

Ewald Enterprises, Inc.

12472 Lake Underhill Rd., Ste 312
Orlando, Florida 32828
Office (407) 275-6853
Fax (407) 275-8772

www.ewaldauctions.com



Lic. Real Estate Broker • AB2473/AU1340

Bidder Information Package AUCTION

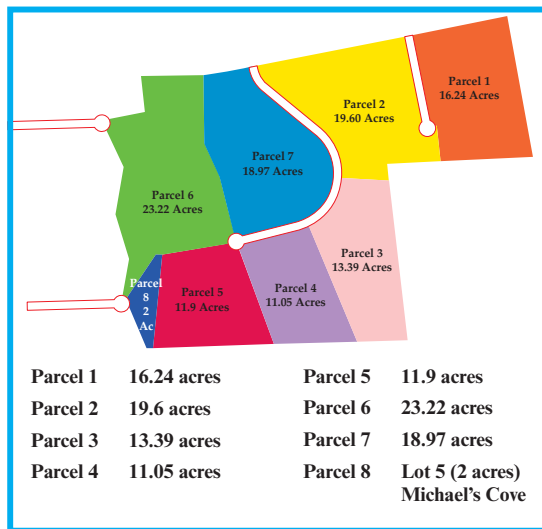
Thursday • December 15th • 10:00a.m.

Selling

116 ACRES

Selling in eight (8) Tracts

Lake Butler, Florida



LIVE INTERNET BIDDING AVAILABLE!
Visit www.proxibid.com

Owners:
Grand Legacy, LLP

This information was obtained from sources deemed reliable. However, no warranties or representation, express or implied is made as to the accuracy of the information contained herein.

Bidder # _____ DL Lic. # _____

AUCTION REGISTRATION FORM

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NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

BUS. PHONE: () _____ HOME PHONE: () _____ E-mail: _____

TERMS AND CONDITIONS OF AUCTION

1. EVERYTHING IS SOLD "**AS IS, WHERE IS**". "AS IS, WHERE IS" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality. Any and all warranties regarding the marketability of title are given by the Seller only and are contained in the Purchase and Sale Contract.
2. ALL SALES ARE SUBJECT TO A 10% BUYER'S PREMIUM, ADDED TO THE BID PRICE.
3. The undersigned hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Orange County, Florida, and consent to the jurisdiction of such court in any suit, action or proceeding and waive any objection which it may have to the laying of venue of any suit, action or proceeding in such court. Further, the parties acknowledge and agree that this Auction Registration and all transactions contemplated by this Auction Registration shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida without regard of principles of conflicts of law.
4. The undersigned, its agents, employees or any other parties acting on its behalf, specifically agree to HOLD HARMLESS Auctioneer, its officers, directors and employees, for any injuries or damages arising from any activities associated with the auction, including but not limited to, the removal of auction items from the premises. Further, the undersigned agrees to indemnify Auctioneer and/or Seller from any claims brought by third parties against Auctioneer arising from or out of the Auction which are in any way attributable to any acts or omissions on the part of the undersigned.
5. The undersigned, in his or her individual capacity, personally guarantees payment of the gross bid.
6. In the event that Auctioneer or Seller are required to take any action to enforce the terms of this Auction Registration, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorneys' fees and costs. Reasonable attorneys' fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collections without litigation, and in litigation in all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
7. BUYER DOES HEREBY WAIVE THE RIGHT TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING IN CONNECTION WITH THIS AUCTION REGISTRATION OR THE AUCTION ITSELF.
8. All parties signing this Auction registration in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
9. It is further acknowledged by Buyer that this Auction Registration has been read and understood by Buyer before signing it and that Buyer understands and consents to its contents.

Signature: _____

Print Name: _____

Individually and as _____ (Title)

Of _____

(Business Name)

Bidder Number: _____
Bid Acknowledgement
and Receipt for Deposit

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NAME: _____
CITY: _____ **STATE:** _____ **ZIP:** _____
CONTACT PHONE: (____) _____

The undersigned (hereinafter "Buyer") hereby acknowledges that he/she has agreed to purchase the following:	
AUCTION PROPERTY #: _____, of the <u>Grand Legacy LLP</u> Auction, conducted by	
EWALD ENTERPRISES, INC. & IRAA, LLP ON <u>December 15, 2007</u> .	
Parcel Number: _____	Bid Price: _____ \$ _____
10% Buyer's Premium - - - - -	\$ _____
Total Contract Price - - - - -	\$ _____
Cash or Cashier's Check Tendered - - - - -	\$ _____

TERMS AND CONDITIONS

1. This purchase is subject to the terms and conditions contained in the Purchase and Sale Contract which has been posted and available for Buyer's review and to the Auctioneer's Opening remarks.
2. Statements made by personnel of EWALD ENTERPRISES, INC., and statements made from the auction block are based upon information given by Seller and other sources and this information is believed to be correct and accurate, however, Ewald Enterprises, Inc. has not made any independent determination to confirm the accuracy of such information.
3. Buyer acknowledges that he or she has been given opportunity to inspect the property and to make an independent evaluation of the property without regard to whether or not Buyer actually inspected the property and without regard to any statements or representations made by Seller and Ewald enterprises, Inc.. Further, Buyer acknowledges that Buyer has conducted all due diligence and investigations Buyer feels necessary or appropriate regarding the property.
4. The term "SOLD", as stated by the Auctioneer upon the acceptance of a bid, is an acknowledgement that such bid is the highest bid.
5. Whether such bid is accepted is subject to whether or not the sale is "ABSOLUTE".
6. The term "**AS IS, WHERE IS**" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality. Any and all warranties regarding the marketability of title are given by Seller only and are contained in the Purchase and Sale Contract.
7. The agreement is binding upon the parties hereto and their heirs, successors and assigns.
8. Buyer hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Orange County, Florida, consents to the jurisdiction of such court in any suit, action or proceeding and waives any objection which it may have to the laying of venue of any suit, action or proceeding in such court. Further, the parties acknowledge and agree that this Bid Acknowledgement and all transactions contemplated by this Bid Acknowledgement shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida without regard of principles of conflicts of law.
9. Buyer, its agents, employees or any other parties acting on its behalf, specifically agree to HOLD HARMLESS Auctioneer, its officers, directors and employees, for any loss, injuries or damages arising from any activities associated with, connected with or in any way related to the auction, including but not limited to, the removal of auction items from the premises. Further, Buyer expressly releases Auctioneer, its officers, directors, agents and employees from any and all acts of their own negligence or fault, whether said negligence or fault be in their individual or representative capacity, or in convection with the negligence or fault of others. Further, Buyer agrees to indemnify Auctioneer and/or Seller from any claims, demands, liability, loss or damage brought by third parties against Auctioneer arising from, out of or relating in any way to the Auction which are in any way attributable to any acts or omissions on the part of the Seller, or attributable to any acts, omissions, fault or negligence on the part of the Auctioneer, its officers, directors, employees or agents.
10. Buyer, in his or her individual capacity, personally guarantees payment of the gross bid.
11. In the event that Auctioneer or Seller are required to take any action to enforce the terms of this Bid Acknowledgement, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorneys' fees and costs. Reasonable attorneys' fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collections without litigation, and in litigation in all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
12. BUYER DOES HEREBY WAIVE THE RIGHT TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING IN CONNECTION WITH THIS BID ACKNOWLEDGEMENT OR THE AUCTION ITSELF.
13. All parties signing this BID ACKNOWLEDGEMENT in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
14. It is further acknowledged by Buyer that this Bid Acknowledgement has been read and understood by Buyer before signing it and that Buyer understands and consents to its contents.

Signature: _____ Print Name: _____
 Individually and as _____ (Title) of _____
 (Business Name)

**REAL ESTATE PURCHASE
AND SALE CONTRACT**

Ewald Enterprises, Inc.

