

Community Redevelopment Agency Meeting
Thursday, September 10, 2026
City Hall - Council Chambers
1300 9th Street
5:45 PM
Agenda

- I.** Call to Order
- II.** Pledge of Allegiance
- III.** Roll Call
 - Chair Chris Robertson
 - Vice Chair Ken Gilbert
 - Member Jennifer A. Paul
 - Member Kolby Urban
 - Member Shawn Fletcher
 - Member Adam Wagner
 - Member Jeff Perry
- IV.** Public Comment
- V.** Action Item
 - A. Discussion regarding 900 Ohio Ave. offer
 - B. Review of Building & Site Improvement Grant Request for The Unduke Hardware Store
- VI.** Information Section
- VII.** Adjournment

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, such person will need a record of the proceedings and that, for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, and which record is not provided by the City of St. Cloud. (FS 286.0105) In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Secretary/Clerk of the Committee/Board (listed below), with a written request at least 48 hours prior to the meeting. (FS 286.26) Henrietta Johnson, 1300 9th Street, St. Cloud, FL. Phone 407-957-7302



Meeting: September 10, 2026

Agenda Item Type: Action Item Discussion
regarding 900 Ohio Ave. offer

Economic Development Agenda Item:

Discussion regarding 900 Ohio Ave. offer

Strategic Key Focus Areas:

Diverse Innovative and Magnetic Economic Development

Background Information:

In 2023, the CRA purchased the property located at 900 Ohio Avenue for \$425,000. The property was recently appraised at \$445,000. Elevare Developments LLC, represented by Kapil Nanda, has submitted an offer to purchase the property for \$400,000, with plans to redevelop the site to accommodate Cloud Care Medicine as a medical office. Cloud Care Medicine is required to vacate its current location by October 31, 2026, creating a limited timeframe for the proposed acquisition and redevelopment.

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Manager recommends counteroffer/approval at \$425,000.

City Council Action:

Attachments:

1. CommercialContractCC6
2. AddendumtoContract
3. ConvertTiffToPDF

Commercial Contract

1 **1. PARTIES AND PROPERTY:** Elevare Developments LLC, Kapil Nanda. ("Buyer")
 2 agrees to buy and CITY OF SAINT CLOUD COMMUNITY REDEVELOPMENT AGENCY ("Seller")

3 agrees to sell the property at:
 4 Street Address: 900 OHIO AVE, ST CLOUD, FL 34769

5
 6 Legal Description: MOODYS CORNER PB 21 PG 113 LOT 3

7
 8 and the following Personal Property: _____

9
 10 (all collectively referred to as the "Property") on the terms and conditions set forth below.

11 **2. PURCHASE PRICE:** \$ 400,000.00

12 (a) Deposit held in escrow by: David L. Paul, Esq. \$ _____
 13 ("Escrow Agent") (checks are subject to actual and final collection)

14 Escrow Agent's address: 8200 NW 41st Street, Suite 318 Phone: 305-701-2099

15 (b) Additional deposit to be made to Escrow Agent
 16 ☐ within _____ days (3 days, if left blank) after completion of Due Diligence Period or
 17 ☒ within 5 days after Effective Date \$ 4,000.00

18 (c) Additional deposit to be made to Escrow Agent
 19 ☐ within _____ days (3 days, if left blank) after completion of Due Diligence Period or
 20 ☐ within _____ days after Effective Date \$ _____

21 (d) Total financing (see Paragraph 5) \$ _____

22 (e) Other \$ _____

23 (f) All deposits will be credited to the purchase price at closing.
 24 Balance to close, subject to adjustments and prorations, to be paid
 25 via wire transfer. \$ 396,000.00

26 For the purposes of this paragraph, "completion" means the end of the Due Diligence Period or upon delivery of
 27 Buyer's written notice of acceptability.

28 **3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME:** Unless this offer is signed by **Seller**
 29 and **Buyer** and an executed copy delivered to all parties on or before September 11, 2026, this offer
 30 will be withdrawn and the **Buyer's** deposit, if any, will be returned. The time for acceptance of any counter offer will be
 31 3 days from the date the counter offer is delivered. **The "Effective Date" of this Contract is the date on which the**
 32 **last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer or**
 33 n/a. Calendar days, based on where the Property is located, will be used when
 34 computing all time periods. Other than time for acceptance and Effective Date as set forth above, any time periods
 35 provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, ending
 36 or occurring on a Saturday, Sunday, national legal holiday, or a day on which a national legal holiday is observed will
 37 extend to the next calendar day which is not a Saturday, Sunday, national legal holiday, or a day on which a national
 38 legal holiday is observed. **Time is of the essence in this Contract.**

39 **4. CLOSING DATE AND LOCATION:**

Buyer 14W and Seller () () acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.

(a) **Closing Date:** This transaction will be closed on September 24, 2026 (Closing Date), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing up to 5 days after the insurance underwriting suspension is lifted.

(b) **Location:** Closing will take place in Osceola County, Florida. (If left blank, closing will take place in the county where the property is located.) Closing may be conducted by mail or electronic means.

5. THIRD PARTY FINANCING:

BUYER'S OBLIGATION: On or before _____ days (5 days if left blank) after Effective Date, **Buyer** will apply for third party financing in an amount not to exceed _____% of the purchase price or \$_____, with a fixed interest rate not to exceed _____% per year with an initial variable interest rate not to exceed _____%, with points or commitment or loan fees not to exceed _____% of the principal amount, for a term of _____ years, and amortized over _____ years, with additional terms as follows:

Buyer will timely provide any and all credit, employment, financial and other information reasonably required by any lender. **Buyer** will use good faith and reasonable diligence to (i) obtain Loan Approval within _____ days (45 days if left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close the loan. **Buyer** will keep **Seller** and Broker fully informed about loan application status and authorizes the mortgage broker and lender to disclose all such information to **Seller** and Broker. **Buyer** will notify **Seller** immediately upon obtaining financing or being rejected by a lender. **CANCELLATION:** If **Buyer**, after using good faith and reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, **Buyer** may within _____ days (3 days if left blank) deliver written notice to **Seller** stating **Buyer** either waives this financing contingency or cancels this Contract. If **Buyer** does neither, then **Seller** may cancel this Contract by delivering written notice to **Buyer** at any time thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of those conditions of Loan Approval related to the Property. **DEPOSIT(S) (for purposes of Paragraph 5 only):** If **Buyer** has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or before the Closing Date without fault on **Buyer's** part, the Deposit(s) shall be returned to **Buyer**, whereupon both parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract as set forth above or **Buyer** fails to use good faith or reasonable diligence as set forth above, **Seller** will be entitled to retain the Deposit(s) if the transaction does not close. For purposes of this Contract, "Loan Approval" means a statement by the lender setting forth the terms and conditions upon which the lender is willing to make a particular mortgage loan to a particular buyer. Neither a pre-approval letter nor a prequalification letter shall be deemed a Loan Approval for purposes of this Contract.

6. TITLE: **Seller** has the legal capacity to and will convey marketable title to the Property by ☐ statutory warranty deed ☒ special warranty deed ☐ other _____, free of liens, easements and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) _____

provided there exists at closing no violation of the foregoing and none of them prevents **Buyer's** intended use of the Property as Commercial/Medical

(a) **Evidence of Title:** The party who pays the premium for the title insurance policy will select the closing agent and pay for the title search and closing services. **Seller** will, at (check one) ☐ **Seller's** ☒ **Buyer's** expense and within _____ days after Effective Date or at least 5 days before Closing Date deliver to **Buyer** (check one) ☒ (i) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before Closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to exceptions stated above. If **Buyer** is paying for the evidence of title and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date. ☐ (ii.) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed

Buyer (ILV) (_____) and **Seller** (_____) (_____) acknowledge receipt of a copy of this page, which is Page 2 of 8 Pages.

insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller** then (i.) above will be the evidence of title.

