

..Title

US HWY 17-92 CRA – Consider approval of a CRA Redevelopment and Construction Grant to Ramco USA Development Corporation for redevelopment of the Sanford Town Square (Winn Dixie Plaza), 1500-1566 S. French Avenue, in the City of Sanford, in the amount of \$16,859. District 5 - Carey (Sonia Fonseca)

..Department

Economic Development

..Division

County Manager's Office

..Authorized By

Nicole Guillet

..Contact/Phone number

Sonia Fonseca - 407-665-7133

..Motion/Recommendation

1. Recommend approval of the Redevelopment & Construction Grant to Ramco USA Development Corporation for redevelopment of the Sanford Town Square (Winn Dixie Plaza), 1500-1566 S. French Avenue, in the City of Sanford, in the amount of \$16,859; or
2. Deny the Redevelopment & Construction Grant to Ramco USA Development Corporation for redevelopment of the Sanford Town Square (Winn Dixie Plaza), 1500-1566 S. French Avenue, in the City of Sanford, in the amount of \$16,859; or
3. Continue to a time and date certain.

..Background

The Applicant, Ramco USA Development Corporation, is proposing to redevelop a 435,600 square foot site, which includes two structures totaling an approximate 88,800 square feet, located at 1500-1566 S. French Avenue within the Community Redevelopment Area (Winn Dixie Plaza).

The proposed project will include installation of ADA ramps and railings, restriping and paving the parking lot, new landscaping, and signage to meet code requirements. The applicant will be making an investment of nearly \$85,000 and is requesting a grant in the amount of 20% of the eligible costs in the amount of \$16,859.

The Winn Dixie plaza is located on a Catalyst Site as identified in the CRA Master Plan. The site is experiencing persistent high vacancy rates with 10 vacant units currently. Several of the units have been vacant for as long as a 10 year period. The property manager proposes to make the above improvements to address ADA requirements and aesthetically improve the location to attract tenants.

The proposed application furthers implementation of the following Goal, Objectives, and Policies of the US-17-92 Corridor Redevelopment Master Plan:

- **Goal:** Promote and provide a cohesive, economically sustainable, and functional built environment throughout the entire US 17-92 corridor.
 - **Objective 2:** Eliminate existing blight and prevent the continued degradation of physical and social environment within the CRA jurisdictional boundary and surrounding community.
 - **Policy 2.1:** Encourage privately-initiated rehabilitation of substandard and unsightly structures, signs, landscape, and parking areas through available funding programs. Provide matching grants contingent upon design compliance with Corridor Redevelopment Master Plan redevelopment framework standards and perpetual maintenance agreement.
 - **Objective 4:** Develop strategies to focus economic redevelopment investment and employment opportunity investment by both public and private sectors.
 - **Policy 4.2:** Develop incentives for redevelopment and new development that creates localized employment and new jobs within the CRA jurisdictional boundary.

In addition to the above listed goal, objectives, and policies, the project meets the following application guidelines:

- The project is located on a catalyst site within the Sanford Gateway catalyst area;
- The project involves streetscape aesthetics and functionality (as was previously approved for Parks Lincoln, ABC Auto Auction and Nursery Road Warehouses);
- The proposed improvements increase safety, and accessibility;
- The proposed improvements will improve the marketability of a plaza with voluminous vacancies.

..Technical Advisory Committee Recommendation

The Technical Advisory Committee recommended approval of the Redevelopment & Construction Grant to Ramco USA Development Corporation for redevelopment of the Sanford Town Square (Winn Dixie Plaza), 1500-1566 S. French Avenue, in the City of Sanford, in the amount of \$16,859 at its December 18, 2014 meeting.

..Staff Recommendation

Staff recommends approval of the Redevelopment & Construction Grant to Ramco USA Development Corporation for redevelopment of the Sanford Town Square (Winn Dixie Plaza), 1500-1566 S. French Avenue, in the City of Sanford, in the amount of \$16,859.