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THIS PURCHASE AND SALE CONTRACT, made and entered into this 15th day of December, 2007,
By and between
Grand Legacy, LLP
NAME ADDRESS PHONE
hereinafter referred to as "SELLER" and
NAME ADDRESS PHONE
NAME ADDRESS PHONE
hereinafter referred to as "BUYER".
WITNESSETH:
That SELLER agrees to sell and convey and Buyer agrees to purchase and pay for the following described real estate situated in
Union County, State of Florida together with all improvements thereon, more particularly described as follows:
Tract # of the Ewald Enterprises Auction Brochure and being the same
Property recorded in Deed Book No. Page No. _____ at the County Clerk's Office in Lake Butler, Florida.
The BUYER agrees to pay therefore the sum of: \$ _____ bid price, plus the 10% Buyer's Premium of \$ _____,
which equals the contract price of \$ _____, therefore:
\$ _____ contract price to be paid as follows:
\$ _____ cash, the receipt of which is hereby acknowledged, and which is deposited in Ewald Enterprises, Inc.
escrow account and,
\$ _____
\$ _____
\$ _____ Due with Deed. **CLOSING DATE:** This transaction shall be closed and the deed and other closing papers delivered
on or before January 14, 2008, unless extended by other provisions of this contract;
and possession of the subject real estate shall occur upon delivery of deed.
SELLER agrees to pay all taxes due and payable up to December 31, 2007.
BUYER agrees to pay all taxes from January 1, 2008 and thereafter.
Proceed of Sale; Closing Procedures: The deed shall be recorded upon clearance of funds. Proceeds of the sale shall be held in Ewald Enterprises, Inc., or other designated title company or attorney (Escrow Agent) for a period of not more than 5 days after the closing date. If Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 5-day period, notify Seller in writing of the defect and Seller shall have 30 days from the date of such notification to cure the defect. If Seller fails to timely cure the defect, all deposits and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to Buyer.
Escrow: Escrow Agent is authorized and agrees by acceptance of any funds to deposit them promptly, hold same in escrow and, subject to clearance, disburse them in accordance with the terms and conditions of this Contract. Failure of clearance of funds shall not excuse Buyer's performance. If in doubt as to Escrow Agent's duties or liabilities under the provisions of this Contract, Escrow Agent may, at Escrow Agent's option, continue to hold the subject matter of the escrow until the parties mutually agree to its disbursement or until a judgment of a court of competent jurisdiction shall determine the rights of the parties or Escrow Agent may deposit same with clerk of the circuit court having jurisdiction of the dispute. Upon notifying all parties concerned of such action, all liability on the part of Escrow Agent shall fully terminate, except to the extent of accounting for any items previously delivered out of escrow. Any suit between Buyer and Seller wherein Escrow Agent is made a party because of acting as Escrow Agent hereunder, or in any suit wherein Escrow Agent interplead the subject matter of the escrow, Escrow Agent shall recover reasonable attorney's fees and costs incurred with the fees and costs to be paid from and out of the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party. Parties agree the Escrow Agent shall not be liable to any party or person for misdelivery to Buyer or Seller of items subject to this escrow, unless such misdelivery is due to willful breach of this Contract or gross negligence of Escrow Agent. Both Seller and Buyer further agree that Ewald Enterprises, Inc., its agents, officers, directors and employees will not be held liable to either or both Buyer and Seller for the performance of any terms of this Purchase and Sale Contract or for damages for the non-performance thereof.
FAILURE OF PERFORMANCE: If Buyer fails to perform this Contract within the time specified, including payment of all deposit(s), the deposit(s) paid by the Buyer and deposit(s) agreed to be paid, may be retained by and for the account of the Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this contract; or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Contract. If Seller elects to retain the deposits paid by the Buyer, such sums shall be disbursed to Seller and Ewald Enterprises, Inc. in accordance with their Auction Agreement. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, the Buyer may seek specific performance or elect to receive the return of the Buyer's deposit(s) without thereby waiving any action for damages resulting from Seller's breach. The Buyer and the Seller, by mutual written agreement and/or addendum to this Contract, may extend the time for closing the sale referenced above. However, if the Buyer requires an extension of time in order to close the sale, the Seller reserves the right to request an additional non-refundable deposit in the amount of 10% of the proposed purchase price be tendered by the Buyer as consideration for the extension of time.
CONVEYANCE: Seller shall convey title to the Real Property by statutory warranty, trustee's, personal representative's or guardian's deed, as appropriate to the status of Seller unless this Auction is pursuant to an order of the Courts having jurisdiction in the transfer of the subject real estate. The real estate described herein is being sold on an "AS IS, WHERE IS" basis. The term "AS IS, WHERE IS" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality.
EASEMENTS AND RESTRICTIONS: The property is sold subject to any easement, restrictions, applicable limitations, rights of way and planning and zoning regulations.
JURISDICTION: Buyer hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Orange County, Florida and/or the United States Bankruptcy Court, Middle District of Florida, Orlando Division, consents to the jurisdiction of such court in any suit, action or proceeding and waives any objection which they may have to the laying of venue of any such suit, action or proceeding in such court. Further, the parties acknowledge and agree that this Purchase and Sale Contract shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida and/or the United States Bankruptcy Court, Middle District of Florida, Orlando Division without regard of principles of conflicts of law.
The Buyer and Seller, their respective agents, employees or any other parties acting on their behalves, specifically agree to HOLD HARMLESS Ewald Enterprises, Inc., its officers, directors and employees, for any loss, injuries or damages arising from this Purchase and Sale Contract.
All parties signing this Purchase and Sale Contract in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
If the sale of the subject real estate is by auction, it is subject to all restrictions and announcements made at the auction. Buyer further certifies that they have examined the property described hereinabove; that they are thoroughly acquainted with its conditions and accept it as such.

BUYER AND SELER ACKNOWLEDGE THAT THIS CONTRACT HAS BEEN READ AND UNDERSTOOD BY THEM PRIOR TO SIGNING IT.

(Seller) (Date) (Seller) (Date)
Social Security or Tax I.D. # _____ Social Security or Tax I.D. # _____

(Buyer) (Date) (Buyer) (Date)
Social Security or Tax I.D. # _____ Social Security or Tax I.D. # _____

Ewald Enterprises, Inc.

Witness

Rec. 18.50
NS. 5585.30
5603.80

Return To/Prepared By:
Elise J. NesSmith, Employee of
NORTH CENTRAL TITLE, INC.
406 West Georgia Street
Starks, Florida 32091
04-4879



Documentary Stamps \$ 5585.30
Regina K. Parrish, Clerk of Circuit Court
Union County, Florida
Rec. 18.50

WARRANTY DEED

06/17/2005 #2005-1621
02:30:14PM B-218 P-152

THIS DEED made on this 1st day of June, 2006, by and between Stephen J. Hendricks and Joann Hendricks, husband and wife, whose mailing address is Route 5, Box 4280, Lake Butler, Florida 32054, as Grantors, and Grand Legacy, LLP, a Limited Liability Partnership, whose mailing address is 705 B Sebastian Blvd., Sebastian, Florida 32968 and whose social security number is as Grantee,

Grantors, for and in consideration of the sum of Ten and 00/100 (\$10.00), receipt whereof is hereby acknowledged, hereby grant, bargain convey and sell to Grantee, the real property located in the County of Union, State of Florida, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

TPN: 03-06-18-00-000-0040-0

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND HOLD, the same in fee simple forever.

AND the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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 Easements and Restrictions of Record and Taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the Grantors have hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature of 1st Witness
Elise J. NesSmith
Printed Name of 1st Witness
Signature of 2nd Witness
Regina Parrish
Printed Name of 2nd Witness

Signature of Stephen J. Hendricks
Stephen J. Hendricks
Signature of Joann Hendricks
Joann Hendricks

UNION COUNTY, FLORIDA
REGINA K. PARRISH, CLERK OF COURTS

STATE OF FLORIDA
COUNTY OF BRADFORD

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared Stephen J. Hendricks and Joann Hendricks, husband and wife, who produced a Florida Driver's License as identification and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of June, 2006.

(Notarial Seal)
ELISE J. NESSMITH
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DC04642
EXPIRES 12/31/2008
RENEWED THRU 12/31/2007

Signature of Notary Public
Notary Public, State of Florida
My Commission Expires:

Exhibit "A"

A parcel of land containing a total area of 145.9 acres, more or less, lying, being and situate in Section 3, Township 6 South, Range 18 East, Union County, Florida, more particularly described as follows:

Commence at the Northwest corner of said Section 3, and run South 02 degrees 11 minutes 36 seconds East, along the West line of said Section 3, a distance of 691.12 feet; thence run North 88 degrees 52 minutes 02 seconds East a distance of 25.60 feet to the intersection of the East right of way line of State Road Number 241 with the South right of way line of State Road Number 238, and the Point of Beginning of the hereinafter described parcel of land; Thence continue running North 88 degrees 52 minutes 02 seconds East, along said South right of way line of State Road Number 238, a distance of 1203.80 feet to the Point of Curvature of a curve to the left; thence run Easterly, continuing along said South right of way line, a distance of 298.91 feet as measured along the arc of a curve concave Northerly and having a radius of 1670.02 feet, said arc being subtended by a chord having a bearing of North 83 degrees 43 minutes 21 seconds East and a distance of 209.51 feet, to the Point of Tangency; thence run North 78 degrees 34 minutes 40 seconds East, continuing along said South right of way line, a distance of 1304.53 feet; thence run North 78 degrees 30 minutes 54 seconds East, continuing along said South right of way line, a distance of 737.25 feet; thence run South 10 degrees 14 minutes 24 seconds East a distance of 1053.03 feet to the intersection with a fence; thence run South 87 degrees 19 minutes 31 seconds West, along said fence, a distance of 1085.59 feet to the intersection with a fence; thence run South 05 degrees 36 minutes 34 seconds East, along said fence, a distance of 1301.46 feet to the intersection with a fence; thence run South 56 degrees 22 minutes 47 seconds West, along said fence, a distance of 2721.77 feet to the intersection with the aforesaid East right of way line of State Road Number 241; thence run North 01 degree 33 minutes 53 seconds West, along said East right of way line, a distance of 1894.60 feet to the Point of Beginning.