(b) Title Examination: **Buyer** will, within 15 days from receipt of the evidence of title deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (1) **Buyer** fails to deliver proper notice of defects or (2) **Buyer** delivers proper written notice and **Seller** cures the defects within 10 days from receipt of the notice ("Curative Period"). **Seller** shall use good faith efforts to cure the defects. If the defects are cured within the Curative Period, closing will occur on the latter of 10 days after receipt by **Buyer** of notice of such curing or the scheduled Closing Date. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Curative Period. If the defects are not cured within the Curative Period, **Buyer** will have 10 days from receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

(c) Survey: (check applicable provisions below)

☒ **Seller** will, within 5 days from Effective Date, deliver to **Buyer** copies of prior surveys, plans, specifications, and engineering documents, if any, and the following documents relevant to this transaction:

prepared for **Seller** or in **Seller's** possession, which show all currently existing structures. In the event this transaction does not close, all documents provided by **Seller** will be returned to **Seller** within 10 days from the date this Contract is terminated.

☐ **Buyer** will, at ☐ **Seller's** ☐ **Buyer's** expense and within the time period allowed to deliver and examine title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals encroachments on the Property or that the improvements encroach on the lands of another, ☐ **Buyer** will accept the Property with existing encroachments ☐ such encroachments will constitute a title defect to be cured within the Curative Period.

(d) Ingress and Egress: **Seller** warrants that the Property presently has ingress and egress.

7. PROPERTY CONDITION: **Seller** will deliver the Property to **Buyer** at the time agreed in its present "as is" condition, ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. **Seller** makes no warranties other than marketability of title. In the event that the condition of the Property has materially changed since the expiration of the Due Diligence Period, **Buyer** may elect to terminate the Contract and receive a refund of any and all deposits paid, plus interest, if applicable, or require **Seller** to return the Property to the required condition existing as of the end of Due Diligence period, the cost of which is not to exceed \$0.00 (1.5% of the purchase price, if left blank). By accepting the Property "as is", **Buyer** waives all claims against **Seller** for any defects in the Property. (Check (a) or (b))

☐ **(a) As Is:** **Buyer** has inspected the Property or waives any right to inspect and accepts the Property in its "as is" condition.

☒ **(b) Due Diligence Period:** **Buyer** will, at **Buyer's** expense and within 15 days from Effective Date ("Due Diligence Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion. During the term of this Contract, **Buyer** may conduct any tests, analyses, surveys and investigations ("Inspections") which **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state and regional growth management and comprehensive land use plans; availability of permits, government approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections that **Buyer** deems appropriate. **Buyer** will deliver written notice to **Seller** prior to the expiration of the Due Diligence Period of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property in its present "as is" condition. **Seller** grants to **Buyer**, its agents, contractors and assigns, the right to enter the Property at any time during the term of this Contract for the purpose of conducting Inspections, upon reasonable notice, at a mutually agreed upon time; provided, however, that **Buyer**, its agents, contractors and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any person, arising from the conduct of any and all inspections or any work authorized by **Buyer**. **Buyer**

Buyer (ILV) () and **Seller** () () acknowledge receipt of a copy of this page, which is Page 3 of 8 Pages.

will not engage in any activity that could result in a mechanic's lien being filed against the Property without **Seller's** prior written consent. In the event this transaction does not close, (1) **Buyer** will repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the Inspections, and (2) **Buyer** will, at **Buyer's** expense release to **Seller** all reports and other work generated as a result of the Inspections. Should **Buyer** deliver timely notice that the Property is not acceptable, **Seller** agrees that **Buyer's** deposit will be immediately returned to **Buyer** and the Contract terminated.

(c) Walk-through Inspection: **Buyer** may, on the day prior to closing or any other time mutually agreeable to the parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and to ensure that all Property is on the premises.

8. OPERATION OF PROPERTY DURING CONTRACT PERIOD: **Seller** will continue to operate the Property and any business conducted on the Property in the manner operated prior to Contract and will take no action that would adversely impact the Property after closing, as to tenants, lenders or business, if any. Any changes, such as renting vacant space, that materially affect the Property or **Buyer's** intended use of the Property will be permitted ☒ only with **Buyer's** consent ☐ without **Buyer's** consent.

9. CLOSING PROCEDURE: Unless otherwise agreed or stated herein, closing procedure shall be in accordance with the norms where the Property is located.

(a) Possession and Occupancy: **Seller** will deliver possession and occupancy of the Property to **Buyer** at closing. **Seller** will provide keys, remote controls, and any security/access codes necessary to operate all locks, mailboxes, and security systems.

(b) Costs: **Buyer** will pay **Buyer's** attorneys' fees, taxes and recording fees on notes, mortgages and financing statements and recording fees for the deed. **Seller** will pay **Seller's** attorneys' fees, taxes on the deed and recording fees for documents needed to cure title defects. If **Seller** is obligated to discharge any encumbrance at or prior to closing and fails to do so, **Buyer** may use purchase proceeds to satisfy the encumbrances.

(c) Documents: **Seller** will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable service and maintenance contracts that will be assumed by **Buyer** after the Closing Date and letters to each service contractor from **Seller** advising each of them of the sale of the Property and, if applicable, the transfer of its contract, and any assignable warranties or guarantees received or held by **Seller** from any manufacturer, contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters (if applicable); tenant subordination, non-disturbance and attornment agreements (SNDAs) required by the **Buyer** or **Buyer's** lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in ownership/rental agent. If any tenant refuses to execute an estoppels letter, **Seller**, if requested by the **Buyer** in writing, will certify that information regarding the tenant's lease is correct. If **Seller** is an entity, **Seller** will deliver a resolution of its governing authority authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the requirements of local law. **Seller** will transfer security deposits to **Buyer**. **Buyer** will provide the closing statement, mortgages and notes, security agreements, and financing statements.

(d) Taxes and Prorations: Real estate taxes, personal property taxes on any tangible personal property, bond payments assumed by **Buyer**, interest, rents (based on actual collected rents), association dues, insurance premiums acceptable to **Buyer**, and operating expenses will be prorated through the day before closing. If the amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

(e) Special Assessment Liens: Certified, confirmed, and ratified special assessment liens as of the Closing Date will be paid by **Seller**. If a certified, confirmed, and ratified special assessment is payable in installments, **Seller** will pay all installments due and payable on or before the Closing Date, with any installment for any period extending beyond the Closing Date prorated, and **Buyer** will assume all installments that become due and payable after the Closing Date. **Buyer** will be responsible for all assessments of any kind which become due and owing after Closing Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially completed as of the Closing Date but has not resulted in a lien before closing, **Seller** will pay the amount of the last estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and does not apply to condominium association special assessments.

Buyer (14) () and **Seller** () () acknowledge receipt of a copy of this page, which is Page 4 of 8 Pages.

(f) **Foreign Investment in Real Property Tax Act (FIRPTA):** If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** agree to comply with Section 1445 of the Internal Revenue Code. **Seller** and **Buyer** will complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or Social Security Numbers to the closing agent. If **Buyer** does not pay sufficient cash at closing to meet the withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the requirement.

10. ESCROW AGENT: **Seller** and **Buyer** authorize Escrow Agent or Closing Agent (collectively "Agent") to receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs in favor of the prevailing party.

11. CURE PERIOD: Prior to any claim for default being made, a party will have an opportunity to cure any alleged default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-complying party specifying the non-compliance. The non-complying party will have 5 days (5 days if left blank) after delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

12. FORCE MAJEURE: **Buyer** or **Seller** shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as performance or non-performance of the obligation, or the availability of services, insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure. "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other and the Deposit shall be refunded to **Buyer**, thereby releasing **Buyer** and **Seller** from all further obligations under this Contract.