..Attachments

- Grant application packet
- ROI

GRANT APPLICATION

RECEIVED DEC 15 2014

BRADLEY |
CORPORATION
REAL ESTATE
SERVICES

December 15, 2014

Sonia Fonseca
US 17-92 CRA Program Manager
Seminole County Government
Economic Development
1101 E. 1st Street
Sanford, FL 32771

RE: CRA Grant Application for Sanford Town Square

Dear Sonia,

Enclosed herewith please find the CRA grant application for Sanford Town Square. Included in this package are three bids for the work to be done along with some black and white pictures of the shopping center.

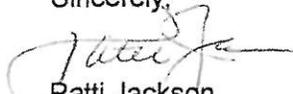
Please note that we have in the past couple of years, replaced the roof on one of the buildings and did a complete re-model of the front of the center.

We do feel with the listed improvements this will bring more businesses to the center which will in turn bring more jobs, more traffic which will snowball into more revenue not only for the center but for Seminole County and the City of Sanford.

Please do not hesitate to contact me with any questions or concerns, or if you may need any further information.

Thank you in advance for your review of our application.

Sincerely,



Patti Jackson
Property Manager
Agent for RAMCO USA Development Corp.

cc: Enclosure

RECEIVED DEC 15 2014



US 17-92 CRA Grant Program for REDEVELOPMENT & CONSTRUCTION

Information & Application

Fiscal Year ~~2013-2014~~

2014-2015

US 17-92 Community Redevelopment Agency Seminole County, Sanford, Lake Mary, Winter Springs & Casselberry

- ◆ Please note that **applications must be submitted BEFORE work begins**. Additionally, award of the grant is not guaranteed, and the Applicant assumes all financial liabilities for work initiated prior to the approval of the Grant by the CRA.

GRANT

(For Official Use Only)

Redevelopment/Construction Grant Application

Applicant: RAMCO USA Development Corp.
Address: 916 Bradley Corp of Winter Park 174 W. Comstock Ave #100
City: Winter Park FL Zip Code: 32789
Phone/Cell # 407-740-7301 E-Mail rajackson@flrr.com

Project Contract Person if different from Applicant: Patti Jackson
Phone: 321-436 8650 cell
E-mail: rajackson@flrr.com
Mailing Address: 174 W Comstock Ave #100, Winter Park, FL 32789

Application Preparer (if different than owner): Patti Jackson
Phone: SAME AS ABOVE
E-mail: SAME AS ABOVE
Mailing Address: SAME AS ABOVE

Note: If the Applicant is not the property owner, Applicant must submit Addendum A with the application.

I. SITE IDENTIFICATION AND HISTORY

SITE INFORMATION

- 1. Name of Site or Business Name: Sanford Town Square
Site Address: 1500-1566 S. Fern Avenue
City, County or Township: Sanford Zip Code: 32771
Acreage of Site: 10 Bldg. Sq. Ft.: 88,800
County Commission/City Commission District# 5 A 2 B

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CURRENT AND FUTURE LAND USE

2. Zoning/Land Use:

A. Current: Industrial _____ Commercial Residential _____
Mixed-use _____ Other (Specify) _____

B. After Re-Zone (if applicable): Industrial _____ Commercial Residential _____
Mixed-use _____ Other (Specify) _____

3. Current economic condition:

Vacant lot _____ Developed site Other _____

4. How many buildings are currently on site?

Industrial _____ How many are occupied? _____ If vacant, for how long? _____

Commercial 2 How many are occupied? 8 spaces If vacant, for how long? vacant/some for 10 years

Residential _____ How many are occupied? _____ If vacant, for how long? _____

5. Year building(s) was/were built: 1986

6. Please describe the condition of the buildings on the site (Digital photo file attachment highly recommended but not required).