Subject to American Telephone and Telegraph Company easements;

Also subject to all easements, rights of way, restrictions and reservations, whether of record or not of record.
Description Verified ejn/ee

UNION COUNTY, FLORIDA
REGINA H PARRISH, CLERK OF COURTS

06/17/2005 #2005-1621
02:30:14PM B-218 P-155

Prepared by/Return to:
Grand Legacy, LLP
989 Sebastian Blvd, Suite 1
Sebastian, FL 32958

Corporate Warranty Deed

This Indenture, made this 19th day of October, 2007, A.D., Between Grand Legacy LLP, a Florida limited liability partnership, whose address is 989 Sebastian Blvd., Sebastian, Florida 32958, Grantor and Grand Legacy LLP, a Florida limited liability partnership, whose address is 989 Sebastian Blvd., Sebastian, Florida 32958, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Union, State of Florida, to wit:

Lot 5, Michael's Cove, as per plat thereof recorded in Plat Book 2, Page 23, of the Public Records of Union County, Florida.

Parcel Identification Number: 03-06-18-92-000-0050-0.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Grand Legacy LLP

By: _____

J. Scott Sanders
Its: Manager

Signed and Sealed in Our Presence:

Howard R. [Signature]
Witness Print Name: _____

Paul [Signature]
Witness Print Name: _____

(Corporate Seal)

State of Florida
County of Indian River

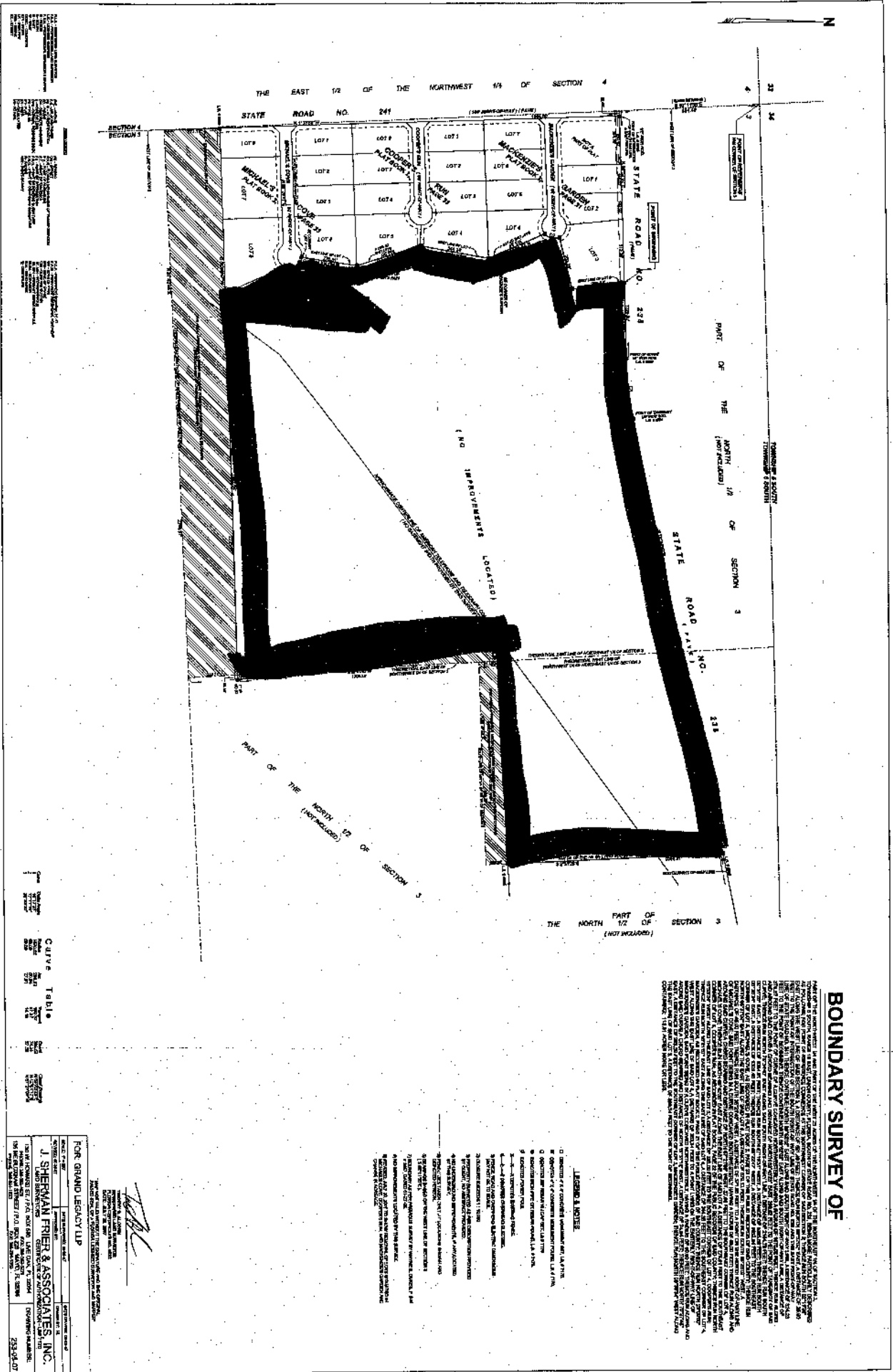
The foregoing instrument was acknowledged before me this 19th day of October, 2007, by J. Scott Sanders, the Manager of Grand Legacy, L.L.P., on behalf of the corporation. He/She is personally known to me or has produced a Florida Drivers License as identification.

[Signature]
Notary Public
Notary Printed Name: Derek Rudasill

My Commission Expires: 11/26/10

NOTARY PUBLIC - STATE OF FLORIDA
Derek Rudasill
Commission # DD617517
Expires: NOV 26, 2010
BONDED THROUGH ATLANTIC BONDING CO., INC.

N



BOUNDARY SURVEY OF

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1908, AS AMENDED, AND THE SURVEYING ACT OF 1912, AS AMENDED, AND THE SURVEYING ACT OF 1917, AS AMENDED, AND THE SURVEYING ACT OF 1920, AS AMENDED, AND THE SURVEYING ACT OF 1923, AS AMENDED, AND THE SURVEYING ACT OF 1926, AS AMENDED, AND THE SURVEYING ACT OF 1929, AS AMENDED, AND THE SURVEYING ACT OF 1932, AS AMENDED, AND THE SURVEYING ACT OF 1935, AS AMENDED, AND THE SURVEYING ACT OF 1938, AS AMENDED, AND THE SURVEYING ACT OF 1941, AS AMENDED, AND THE SURVEYING ACT OF 1944, AS AMENDED, AND THE SURVEYING ACT OF 1947, AS AMENDED, AND THE SURVEYING ACT OF 1950, AS AMENDED, AND THE SURVEYING ACT OF 1953, AS AMENDED, AND THE SURVEYING ACT OF 1956, AS AMENDED, AND THE SURVEYING ACT OF 1959, AS AMENDED, AND THE SURVEYING ACT OF 1962, AS AMENDED, AND THE SURVEYING ACT OF 1965, AS AMENDED, AND THE SURVEYING ACT OF 1968, AS AMENDED, AND THE SURVEYING ACT OF 1971, AS AMENDED, AND THE SURVEYING ACT OF 1974, AS AMENDED, AND THE SURVEYING ACT OF 1977, AS AMENDED, AND THE SURVEYING ACT OF 1980, AS AMENDED, AND THE SURVEYING ACT OF 1983, AS AMENDED, AND THE SURVEYING ACT OF 1986, AS AMENDED, AND THE SURVEYING ACT OF 1989, AS AMENDED, AND THE SURVEYING ACT OF 1992, AS AMENDED, AND THE SURVEYING ACT OF 1995, AS AMENDED, AND THE SURVEYING ACT OF 1998, AS AMENDED, AND THE SURVEYING ACT OF 2001, AS AMENDED, AND THE SURVEYING ACT OF 2004, AS AMENDED, AND THE SURVEYING ACT OF 2007, AS AMENDED, AND THE SURVEYING ACT OF 2010, AS AMENDED, AND THE SURVEYING ACT OF 2013, AS AMENDED, AND THE SURVEYING ACT OF 2016, AS AMENDED, AND THE SURVEYING ACT OF 2019, AS AMENDED, AND THE SURVEYING ACT OF 2022, AS AMENDED.

