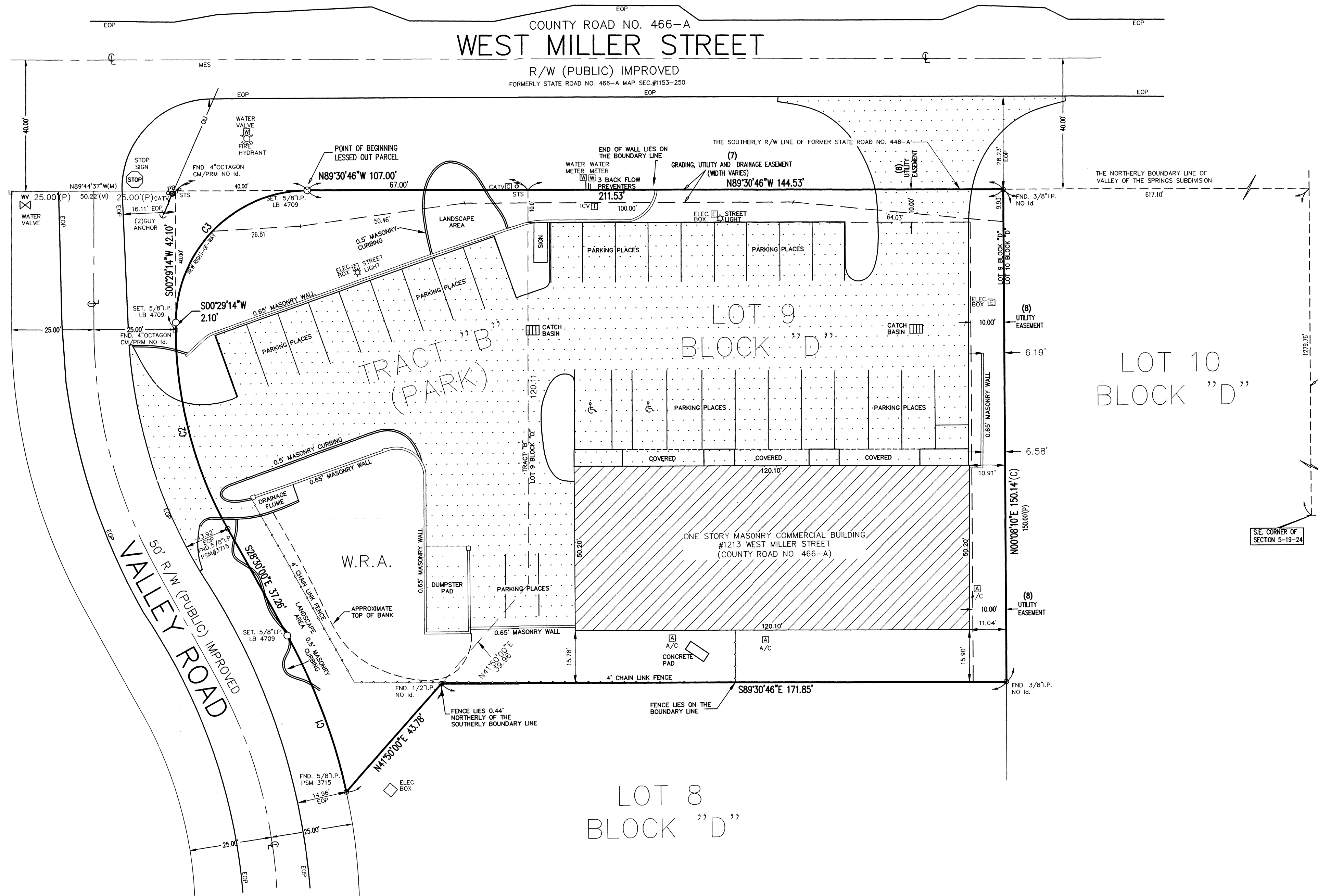
PARKING LEGEND
 SUITE #1 & #2 - 5 FULL TIME EMPLOYEES
 SUITE #3 - 5 FULL TIME EMPLOYEES
 SUITE #4 - 2 FULL TIME EMPLOYEES
 SUITE #5 - 5 FULL TIME EMPLOYEES
 TOTAL - 17 FULL TIME EMPLOYEES
 15 AVAILABLE FOR CUSTOMERS