13. RETURN OF DEPOSIT: Unless otherwise specified in the Contract, in the event any condition of this Contract is not met and **Buyer** has timely given any required notice regarding the condition having not been met, **Buyer's** deposit will be returned in accordance with applicable Florida Laws and regulations.

14. DEFAULT:

(a) In the event the sale is not closed due to any default or failure on the part of **Seller** other than failure to make the title marketable after diligent effort, **Buyer** may elect to receive return of Buyer's deposit without thereby waiving any action for damages resulting from Seller's breach and may seek to recover such damages or seek specific performance. If Buyer elects a deposit refund, Seller may be liable to Broker for the full amount of the brokerage fee.

(b) In the event the sale is not closed due to any default or failure on the part of **Buyer**, **Seller** may either (1) retain all deposit(s) paid or agreed to be paid by **Buyer** as agreed upon liquidated damages, consideration for the execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek specific performance. If **Buyer** fails to timely place a deposit as required by this Contract, **Seller** may either (1) terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without waiving any remedy for **Buyer's** default.

15. ATTORNEY'S FEES AND COSTS: In any claim or controversy arising out of or relating to this Contract, the prevailing party, which for purposes of this provision will include **Buyer**, **Seller** and Broker, will be awarded reasonable attorneys' fees, costs, and expenses.

16. NOTICES: All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice,

Buyer (14) () and **Seller** () () acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages.

251 document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker)
252 representing a party will be as effective as if given by or delivered to that party

253 **17. DISCLOSURES:**

254 **(a) Commercial Real Estate Sales Commission Lien Act:** The Florida Commercial Real Estate Sales
255 Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of
256 commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the
257 owner's net proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not
258 attach to any interest in real property. This lien right cannot be waived before the commission is earned.

259 **(b) Special Assessment Liens Imposed by Public Body:** The Property may be subject to unpaid special
260 assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such
261 liens, if any, shall be paid as set forth in Paragraph 9(e).

262 **(c) Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in
263 sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that
264 exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon
265 and radon testing may be obtained from your county public health unit.

266 **(d) Energy-Efficiency Rating Information:** Buyer acknowledges receipt of the information brochure required by
267 Section 553.996, Florida Statutes.

268 **18. RISK OF LOSS:**

269 **(a)** If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, **Seller** will
270 bear the risk of loss and **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to
271 **Buyer**. Alternatively, **Buyer** will have the option of purchasing the Property at the agreed upon purchase price and
272 **Seller** will credit the deductible, if any and transfer to **Buyer** at closing any insurance proceeds, or **Seller's** claim
273 to any insurance proceeds payable for the damage. **Seller** will cooperate with and assist **Buyer** in collecting any
274 such proceeds. **Seller** shall not settle any insurance claim for damage caused by casualty without the consent of
275 the **Buyer**.

276 **(b)** If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the
277 right of eminent domain, or proceedings for such taking will be pending or threatened, **Buyer** may cancel this
278 Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of
279 purchasing what is left of the Property at the agreed upon purchase price and **Seller** will transfer to the **Buyer** at
280 closing the proceeds of any award, or **Seller's** claim to any award payable for the taking. **Seller** will cooperate
281 with and assist **Buyer** in collecting any such award.

282 **19. ASSIGNABILITY; PERSONS BOUND:** This Contract may be assigned to a related entity, and otherwise ☐ is not
283 assignable ☒ is assignable. If this Contract may be assigned, **Buyer** shall deliver a copy of the assignment agreement
284 to the **Seller** at least 5 days prior to Closing. The terms "**Buyer**," "**Seller**" and "**Broker**" may be singular or plural. This
285 Contract is binding upon **Buyer**, **Seller** and their heirs, personal representatives, successors and assigns (if
286 assignment is permitted).

287 **20. MISCELLANEOUS:** The terms of this Contract constitute the entire agreement between **Buyer** and **Seller**.
288 Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound.
289 Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated
290 electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or
291 typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract
292 is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be
293 construed under Florida law and will not be recorded in any public records.

294 **21. BROKERS:** Neither **Seller** nor **Buyer** has used the services of, or for any other reason owes compensation to, a
295 licensed real estate Broker other than:

296 **(a) Seller's Broker:** Colliers David Calcanis,
297 255 S. Orange Ave. STE 1300 Orlando, FL 407-421-2311 david.calcanis@colliers.com,
298 (Company Name) (Licensee)
299 (Address, Telephone, Fax, E-mail)

300 who ☐ is a single agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated by
301 ☒ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☒ a listing agreement ☐ other (specify) _____

302 **(b) Buyer's Broker:** Iron Valley Real Estate Osceola Tiffany Licata,

Buyer (ILV) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.

(Company Name)

(Licensee)

131 E 13th Street. St. Cloud, FL 34769 407-617-7515

tlicata01@gmail.com

(Address, Telephone, Fax, E-mail)

who ☐ is a single agent ☒ is a transaction broker ☐ has no brokerage relationship and who will be compensated by
☐ **Seller's Broker** ☒ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ other (specify)
Seller to compensate Buying Broker 3% of purchase price

(collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to inquiries, introductions, consultations, and negotiations resulting in this transaction. **Seller** and **Buyer** agree to indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to Paragraph 10, (3) any duty accepted by Broker at the request of **Seller** or **Buyer**, which is beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of **Seller** or **Buyer**.

22. OPTIONAL CLAUSES: (Check if any of the following clauses are applicable and are attached as an addendum to this Contract):

☐ (A) Arbitration	☐ (E) Seller Warranty	☐ (I) Existing Mortgage
☐ (B) Section 1031 Exchange	☐ (F) Coastal Construction Control Line	☐ (J) Buyer's Attorney Approval
☐ (C) Property Inspection and Repair	☐ (G) Flood Area Hazard Zone	☐ (K) Seller's Attorney Approval
☐ (D) Seller Representations	☐ (H) Seller Financing	☒ Other _____ addendum

23. ADDITIONAL TERMS:

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE AND FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.

Buyer (ILV) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.

Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other party that such signatory has full power and authority to enter into and perform this Contract in accordance with its terms and each person executing this Contract and other documents on behalf of such party has been duly authorized to do so.

ATTENTION: SELLER AND BUYER

CONVEYANCES TO FOREIGN BUYERS: Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. **It is a crime to buy or knowingly sell property in violation of the Act.**

At time of purchase, Buyer must provide a signed Affidavit which complies with the requirements of the Act. Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.

 Date: 09/01/2026

(Signature of Buyer)

Elevare Developments LLC, Kapil Nanda. Tax ID No.: _____

(Typed or Printed Name of Buyer)

Title: _____ Telephone: _____

Date: _____

(Signature of Buyer)

Tax ID No.: _____

(Typed or Printed Name of Buyer)

Title: _____ Telephone: _____

Buyer's Address for purpose of notice _____

Facsimile: _____ Email: k.nanda@cloudcaremedicine.com

Date: _____

(Signature of Seller)

Tax ID No.: _____

(Typed or Printed Name of Seller)

Title: _____ Telephone: _____

Date: _____

(Signature of Seller)

Tax ID No.: _____

(Typed or Printed Name of Seller)

Title: _____ Telephone: _____

Seller's Address for purpose of notice: _____

Facsimile: _____ Email: _____

Florida REALTORS® makes no representation as to the legal validity or adequacy of any provision of this form in any specific transaction. This standardized form should not be used in complex transactions or with extensive riders or additions. This form is available for use by the entire real estate industry and is not intended to identify the user as REALTOR®. REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its Code of Ethics. The copyright laws of United States (17 U.S. Code) forbid the unauthorized reproduction of this form by any means including facsimile or computerized forms.