LEGEND & NOTES

- 1. BOUNDARY OF A CONVEYED PARCEL WITH L.A. 1711.
- 2. BOUNDARY OF A CONVEYED PARCEL WITH L.A. 1711.
- 3. BOUNDARY OF A CONVEYED PARCEL WITH L.A. 1711.
- 4. BOUNDARY OF A CONVEYED PARCEL WITH L.A. 1711.
- 5. BOUNDARY OF A CONVEYED PARCEL WITH L.A. 1711.
- 6. BOUNDARY OF A CONVEYED PARCEL WITH L.A. 1711.
- 7. BOUNDARY OF A CONVEYED PARCEL WITH L.A. 1711.
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- 13. BOUNDARY OF A CONVEYED PARCEL WITH L.A. 1711.
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- 15. BOUNDARY OF A CONVEYED PARCEL WITH L.A. 1711.
- 16. BOUNDARY OF A CONVEYED PARCEL WITH L.A. 1711.
- 17. BOUNDARY OF A CONVEYED PARCEL WITH L.A. 1711.
- 18. BOUNDARY OF A CONVEYED PARCEL WITH L.A. 1711.
- 19. BOUNDARY OF A CONVEYED PARCEL WITH L.A. 1711.
- 20. BOUNDARY OF A CONVEYED PARCEL WITH L.A. 1711.

CURVE TABLE

STATION	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.
1	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
2	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
3	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
4	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
5	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
6	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
7	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
8	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
9	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
10	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
11	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
12	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
13	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
14	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
15	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
16	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
17	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
18	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
19	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
20	S 89° 15' 00" W	100.00	89° 15' 00"	100.00

FOUR GRAND LEGACY LLP

DATE: 08/15/2023

PROJECT: 233-18-07

DRAWN BY: J. SHERMAN FRIER & ASSOCIATES, INC.

CHECKED BY: J. SHERMAN FRIER & ASSOCIATES, INC.

DATE: 08/15/2023

PROJECT: 233-18-07

DRAWING NUMBER: 233-18-07

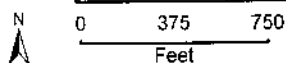
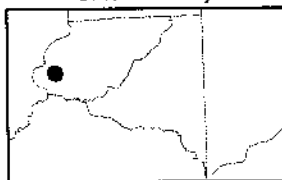


Building Permit Application

HENDRICKS STEPHEN J & JOANN

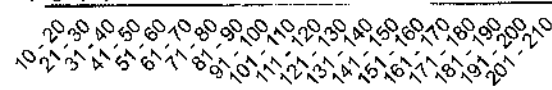
Parcel #: 03-06-18-00-000-0040-0

Union County



- Property Boundary
- Parcel
- Surface Waters
- Wetlands
- FEMA FIRM Data
- River Miles
- River Floodway
- River 10 Year Floodplain
- River 100 Year Floodplain
- Topography Depressions

Topography Contour Elevation



This map was created by the Union County Building Department (UCBD) to be used for planning purposes only. The UCBD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. UCBD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the UCBD at 386.496.2676. If your property falls within or adjacent to the River Floodplain, FEMA Flood Zone, Wetland or Surface Waters, prior to commencing any development activities see the Frequently Asked Questions sheet. (10/31/2007)

Signature

LAST UPDATE: October 12, 2007

PREVIOUS PARCEL / NEXT PARCEL

PARCEL NUMBER	TAX DISTRICT	MILLAGE	LOCATION ADDRESS
03-06-18-00-000-0040-0	COUNTY	19.4254	

OWNER NAME	PROPERTY DESCRIPTION
GRAND LEGACY LLP	COM @ NW COR OF SEC 3 & RUN
989 SEBASTIAN BLVD UNIT 1	S'LY, ALNG W LN THEREOF,
SEBASTIAN, FL 329584879	691.12 FT; E'LY, 25.60 FT TO
	INT WITH E R/W OF SR 241 & S

YEAR	BILL NO	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE	TAX AMOUNT	PENALTY INTEREST	FEES	BALANCE
2007	50800	359,555	0	359,555	6665.76	0	0	6399.13

RECEIPT INFORMATION	DATE	AUDIT NUMBER	AMOUNT PAID
NO RECEIPT INFORMATION AT THIS TIME			

The Union County Tax Collector Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

RETURN TO MAIN SEARCH	TAX COLLECTOR HOME	PROPERTY APPAISER
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LAST UPDATE: October 12, 2007

PREVIOUS PARCEL / NEXT PARCEL

PARCEL NUMBER	TAX DISTRICT	MILLAGE	LOCATION ADDRESS
03-06-18-92-000-0050-0	COUNTY	19.4254	

OWNER NAME	PROPERTY DESCRIPTION
GRAND LEGACY LLP 989 SEBASTIAN BLVD UNIT 1 SEBASTIAN, FL 329584879	LOT 5 MICHAEL'S COVE

YEAR	BILL NO	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE	TAX AMOUNT	PENALTY INTEREST	FEES	BALANCE
2007	53700	73,100	0	73,100	1355.2	0	0	1300.99

RECEIPT INFORMATION	DATE	AUDIT NUMBER	AMOUNT PAID
NO RECEIPT INFORMATION AT THIS TIME			

The Union County Tax Collector Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

RETURN TO MAIN SEARCH	TAX COLLECTOR HOME	PROPERTY APPAISER
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SECTION 4.5. "A" AGRICULTURAL

4.5.1 DISTRICTS AND INTENT

The "A" Agricultural category includes four (4) zone districts: A-1, A-2, A-3, and A-4. Lands in the Agricultural-1 through Agricultural-3 districts are intended to provide for areas primarily consisting of agricultural and residential uses consistent with the areas as designated Rural within the County's Comprehensive Plan.

4.5.2 PERMITTED PRINCIPAL USES AND STRUCTURES

In A-1 through A-4 districts:

1. All agricultural activities (but not including livestock or poultry slaughterhouses), including the raising of livestock and poultry, the production of dairy and poultry products, the cultivation of field crops and fruits and berries, forestry, in accordance with the Comprehensive Plan, apiculture, and similar uses; provided, that no structure used for housing of animals or any commercial feed lot operation shall be located within three hundred (300) feet of any lot line, and no structure used for housing domestic animals shall be located within fifty (50) feet of any lot line.
2. The processing, storage, and sale of agricultural products and commodities which are raised on the premises (but not including livestock or poultry slaughterhouses); provided, that no building used for these activities shall be located within three hundred (300) feet of any side or rear lot line.
3. Single family dwellings.
4. Mobile homes.
5. Plant nurseries and greenhouses.
6. Homes of six (6) or fewer residents which otherwise meet the definition of a "community residential facility" (see section 4.2).

4.5.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures in all Agricultural-1 through Agricultural-4 zoning districts which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.

7. Agricultural fertilizer storage and sales.
8. Agricultural fairs and fairground activities.
9. Recreational activities such as racetracks and speedways; golf courses; country clubs; tennis and racquet clubs; golf and archery ranges; rifle, shotgun, and pistol ranges; travel trailer parks or campgrounds, including day camps; hunting or fishing camps; and similar uses.
10. Riding or boarding stables; provided that no building used for housing of animals shall be located within three hundred (300) feet of any lot line.
11. Drive-in theaters (See Section 4.2 for special design standards).
12. Hospitals, sanitariums, nursing homes, and residential homes for the aged.
13. Commercial kennels, veterinary clinics, and animal shelters; provided, that no open runs or buildings used for housing of animals shall be located within three hundred (300) feet of any lot line.
14. Group living facilities.
15. Crematories.
16. Airplane landing fields.
17. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m; and
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
18. Home occupations (see Section 4.2).
19. Public or private schools offering curricula comparable to that of public schools (see Section 4.2).
20. Public buildings and facilities, unless otherwise pecified (see section 4.2).
21. Private clubs and lodges.
22. Off-site signs (see also Section 4.2).
23. Solid waste facilities.

2. All other permitted uses and structures (unless otherwise specified):

None, except as necessary to meet other requirements as set out herein.

4.5.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard) (See Section 4.2 for right-of-way setback requirements.)

1. All permitted uses and structures (unless otherwise specified):

Front; 30 ft. 40

Side; 15 ft.

Rear; 25 ft.