*New paint in 2012
have digital on file that can be sent via email.*

GRANT

8. Describe how the redevelopment of the site will increase Public Safety.
Everything will be brought up to current ADA codes - not only benefiting the handicapped but making the public also aware
9. Is the site contaminated? no
If so, what measures have been taken to address the contamination?
10. Will Seminole Economic Enhancement District (SEED) Funds be requested? _____
If so, for what purpose?
- 11a. What is the expected rate of return on the investment by the CRA? _____
- 11b. What is the time frame for the return on investment by the CRA? _____

The ROI will be calculated by the CRA Program Manager and attached to the application

JOB CREATION & RETENTION

12. Forecast the number of new jobs created after redevelopment or new development of the site (jobs that did not exist in the US17-92 CRA prior to redevelopment or new development).

Total New Jobs: 120

There are currently 10 vacant spaces - with the redevelopment in some areas of the center it will continue more businesses - which creates more jobs. At just 2 each would give min. 40 jobs

OTHER PUBLIC BENEFITS

13. What positive environmental infrastructure improvements are associated with this project? Attach supporting documentation that indicates the positive public benefit to infrastructure enhancements.

*New visible signage
Public Safety with improved directional parking lines/stripes*

PROXIMITY TO PUBLIC TRANSIT

14. Attach a local transit schedule, and highlight the lines that serve the project site or surrounding area. If a regularly scheduled route does not serve the area, please provide information about other forms of transit that serve the project site.

LYN 103 picks up at front of center. Many stops around neighboring areas which will bring more traffic to center upon improvements. Maps - Exhibit "A"

15. Would you agree to provide an easement to establish a bus shelter if appropriate or requested? X Yes _____ No

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Submittals

Applications must include the following materials, if applicable, for consideration by the US 17-92 CRA:

- a. Current photo(s) of project site;
- b. Property Appraiser parcel number and proof of paid property taxes;
- c. Applicant information;
- d. Listing of businesses or services offered on site (unless residential);
- e. Description of proposed improvements;
- f. Identification of project's support of the CRA Master Plan;
- g. BTR (unless residential);
- h. Rendering or sketch of proposed improvements;
- i. Architectural plans – elevation drawing, dimensions, measurements, etc.;
- j. Color and material samples;
- k. Sign/awning design drawings and/or plans;
- l. Documentation of cost estimates – copies of vendor bids, estimates, etc. (refer to pg. 3 for bid requirements); and
- m. Signatures of property owner and Applicant

Applications lacking sufficient materials to describe the project will NOT be reviewed.

I, Patti Jackson, attest that the information contained herein is correct to the best of my knowledge. I understand that the US 17-92 CRA Redevelopment & Construction Grant Program benefits are contingent upon funding availability and US 17-92 CRA approval and are not to be construed as an entitlement or right of a property owner or Applicant. Properties within the designated US 17-92 CRA boundary are not eligible for grant-funded programs when such funding conflicts with the goals expressed in the US 17-92 CRA Community Redevelopment Plan. I further understand that I am responsible for providing construction documents and/or permits required for any work, and hold harmless Seminole County for any damage associated with this application or the US 17-92 Grant Program.

Patti Jackson
Signature of Applicant

Patti Jackson
Print Name

STATE OF FLORIDA: COUNTY OF SEMINOLE:

The foregoing instrument was acknowledged before me this 15th day of December 2014,

by Patti Jackson. He/She is personally known to me or has

produced _____ as identification and did not (did) take an oath.

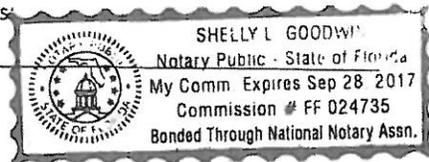
(SEAL)

Notary Public, State of Florida (Signature of Notary taking acknowledgement)

Shelly L Goodwin
Name of Notary Typed, Printed or Stamped

My Commission Expires:

Commission Number



GRANT

Note: if Applicant is not the property owner, Applicant must submit Addendum A with application.