Buyer () (_____) and **Seller** (_____) (_____) acknowledge receipt of a copy of this page, which is Page 8 of 8 Pages.

Addendum to Contract



Addendum No. A to the Contract with the Effective Date of _____ between

CITY OF SAINT CLOUD COMMUNITY REDEVELOPMENT AGENCY (Seller)
and _____ Elevare Developments LLC, Kapil Nanda. (Buyer)
concerning the property described as: 900 OHIO AVE, ST CLOUD, FL 34769

(the "Contract"). Seller and Buyer make the following terms and conditions part of the Contract:

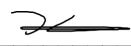
Seller acknowledges that Buyer intends to acquire the Property for use as Buyer's future business location and agrees to reasonably cooperate with Buyer in connection with Buyer's efforts to prepare the Property for such intended use. Following execution of this Agreement, Seller authorizes Buyer to identify and publicly market the Property as Buyer's anticipated future business location, including in connection with Buyer's communications with its customers, vendors, employees, contractors, governmental authorities, and other business relationships. Buyer's marketing and representations regarding the Property shall be limited to identifying the Property as Buyer's proposed or anticipated future location and shall not create any obligation or liability on the part of Seller beyond the terms expressly set forth in this Agreement.

Zoning, Change of Use and Permitting. Seller shall permit Buyer, at Buyer's sole cost and expense, to investigate, apply for, and pursue any zoning changes, variances, special exceptions, conditional use approvals, change-of-use approvals, building permits, occupational or business licenses, governmental approvals, and other permits or entitlements that Buyer reasonably determines are necessary or desirable to accommodate Buyer's intended use of the Property and any contemplated improvements or construction. Seller agrees to reasonably cooperate with Buyer in connection with such applications and approvals, including executing documents reasonably required by governmental authorities, zoning officials, permitting agencies, architects, engineers, or other professionals, provided that such cooperation does not impose any material cost, liability, or obligation upon Seller without Seller's prior written consent.

Seller shall provide Buyer and its authorized representatives, contractors, architects, engineers, consultants, and governmental representatives reasonable access to the Property, upon reasonable advance notice, for purposes of inspections, surveys, measurements, architectural and engineering evaluations, zoning and permitting activities, and other due diligence reasonably related to Buyer's intended use and the contemplated improvements to the Property. Buyer shall not commence physical construction, demolition, or other material alterations to the Property prior to Closing without Seller's prior written consent.

Buyer's existing facility lease is scheduled to expire on October 31, 2026. The parties acknowledge that Buyer may require additional time to complete construction, permitting, inspections, and transition activities necessary to relocate its operations to the Property. Buyer shall be permitted to seek and obtain an extension of its existing facility lease for a period of approximately two (2) months, or such additional period as may reasonably be necessary to facilitate the orderly transition of Buyer's operations. Seller acknowledges and agrees that Buyer's need for such transition period shall not, by itself, constitute a default or breach of this Agreement.

Seller's cooperation under this Section shall not be construed as a representation or warranty by Seller that any requested zoning change, variance, permit, license, change of use, or other governmental approval will be granted. Buyer shall be responsible for determining the feasibility of its intended use and for satisfying all applicable governmental requirements.

Buyer: 

Date: 09/01/2026

Buyer: _____

Date: _____

Seller: _____

Date: _____

Seller: _____

Date: _____

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L25000404025
FILED 8:00 AM
September 02, 2025
Sec. Of State
dsultana**

Article I

The name of the Limited Liability Company is:

ELEVARE DEVELOPMENTS, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

1516 HILLCREST ST
SUITE 300
ORLANDO, FL. 32803

The mailing address of the Limited Liability Company is:

1516 HILLCREST ST
SUITE 300
ORLANDO, FL. 32803

Article III

Other provisions, if any:

AUTO REPAIRS

Article IV

The name and Florida street address of the registered agent is:

KAPIL NANDA
10151 HENBURY ST
ORLANDO, FL. 32832

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: KAPIL NANDA

Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR
KAPIL NANDA
10151 HENBURY
ORLANDO, FL. 32832 US

L25000404025
FILED 8:00 AM
September 02, 2025
Sec. Of State
dsultana

Article VI

The effective date for this Limited Liability Company shall be:

08/28/2025

Signature of member or an authorized representative

Electronic Signature: KAPIL NANDA

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



Meeting: September 10, 2026

Agenda Item Type: Action Item Review of Building & Site Improvement Grant Request for The Unduke Hardware Store

Economic Development Agenda Item:

Review of Building & Site Improvement Grant Request for The Unduke Hardware Store

Strategic Key Focus Areas:

Diverse Innovative and Magnetic Economic Development

Background Information:

Application No. 2025-001 for the Building & Site Improvement Grant Program was submitted for The Unduke Hardware Store, 1410 10th Street. On 8/1/2025, the project was approved by staff for a 50/50 matching grant of up to \$60,000 for eligible improvements, including replacement of the storefront doors, installation of a new metal awning, and roof replacement. A purchase order was never entered. Upon the owner's request for an extension, the City Manager identified she does not have the authority as this original request required Board approval due to the dollar amount and requested the item be placed on the next CRA agenda.

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:

1. COA25-00007 Handyman Hardware HPB Staff Report COMBINED



Case No.
COA25-00007

Type of Application
Certificate of
Appropriateness – Major

Request
Exterior façade
modifications

Case Name
Handyman Hardware

Applicant/Agent
Miguel Hoyas / Kim
Bonczyk

Address/Location
1410 10th Street, St. Cloud,
FL 34769

Parcel ID #
01-26-30-0001-0131-0020

Project Manager
Stephanie Streeter,
Senior Planner

Historic Preservation Board Staff Report

Meeting Date: April 8, 2025

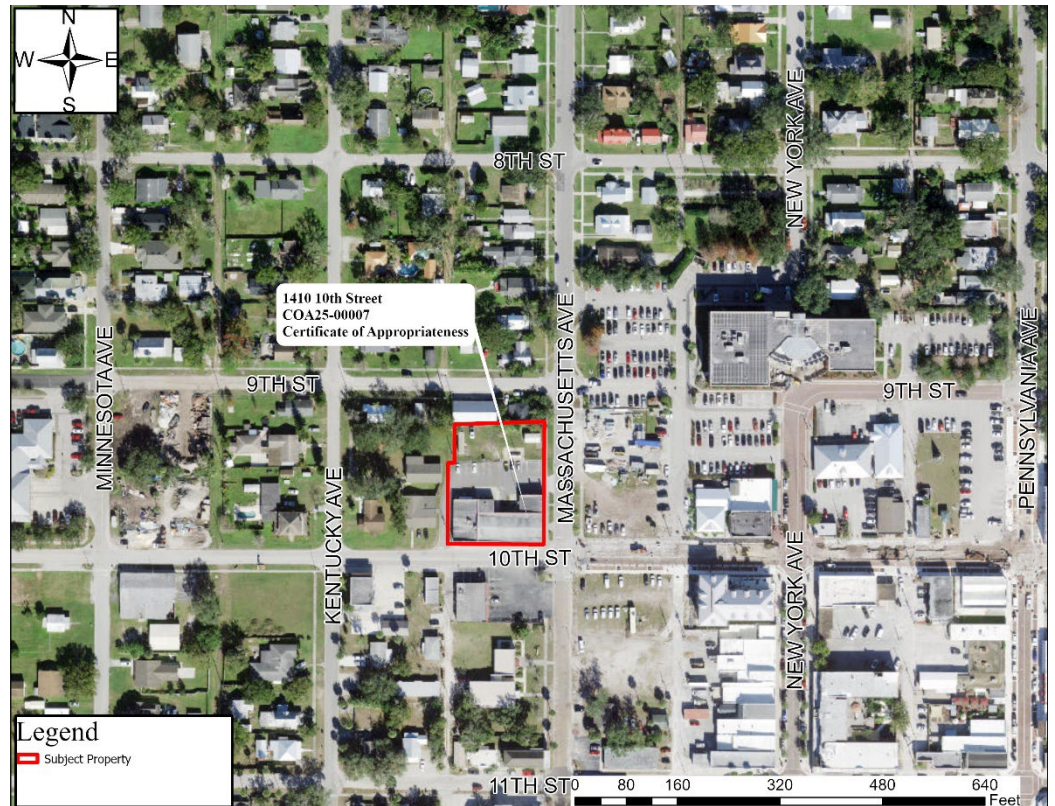


Figure 1 – Aerial Map

Request

The applicant is requesting approval from the Historic Preservation Board for a Certificate of Appropriateness (COA) to modify exterior facades. The property is located at 1410 10th Street as shown in **Figure 1** above.

Scope of Work

Exterior modifications such as replacement of a metal door on south elevation with aluminum storefront door; installation of aluminum storefronts on the east and west elevations to infill original garage bay openings; installation of aluminum frame and fabric awning wrapping the southeast corner; and roof replacement with exterior insulation as shown in **Exhibit A**.

Background

The structure is located within the Central Business District 1 (CBD-1) zoning district and within the boundaries of the City's Historic Preservation District. The building is contributing to the local historic district as reflected in the 2020 survey and inventory and the National Register District. The structure was built in 1914 and originally functioned at Coble's Garage. Handyman Hardware has operated out of this location since 1979, and the proposed modifications allow for the business to function at its best capacity while ensuring that non-historic features are removed, and historic elements are maintained. The structure is reflected in **Figure 2** below.



Figure 2 – 1410 10th Street (East and South Elevations)

Findings

Staff has reviewed the Certificate of Appropriateness application against the Secretary of Interior's Standards for Rehabilitation within Section 3.13.1.H of the Land Development Code. The bold standards are listed below and staff's comments follow in *italics*:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site environment.

Currently, there is no new use being proposed at this location. The existing use shall remain as retail.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed alterations retain the historic character of the structure and are visually compatible with the architectural style of the property and the district. Specifically, the replacement of the metal door on the south elevation and the installation of aluminum storefronts on the east and west elevations are appropriate, as these locations were originally drive-through bays when the building functioned as Coble's Garage. Since the building no longer serves this function, regular commercial entries are necessary for its current use. The storefront system and doors will infill the existing openings without modification, and the original openings will be maintained. However, no additional framing or alterations should be made that would reduce or alter the size of the openings.

The installation of the aluminum frame and fabric awning wrapping the southeast corner of the building is appropriate as it is easily removeable and reintroduces an awning element in a historically appropriate location.

The proposed roof replacement, including exterior insulation, is appropriate as the roof is not visible from the street and will remain completely hidden by the building's parapet/

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed alterations do not introduce conjectural features or create a false sense of historical development.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

No known changes to the property have acquired their own historic significance.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The proposed scope of work preserves distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

No major deterioration of historic materials has been noted nor is a distinctive feature being replaced that would affect the historic significance of the building.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

No chemical or physical treatments are being proposed at this time.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

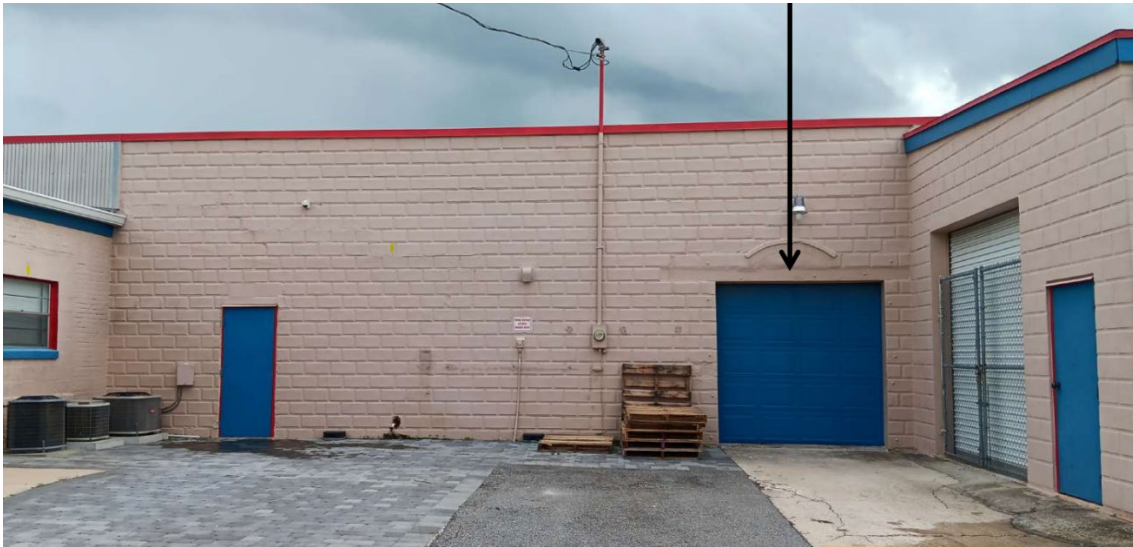
No significant archaeological resources have been noted at this site.

9. New additions, exterior alterations, or related new construction on the same parcel of land shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed changes do not destroy historic materials that characterize the property. All proposed work differentiates from the old and is compatible with the massing, size, scale, and architectural features of the property.

10. New additions or related new construction on a parcel of land adjacent to a historic property shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed scope of work does not affect neighboring historic properties.



1410 10th Street – North Elevation

Additional criteria

1. *New construction and alterations.* All new construction and alterations to existing buildings within a designated historic district or on an individually designated property shall be visually compatible, and meet the following guidelines, as determined by the HPB.

Staff finds that the proposed alterations meet the following additional criteria:

- i. *Design Styles.* New Buildings should take their design cues from the prevailing architectural styles within the historic district. Traditional or contemporary design standards and elements should relate to the existing styles.
- ii. *Proportions of Openings.* The openings of the building are visually compatible with the openings of existing contributing buildings.
- iii. *Rhythm of Solids to Voids.* The relationship between solids and voids is visually compatible with the buildings at street level.
- iv. *Relationship of Materials and Textures.* The proposed materials and textures are in line with other materials used within the historic district – with conditions.
- v. *Size, scale, bulk, mass, and volume.* The physical size, scale, bulk, mass, and volume should be compatible with the existing contributing buildings within the historic district at street level, and where appropriate may be stepped back above 35 feet in building height.



1118 New York Avenue – Coble's Garage

This is a quasi-judicial matter and, as such, requires disclosure of all ex-parte communications, investigations, site visits and expert opinions regarding this matter.

Staff Recommendation

Staff is recommending **APPROVAL** of the proposed scope of work with the following conditions:

1. The dimensions of the original garage bay openings shall be maintained. Storefront systems and doors shall infill the existing openings without modification, and no additional framing or alterations should be made that would reduce or alter the size of the openings.
2. No exterior insulation features related to the roof shall be visible from the street.

The recommendation for **Approval** is based on a finding that the proposed alteration is consistent with the purpose and intent of *Ordinance No. 2024-47, City of St. Cloud Land Development Code, Article III, Division 24, Historic Preservation Overlay (HPO) District, Section 3.24.8*, and complies with the requirements outlined in *Ordinance No. 2024-47*, as outlined in the staff report.