Special Provisions: A minimum undisturbed, vegetated buffer of seventy-five (75) feet measured from the generally recognized river bank of any Outstanding Florida Water (Olstee Creek and Santa Fe River), as classified by the Florida Department of Environmental Protection and fifty (50) feet measured from the generally recognized river bank of all other perennial rivers shall be required. In addition, a minimum undisturbed, vegetated buffer of thirty-five (35) feet from all wetlands shall be maintained.

These buffers shall be maintained for all single-family residential uses and agricultural uses and silviculture activities. All other permitted land uses shall conform with the variable buffer requirements contained in Chapter 40B-4.3030(4), Florida Administrative Code, as administered by the Water Management District. Exception shall be made for the provision of reasonable access to the river and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed twenty-five (25) feet in width.

4.5.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED:

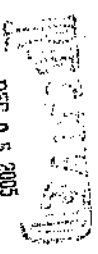
35 feet. (see Section 4.2 for exclusions from height limitations)

4.5.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

20%

Note: In addition to meeting the required lot yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

13. Livestock or poultry slaughterhouse; saw mills and planing mills; crematories; agricultural feed and grain packaging, blending, storage and sales; agricultural fertilizer storage and sales: one (1) space for each five hundred (500) sq. ft. of floor area.
14. Livestock auction arenas; agricultural equipment and related machinery sales; agricultural fairs and fairground activities; drive-in theaters; racetracks and speedways; golf and archery ranges; rifle, shotgun, and pistol ranges; commercial kennels; veterinary clinics; and animal shelters: one (1) space for each three hundred fifty (350) sq. ft. of floor area, plus, where applicable, one (1) space for each one thousand (1,000) sq. ft. of lot or ground area outside buildings used for any type of sales, display, or activity.
15. For other special exceptions as specified herein: to be determined by findings in the particular case.



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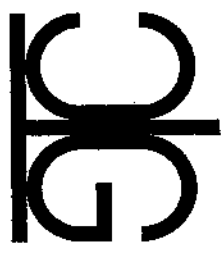
DEPARTMENT OF TRANSPORTATION
STATE OF FLORIDA
DIVISION OF HIGHWAYS
MAINTENANCE

GRAND LEGACY THE PLANTATIONS OF PROVIDENCE UNITS 4-6

FOR:

Rebecca Shepherd
989 Sebastian Blvd. #3
Sebastian, Florida 32958
352-225-1834
772-388-5501

ACCESS PERMIT



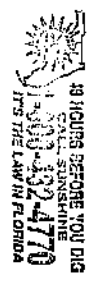
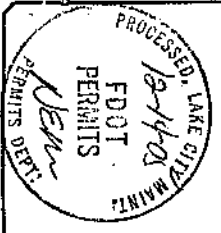
STRUCTURAL/CIVIL ENGINEERS

GTC Design Group
P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
Chadwick Ward Williams, PE 63144
Auth. #: 9461

FDOT APPROVED
Date: DEC 14 2005

2nd Submittal

GTC PROJECT NUMBER:
PF05-058

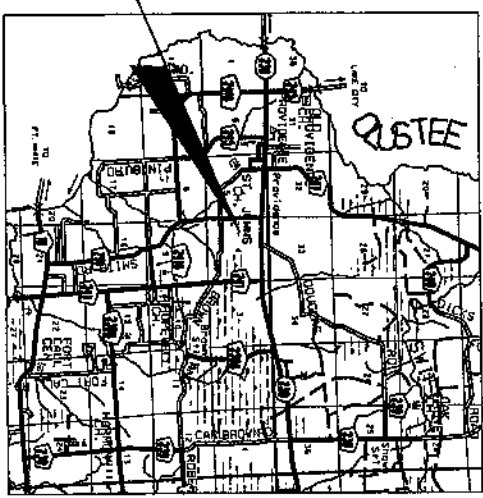


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SHEET INDEX

- 1 GENERAL NOTES AND TYPICAL SECTIONS
- 2 SITE PLAN
- 3 KEY SHEET
- 4 STORMWATER PLAN
- 5 EROSION CONTROL DETAILS
- 6 MISCELLANEOUS DETAILS
- 7-8 WETLAND MONUMENTATION
- 9 FDOT CONNECTION DETAILS
- PP1-PP7 PLAN AND PROFILE SHEETS
- XS1-XS6 CROSS SECTIONS

PROJECT LOCATION



LOCATION MAP

SECTIONS 4, TOWNSHIP 6 SOUTH, RANGE 18 EAST
UNION COUNTY, FLORIDA

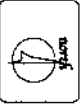
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PHASE II
PLANTATIONS OF PROVIDENCE

PHASE II
PLANTATIONS OF PROVIDENCE

LOCATED IN SECTION 4, TOWNSHIP 6 SOUTH, RANGE 18 EAST
DUNN COUNTY, FLORIDA



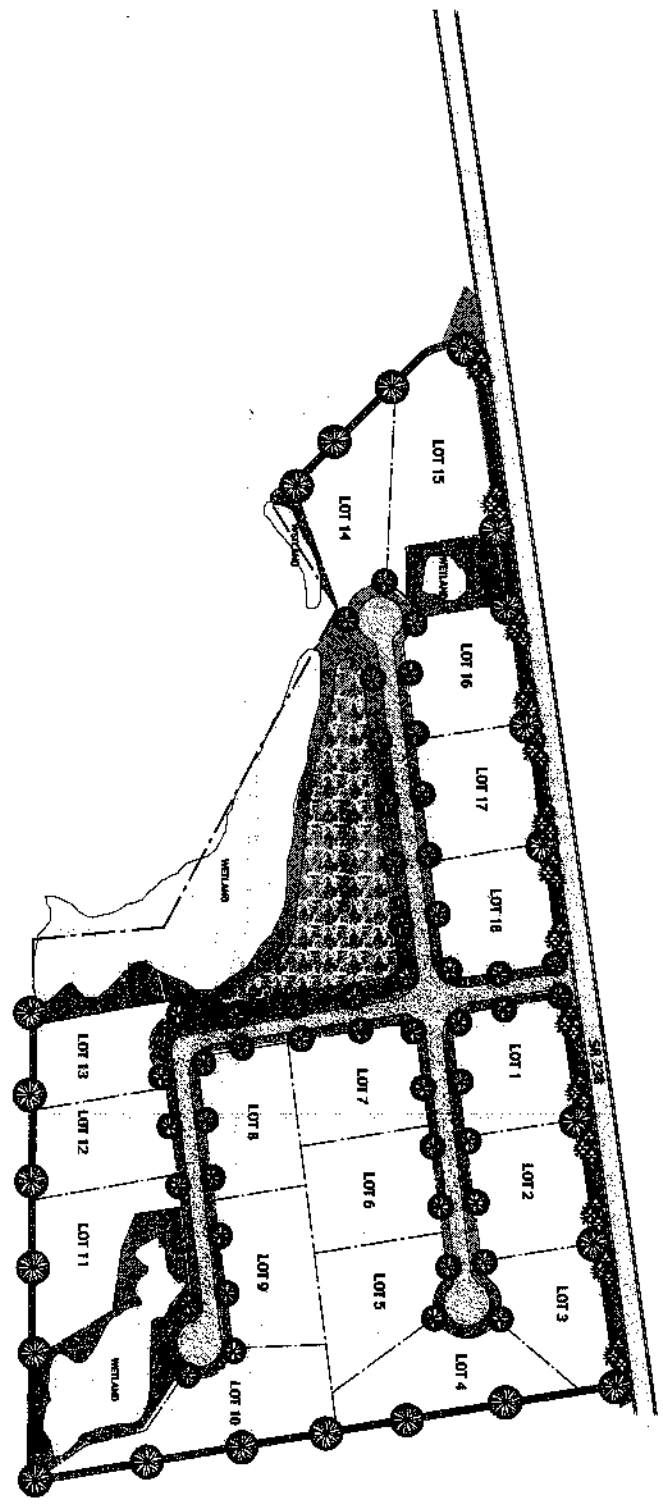
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1" = 100'

PLAN NO.:
DATE:
REVISIONS:

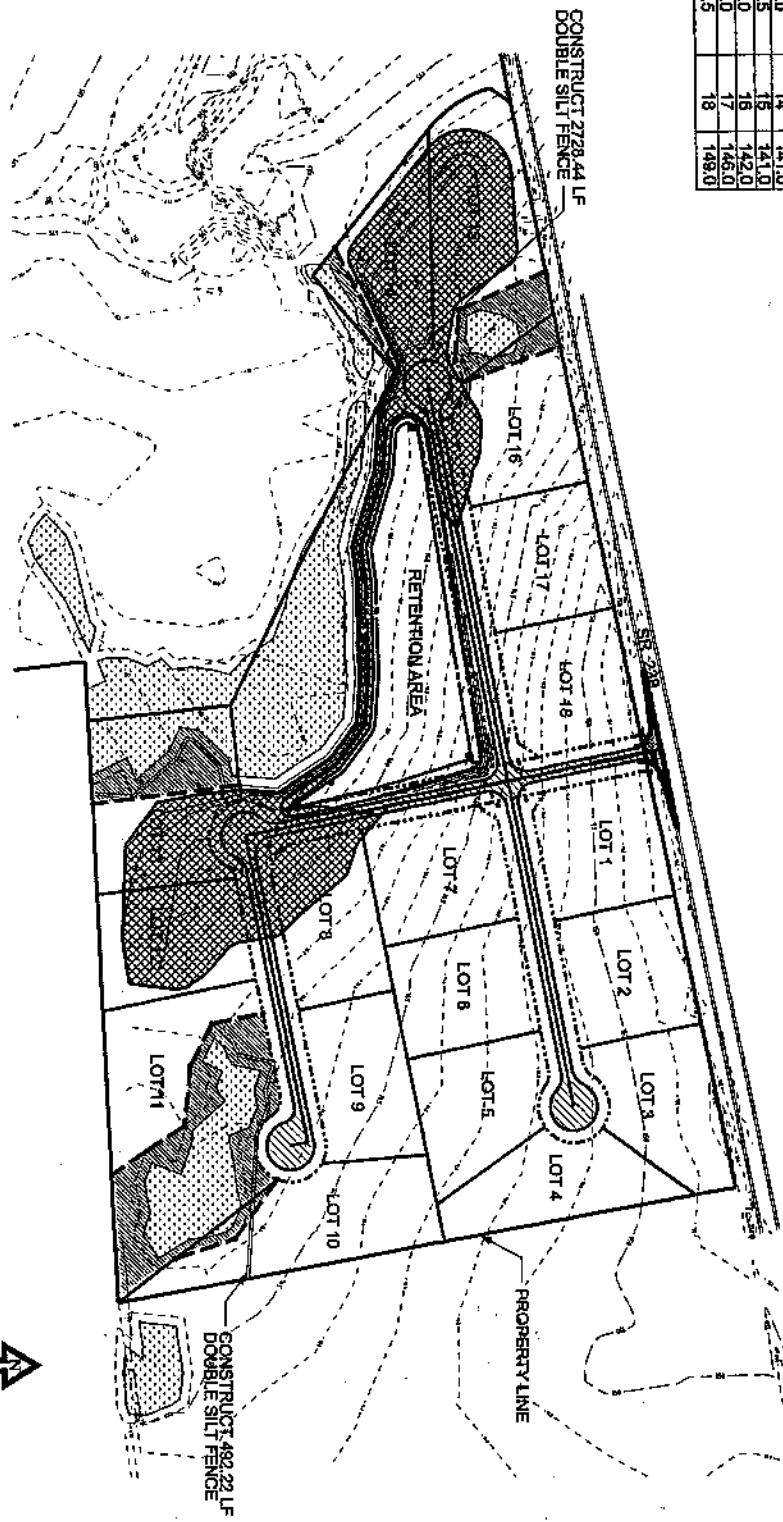


1001 14th Avenue
Tallahassee, FL 32304
Phone: (904) 544-4444
Fax: (904) 544-4444
www.danfordland.com

NOTE: LOT MEASUREMENTS ARE
APPROXIMATE WITHIN THIS PLAN



FINISHED FLOOR ELEVATION		
LOT	FEE	FTE
1	150.0	10
2	150.0	11
3	150.0	12
4	148.5	13
5	147.0	14
6	146.5	15
7	145.0	16
8	142.0	17
9	144.5	18



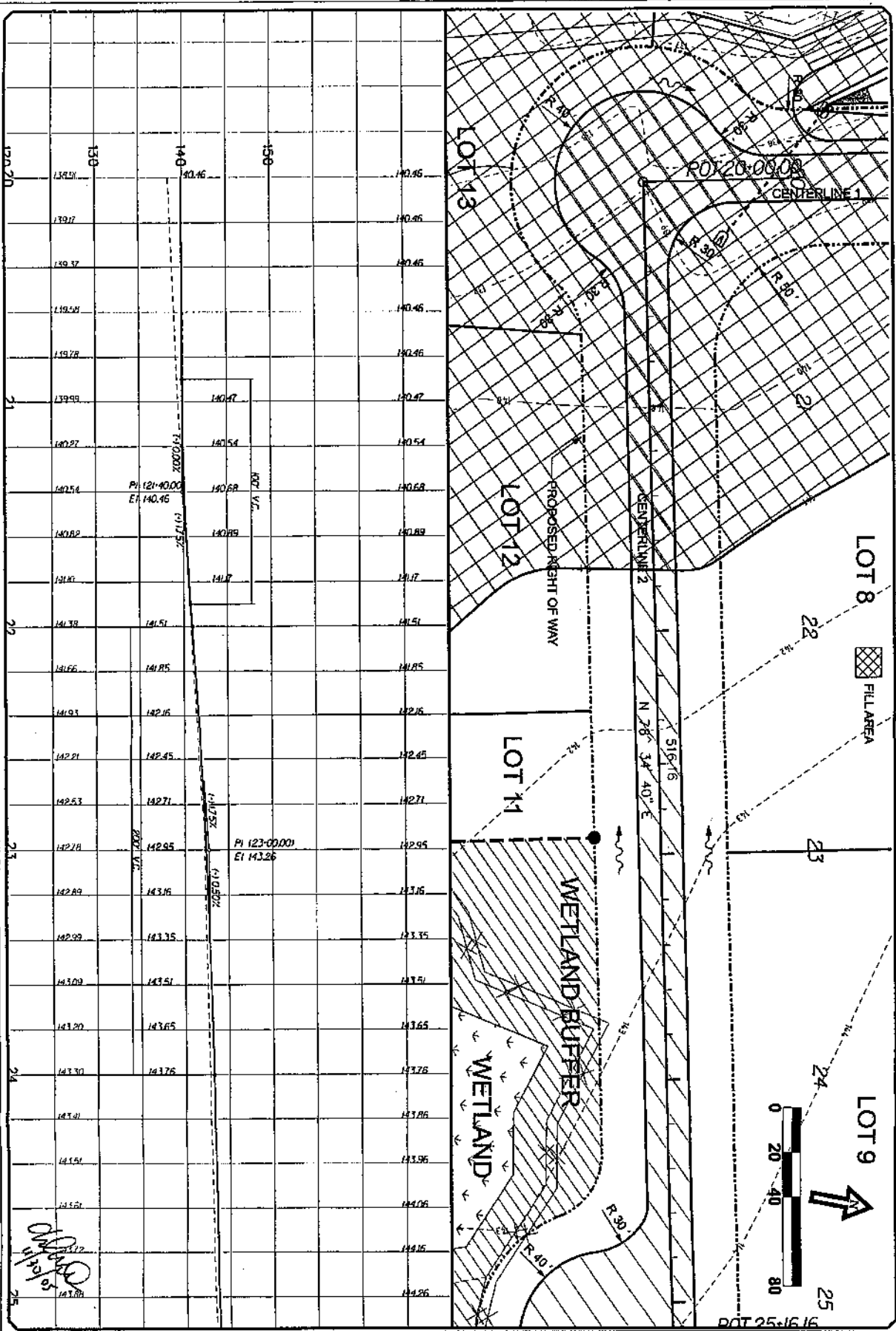
- WETLAND BUFFER
71228 SF
- WETLAND AREAS
106882 SF
- FILL AREAS
202887 SF

NOTE:
 FILL AREAS TO BE CONSTRUCTED TO A
 MIN. ELEVATION OF 141 AND GRADED INTO
 STORMWATER SYSTEM BY PROVIDING
 POSITIVE DRAINAGE.
 SEE SHEETS 7-8 FOR WETLAND MONUMENTATION.