GENERAL LEGEND	
	= CONCRETE
	= CENTERLINE
	E.O.P. = EDGE OF PAVEMENT
	R/W = RIGHT-OF-WAY
	FND. = FOUND
	(P) = PLAT
	C.M. = CONCRETE MONUMENT
	I.P. = IRON PIN
	DISK = SURVEYOR'S NAIL AND DISK
	(R) = RADIAL
	STS. = SPRINKLER TELEPHONE SERVICE BOX
	ELEC. = ELECTRICAL SERVICE BOX
	CATV. = CABLE T.V. SERVICE BOX
	A/C = AIR CONDITIONER
	SSS. = SANITARY SEWER STUB
	L.B. = LICENSED BUSINESS
	RLS. = REGISTERED LAND SURVEYOR
	PSM. = PROFESSIONAL SURVEYOR & MAPPER
	PLS. = PROFESSIONAL LAND SURVEYOR
	(M) = MEASURED
	(C) = CALCULATED FROM RECORD PLAT
	(D) = FROM DEED OR DESCRIPTION
	ID. = IDENTIFICATION
	PRM. = PERMANENT REFERENCE MONUMENT
	PCP. = PERMANENT CONTROL POINT
	ICV. = IRRIGATION CONTROL VALVE
	MES. = MITERED END SECTION
	ELEV. = ELEVATION
	= HANDICAPPED PARKING SPACE
	= NOT TO SCALE

SHEET 1 OF 1		BOUNDARY SURVEY	
CLIENT: VALLEY PLAZA, LLC		IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.	
JOB NO.: 150456.0000		VALLEY PLAZA, LLC	
DATE: 12/22/2015			
DRAWN BY: TIM CHECKED BY: GWF, jr.			
ACAD FILE: LOT 9 & B		ENGINEERS & SURVEYORS & PLANNERS LB 4709 4450 NE 83RD ROAD - WILDMOOD, FL 34785 - (352) 748-3126	
REVISIONS: _____ DATE: _____			

BOUNDARY SURVEY

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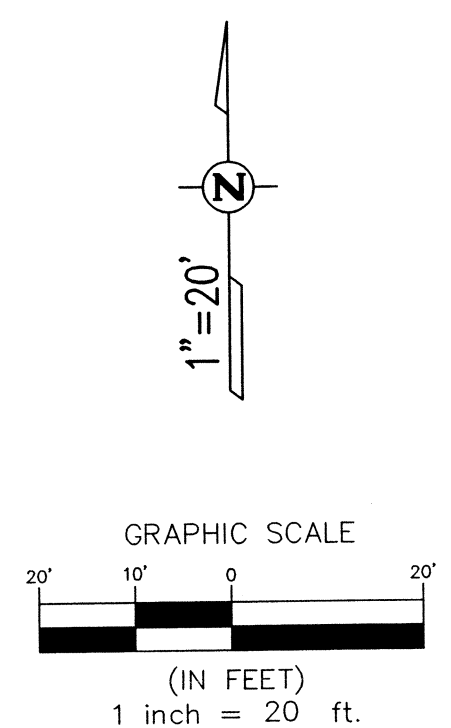
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 - OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

George W. Farnar, Jr. 12/22/15 DATE
 GEORGE W. FARNAR, JR., PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 4614



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	= MEASURED
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SHEET 1 OF 1		BOUNDARY SURVEY	
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JOB NO.	150456.0000	VALLEY PLAZA, LLC	
DATE	12/22/2015		
DRAWN BY	TIM	CHECKED BY	GWF, jr.
ACAD FILE	LOT 9 & B	REVISIONS	DATE
4450 NE 83RD ROAD - WILDMOOD, FL 34785 - (352) 748-3128			