Attachments

Exhibit A: Scope of Work and Supporting Documents

PAINT

We are keeping same colors, we are not changing colors.

ACCESSORY STRUCTURES

See survey provided.

No accessories in this building.

NEW CONSTRUCTION/ADDITIONS

No new constructions/additions in this building.

AWNINGS/SIGNS

Sketch and elevation with proposed awning provided.

Dimensions provided.

Color to match existing building trim.

Photo of building provided.

Awning to match original building awning – Photo attached.

SITE IMPROVEMENT /DRIVEWAY/WALKWAY/AC/MECHANICAL

No site improvements in this project.

REPLACEMENT WINDOWS/DOORS

Two double storefront doors and one single door.

Photo of building facade.

Photo of each existing door provided.

Dimensions:

- 1) 1 (3/0 x 7/0) double door
- 2) 1 (3/0 x 7/0) double door with fix glass in surroundings
- 3) 1 (3/0 x 7/0) single door

See attached elevation.

Door to be aluminum with energy efficient glass.

The reason to replace these doors in some point before we owned this building, the original doors were replaced one by a rolling gate and the other one by a garage door so we want to get store fronts and make the business more historically appealing. This will also create more interest and better access to the public.

Door assembly CG451 storefront framing system.
Door frames to be dark bronze color.

REPLACEMENT SIDING/FLOORING/PORCH

No replacements of any siding/flooring/porch.

Original building on block and brick design to be untouched.

UNDERSKIRTING ROOFS/GUTTERS/DOWNSPOUTS

Existing roof to be modified or TPO with exterior insulation but downspouts to remain.

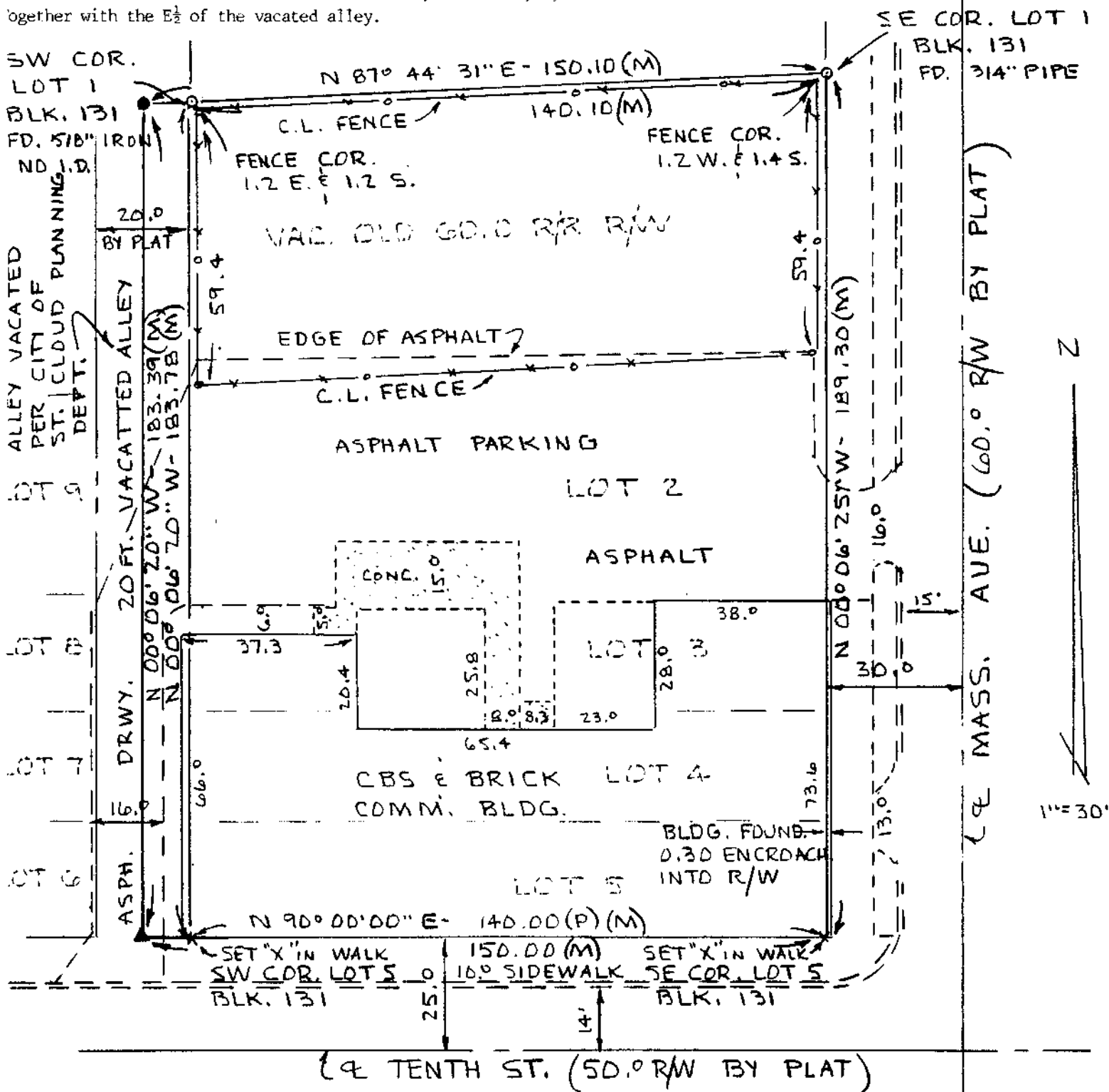
RELOCATION OF BUILDINGS

No building to be relocated in this project.

PLAT

SHOWING A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS ON LOTS 2, 3, 4 and 5, Block 131, Seminole Land & Investment Company's (Incorporated) New Subdivision of Blocks 124 to 137 inclusive Town of St. Cloud, Osceola County, Florida, according to the Official Plat thereof, as recorded in Plat Book B, Page 53 of the Public Records of Osceola County, Florida; together with all of the Abandoned Railroad Right of Way of the Kissimmee-Narcoossee Branch of the Atlantic Coastline Railroad, according to the Plat of said Abandoned Right of Way, as recorded in Deed Book 109, Page 1, insofar as said Right of Way traverses and/or abuts any of Lots 2, 3, 4 and 5 of said Block 131.

together with the E½ of the vacated alley.



ELEVATIONS ARE BASED ON
BEARINGS ARE BASED ON ASSUMED N 90° 00' 00" E FOR NORTH R/W LINE OF
TENTH ST.

I HEREBY CERTIFY TO: ASMA & WRIGHT, P.A., LAND TITLE AND SURVEY, INC, COMMONWEALTH LAND TITLE
INSURANCE COMPANY, WILLIAM L. & DORIS W. HEUSER AND W. RICHARD HEUSER

THAT THE SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONTAINS NO VISIBLE ENCROACHMENTS UNLESS SHOWN HEREON, AND MEETS THE MINIMUM TECHNICAL STANDARDS ESTABLISHED UNDER CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AS PROVIDED BY THE CLIENT.

THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHTS OF WAYS OF RECORD.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED. ALL EASEMENTS SHOWN HEREON ARE TAKEN FROM PLAT UNLESS OTHERWISE NOTED.