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PROJECT NUMBER: PF05-058	SITE PLAN PHASE 2	 P.O. Box 187 130 West Howard Street Live Oak FL, 32064 Phone: (386) 362-3678 Fax: (386) 362-6133	DATE	REVISION NOTES



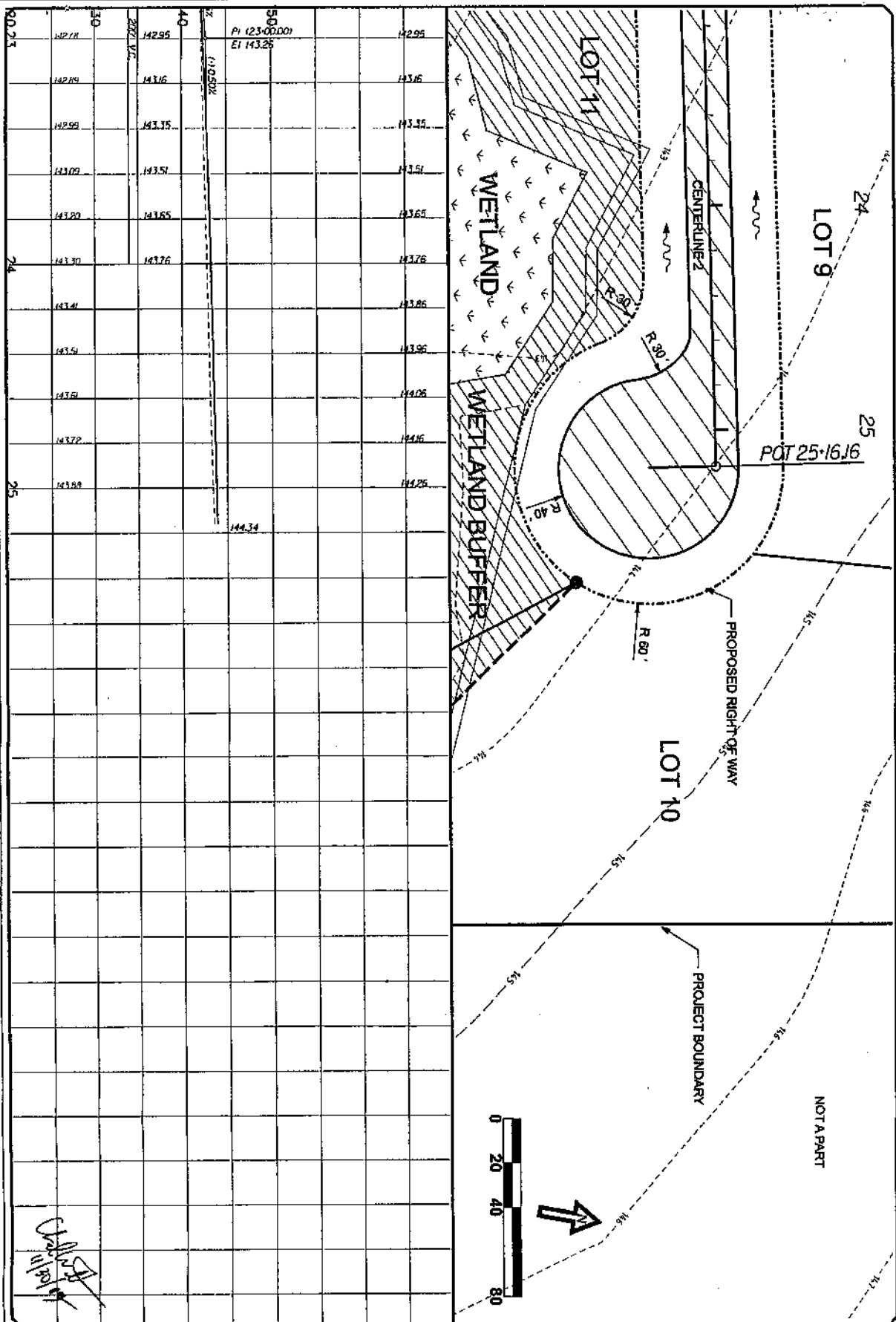
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PF05-068
 SHEET
PP3

**PLAN AND PROFILE
 CENTERLINE 2**

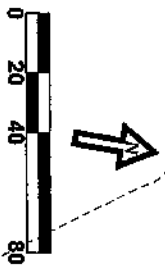
CG
 STRUCTURAL/CIVIL ENGINEERS
 P.O. Box 187
 130 West Howard Street
 Live Oak FL, 32064
 Phone: (386) 362-3678
 Fax: (386) 362-6133