LEGEND

N NORTH

(C) CALCULATED

ABBREVIATIONS

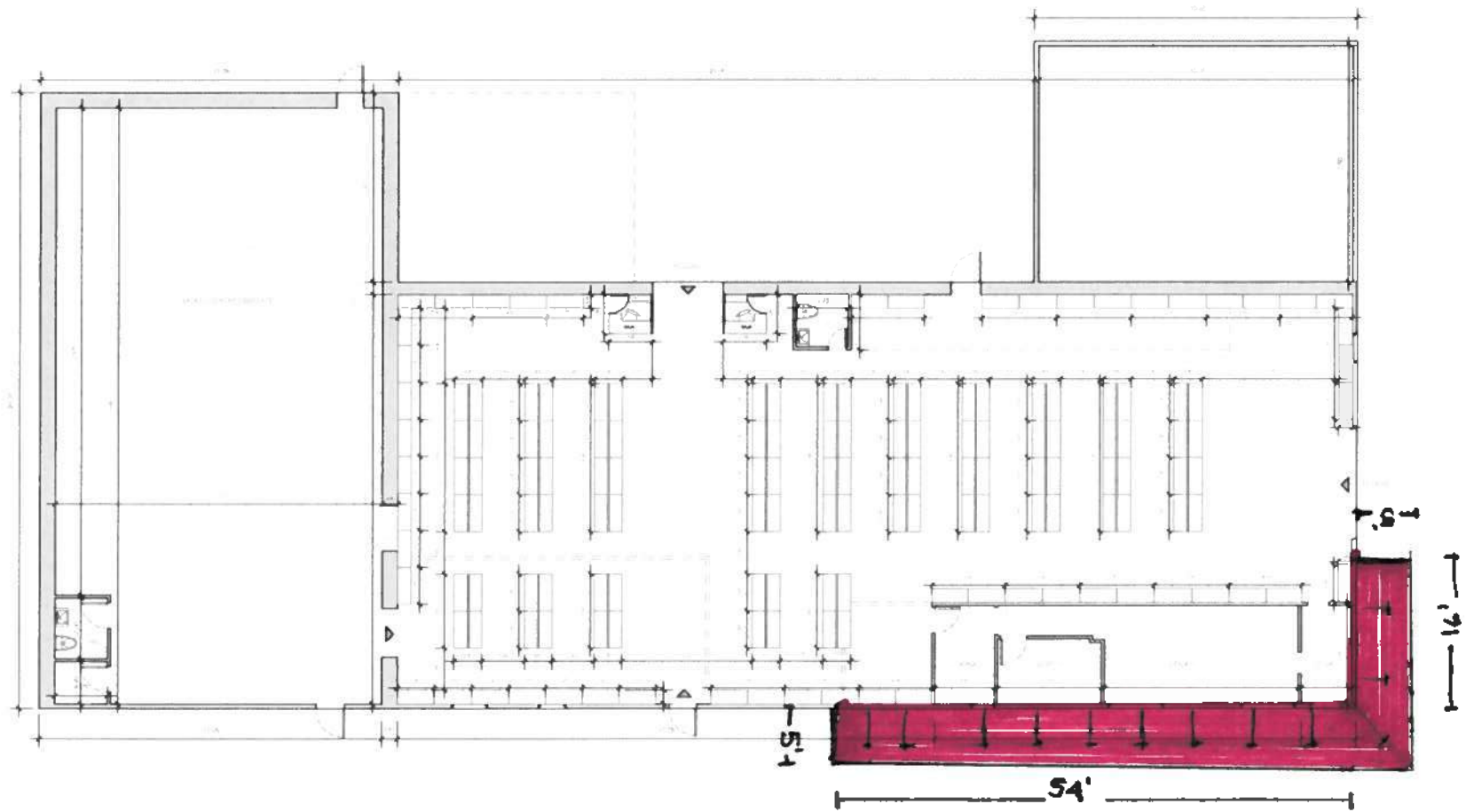
P.B. PLAT BOOK

D.U.E. DRAINAGE AND



Coble's Garage, corner of Massachusetts Ave. and 10th St. Now Handyman Hardware. Fisk Collection





1 1:100

AWNING





HARDWARE
STORE

PARKING →

PRODUCTS / SERVICES

POWER LAWN & WE MIX & WE FILL
TOOLS GARDEN MATCH PUTTY PROPANE





HARDWARE
STORE

OWER
OODS



HARDWARE STORE **PARKING** →
PRODUCTS / SERVICES / PERSONALIZED CUSTOMER SERVICE
POWER TOOLS LAWN & GARDEN WE MIX & MATCH PAINT PROPANE