DATE	REVISION NOTES

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PROJECT NUMBER
PF05-058

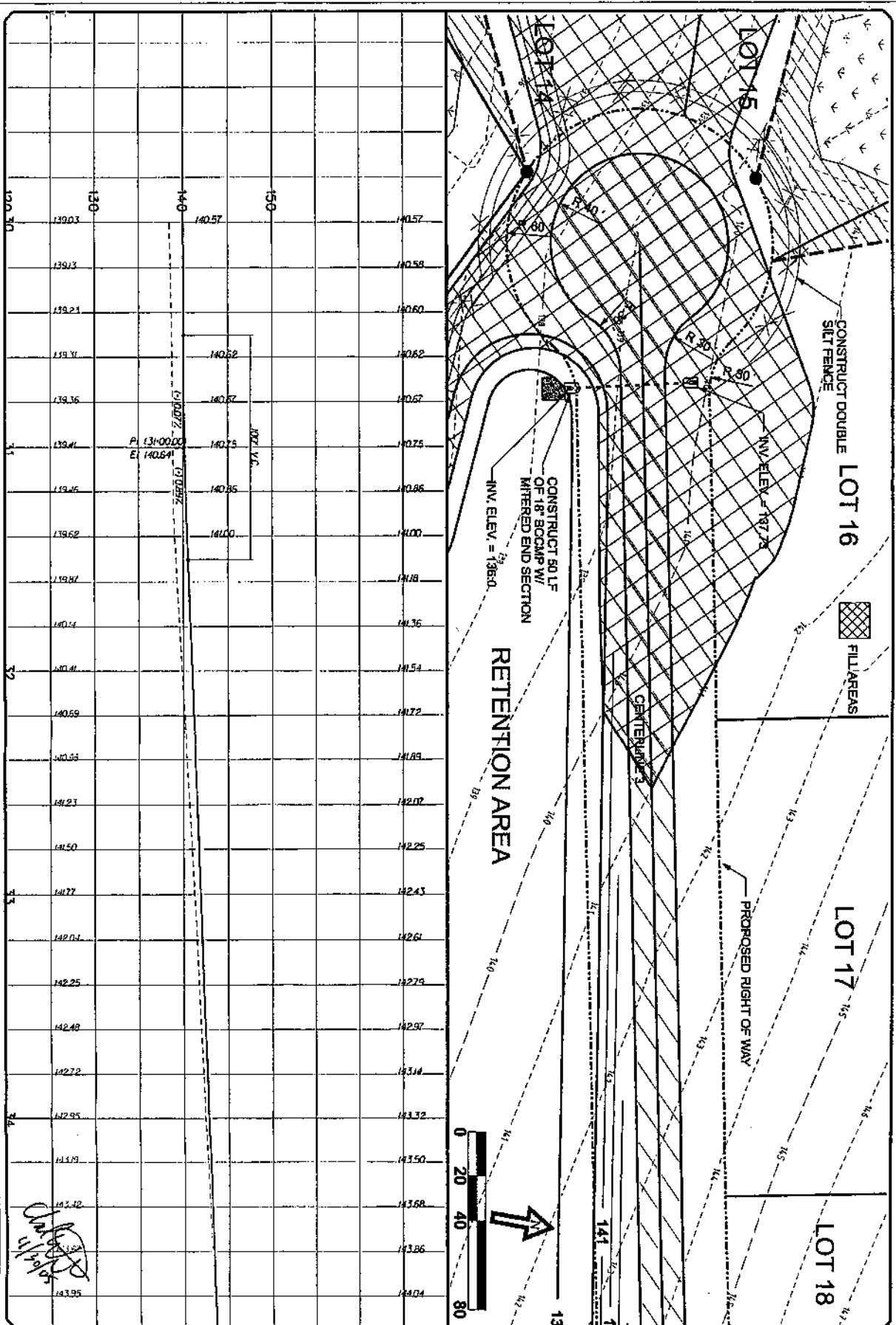
DIRECTOR
PP4

**PLAN AND PROFILE
CENTERLINE 2**



P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133

DATE	REVISION NOTES



Charles
11/29/05

PROJECT NUMBER
PF05-058

SHEET
PP5

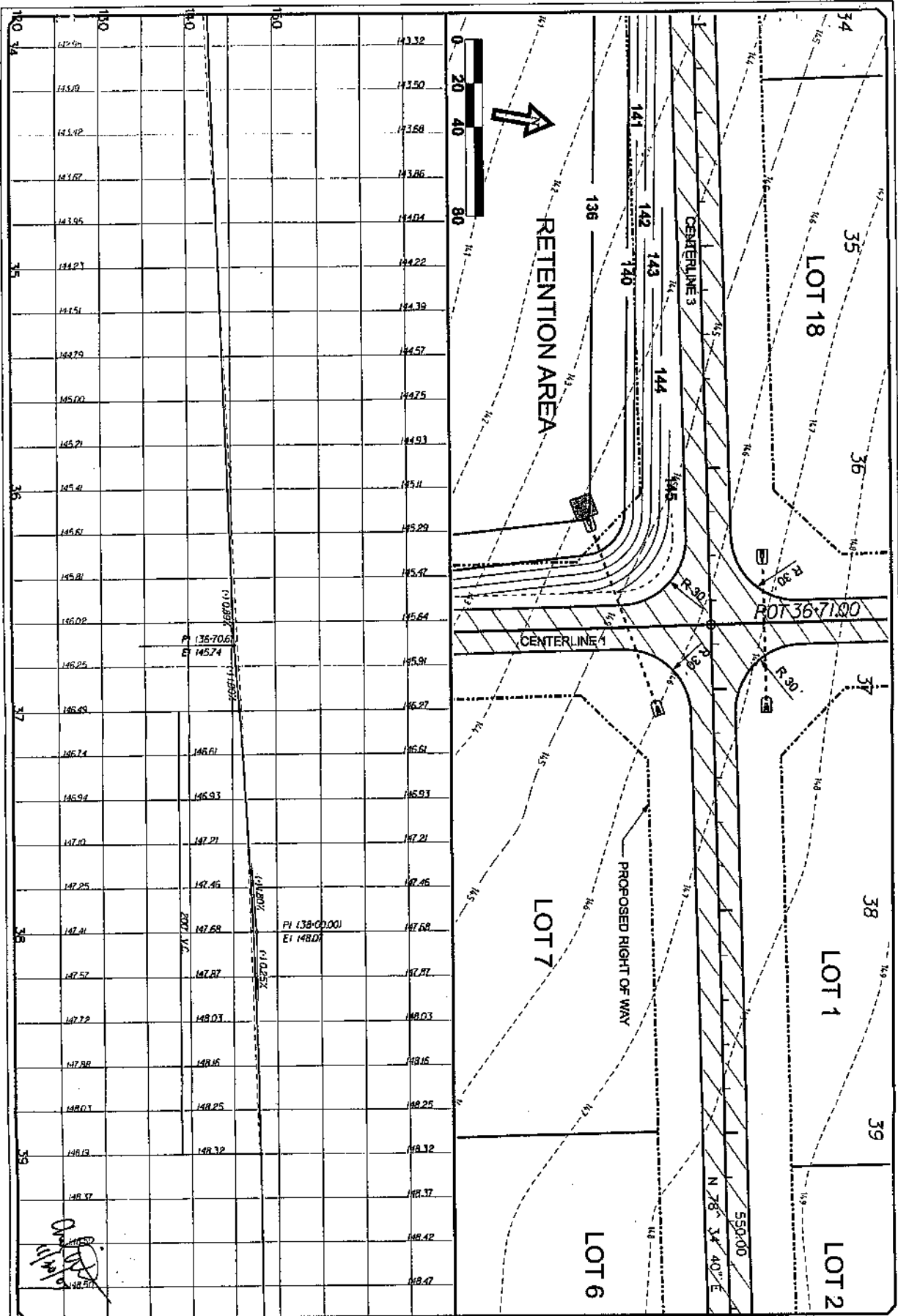
**PLAN AND PROFILE
CENTERLINE 3**



P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133

DATE	REVISION NOTES

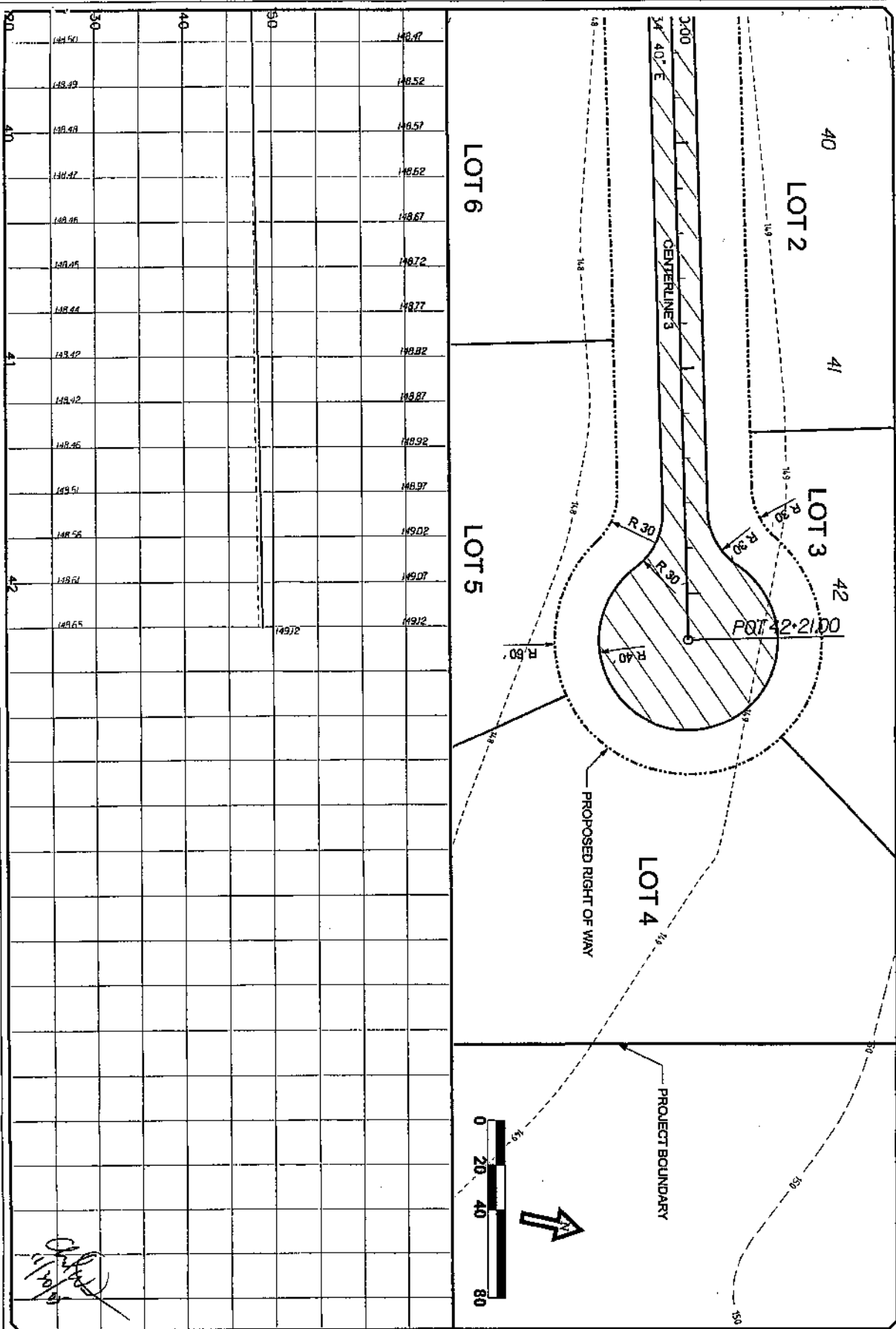
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PROJECT NUMBER PF05-058	PLAN AND PROFILE CENTERLINE 3	 P.O. Box 187 130 West Howard Street Live Oak FL, 32064 Phone: (386) 362-3678 Fax: (386) 362-6133	DATE	REVISION NOTES

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PROJECT NUMBER		DATE	REVISION NOTES
PF05-058			
SHEET			
PP7			

**PLAN AND PROFILE
CENTERLINE 3**



P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133

Ewald Enterprises, Inc.

12472 Lake Underhill Rd., Ste 312

Orlando, Florida 32828

Office (407) 275-6853

Fax (407) 275-8772

www.ewaldauctions.com



Lic. Real Estate Broker • AB2473/AU1340

AUCTION BACKUP BUYER REQUEST FORM

In the event that any of the properties do not close, please contact me immediately.

Bidder No. _____ Amount of Bid: _____

Property: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: (____) _____ Other : (____) _____

Signature: _____

Ewald Enterprises, Inc.

12472 Lake Underhill Rd., Ste 312

Orlando, Florida 32828

Office (407) 275-6853

Fax (407) 275-8772

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GAL ACNR2331/AUNR2707

RADON GAS DISCLOSURE

RADON: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida.

Additional information regarding radon and radon testing may be obtained from the county public health unit.

Buyer

Date

Buyer

Date

Bid Rigging is a Felony

Agreements among buyers at auctions not to bid against each other for the purpose of purchasing goods at low and noncompetitive prices can be a criminal violation of federal antitrust laws and punishable by fines and imprisonment.

Section 1 of the Sherman Act (15 U.S.C. 1) prohibits bid rigging agreements among competitors if they affect or restrain interstate commerce. Upon conviction, violators are subject to a fine of up to \$250,000 and/or three years of imprisonment.

Corporations are subject to a fine of up to \$10 million.



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National Auctioneers Association
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Overland Park, Kansas 66214
In cooperation with the
United States Department of Justice.