POWER TOOLS

918

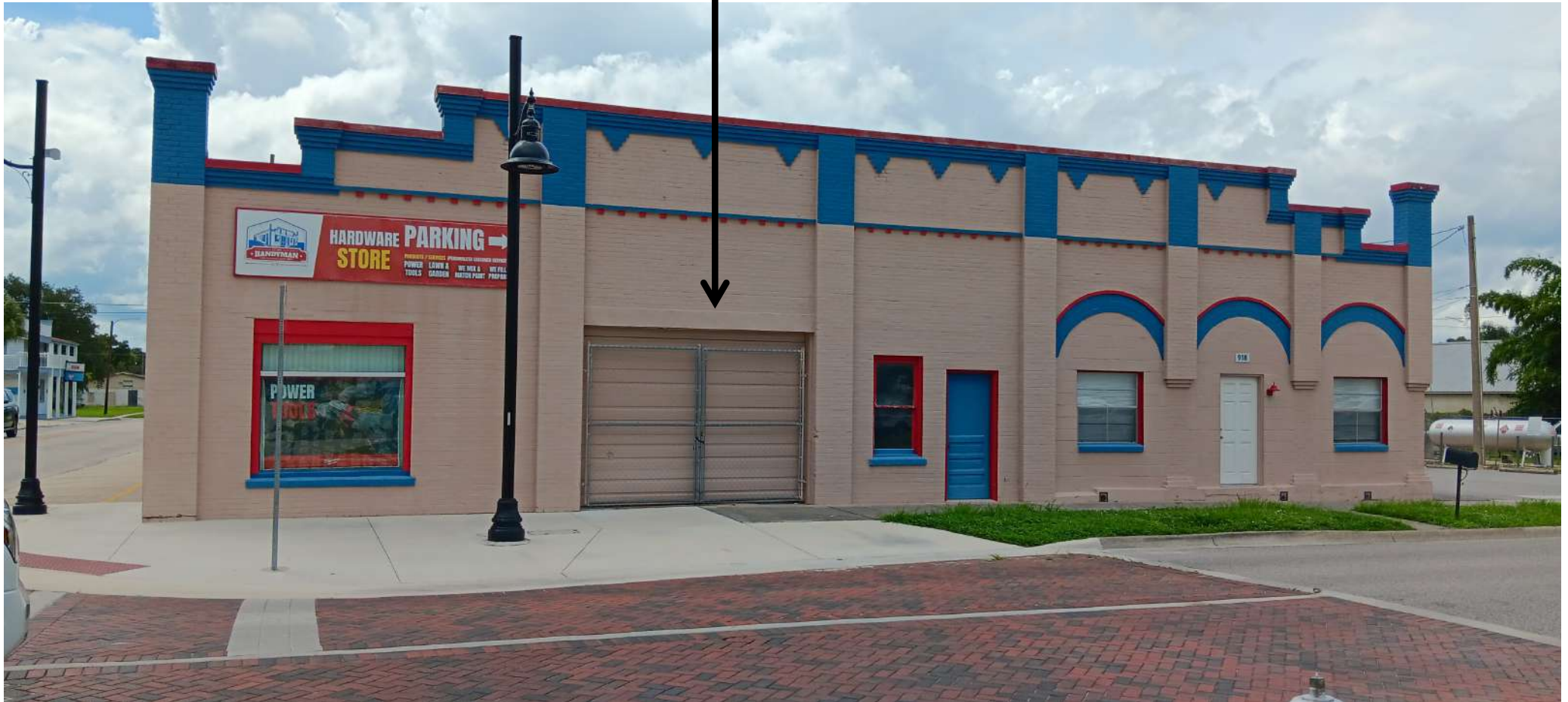
**10TH STREET
EXISTING DOOR IN MURAL**



**PROPOSED NEW ENTRY COMMERCIAL DOOR
WITH PART OF MURAL REPAINTED ON THE DOOR**



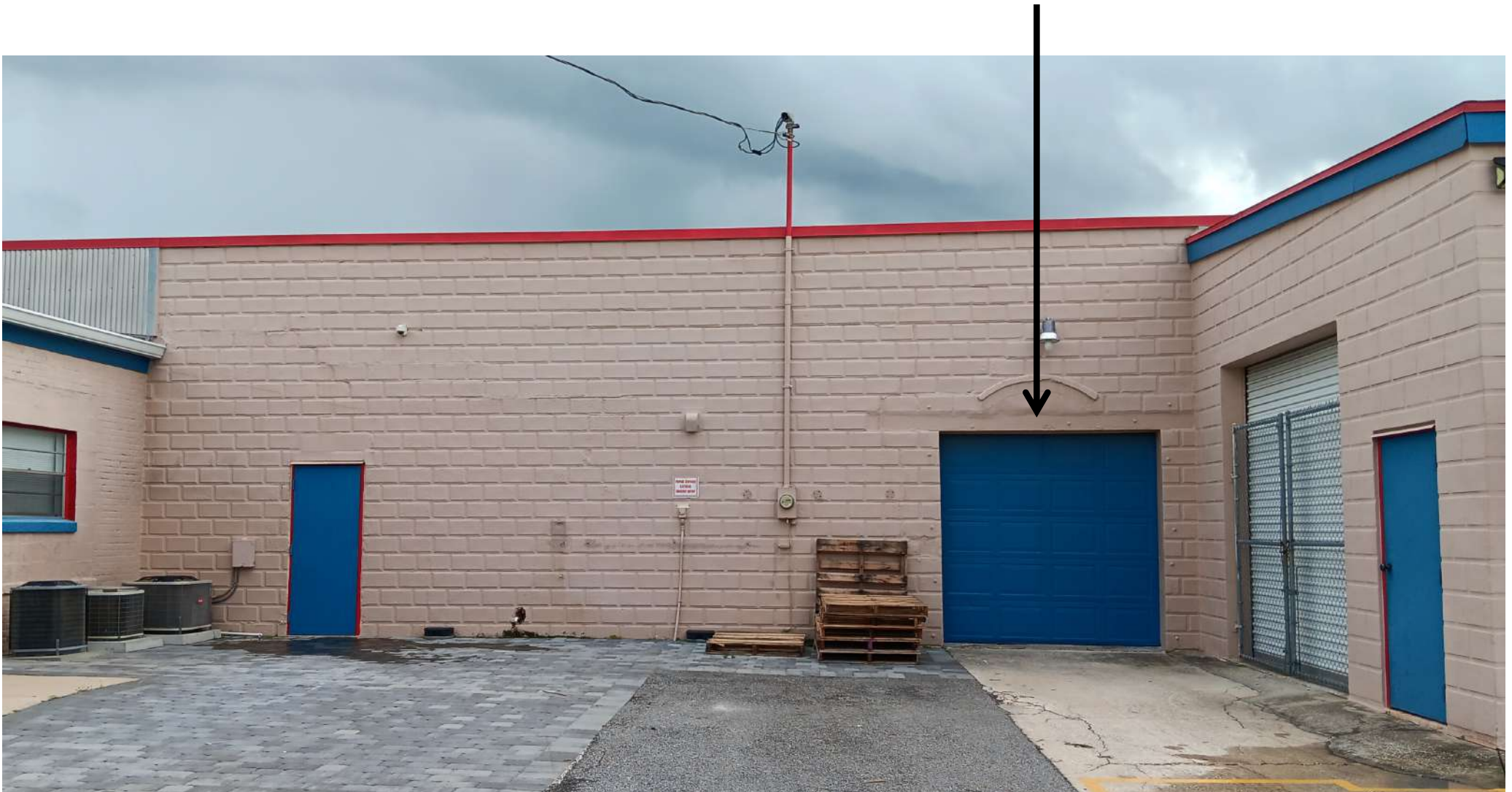
CORNER OF MASSACHUSETTS EXISTING GARAGE DOOR



PROPOSED NEW ENTRY COMMERCIAL DOUBLE DOOR WITH VINTAGE DESIGNS



EXISTING GARAGE DOOR BY CAR PARKING AREA BEHIND 10TH STREET



PROPOSED MAIN ENTRANCE DOUBLE DOOR









17.49
\$1.02
22.49

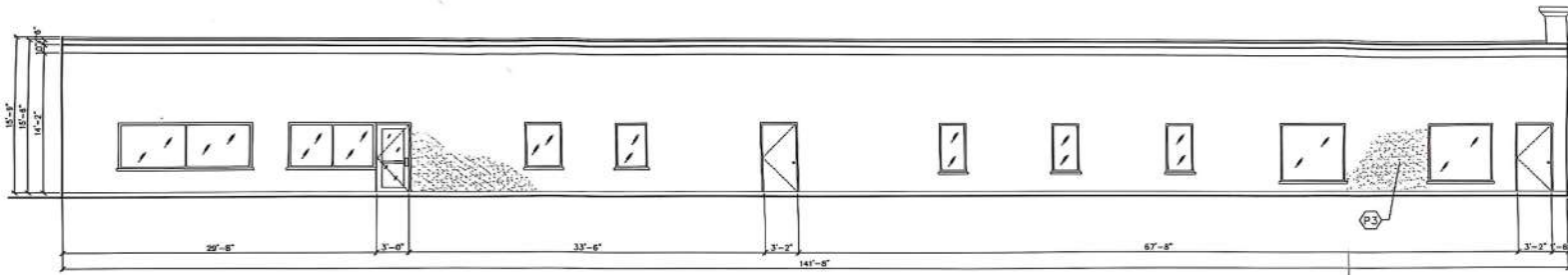
\$3.49

EMERGENCY EXIT
ONLY
ALARM WILL SOUND
IF OPENED



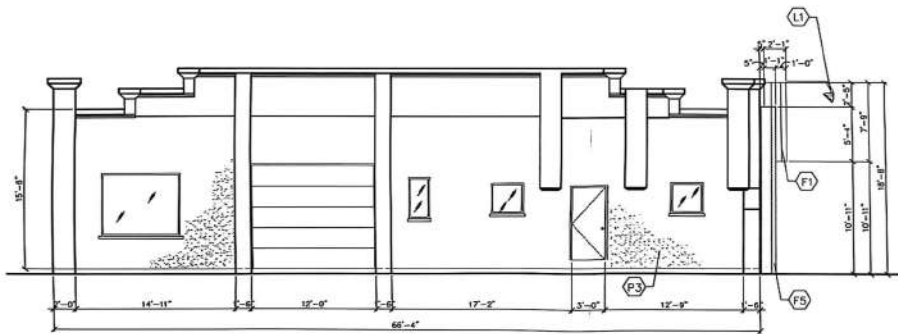






1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

10TH STREET
EXISTING DOOR IN MURAL



**PROPOSED NEW ENTRY COMMERCIAL DOOR
WITH PART OF MURAL REPAINTED ON THE DOOR**



CORNER OF MASSACHUSETTS EXISTING GARAGE DOOR



PROPOSED NEW ENTRY COMMERCIAL DOUBLE DOOR



PROPOSED NEW ENTRY COMMERCIAL DOUBLE DOOR WITH VINTAGE DESIGNS



EXISTING GARAGE DOOR BY CAR PARKING AREA BEHIND 10TH STREET



PROPOSED MAIN ENTRANCE DOUBLE DOOR