Addendum A

Date: _____
To: US 17-92 CRA
Community Redevelopment Agency
From: _____
(Property Owner)

Subject: Permission for US 17-92 Grant Program Participation

As the owner of _____, I give, _____, permission to participate in the US 17-92, Grant Program as detailed in the Revitalization and Construction Grant Application, and hold Seminole County harmless for any damages associated with this application or the US 17-92 Grant Program.

[Signature]
Property Owner's Signature
JACOB ATTIAS
Property Owner's Name Printed

STATE OF FLORIDA:
COUNTY OF SEMINOLE:

The foregoing instrument was acknowledged before me this 20th day of November 2014,
2014 by Guyaine Guimet. He/She is personally known to
me or has produced Jacob Attias d/b/a A-3305-290342 as identification and did not
(did) take an oath.

(SEAL)

[Signature]
Notary Public, State of Florida, (Signature of
Notary taking acknowledgement)
Guyaine Guimet
Name of Notary Typed, Printed or Stamped
My Commission Expires: 21 octobre 2017



Commission Number

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Profit Corporation

RAMCO USA DEVELOPMENT CORPORATION

Filing Information

Document Number	S98082
FEI/EIN Number	593093667
Date Filed	12/02/1991
State	FL
Status	ACTIVE
Effective Date	12/01/1991

Principal Address

4333 STE CATHERINE ST WEST
SUITE 400
MONTREAL, QUEBEC CAN H3Z1P-9 AF

Changed: 04/23/2013

Mailing Address

PO BOX 2291
WINTER PARK, FL 32790

Changed: 02/17/2010

Registered Agent Name & Address

TAYLOR, JOHN A
FASSETT ANTHONY & TAYLOR PA
1325 W COLONIAL DRIVE
ORLANDO, FL 32804

Name Changed: 09/09/2002

Address Changed: 09/09/2002

Officer/Director Detail

Name & Address

Title MR

ATTIAS, JACOB MR.
4333 STE-CATHERINE WEST SUITE 400
MONTREAL, QC H3Z1P-9 CA



Annual Reports

Report Year	Filed Date				
2012	01/06/2012				
2013	04/23/2013				
2014	03/21/2014	Contact Us	Filing Services	Document Searches	Forms Help

Document Images

03/21/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
01/06/2012 -- ANNUAL REPORT	View image in PDF format
03/09/2011 -- ANNUAL REPORT	View image in PDF format
02/17/2010 -- ANNUAL REPORT	View image in PDF format
04/07/2009 -- ANNUAL REPORT	View image in PDF format
07/16/2008 -- ANNUAL REPORT	View image in PDF format
01/10/2007 -- ANNUAL REPORT	View image in PDF format
04/20/2006 -- ANNUAL REPORT	View image in PDF format
04/26/2005 -- ANNUAL REPORT	View image in PDF format
01/09/2004 -- ANNUAL REPORT	View image in PDF format
01/24/2003 -- ANNUAL REPORT	View image in PDF format
09/09/2002 -- ANNUAL REPORT	View image in PDF format
05/02/2001 -- ANNUAL REPORT	View image in PDF format
03/24/2000 -- ANNUAL REPORT	View image in PDF format
04/23/1999 -- ANNUAL REPORT	View image in PDF format
02/18/1998 -- ANNUAL REPORT	View image in PDF format
01/27/1997 -- ANNUAL REPORT	View image in PDF format
04/12/1996 -- ANNUAL REPORT	View image in PDF format
03/02/1995 -- ANNUAL REPORT	View image in PDF format

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 State of Florida, Department of State

GRANT

This Section for Official Use Only

Date Reviewed by TAC: 12/18/14

Recommendation to US 17-92 RPA: approve

Date Reviewed by RPA: 1/8/15

Recommendation to US 17-92 CRA: _____

Action by US 17-92 CRA: _____

Amount approved: _____

*Release of Funds authorized by

US 17-92 CRA Program Manager: _____

*Release of funds only occurs after the US 17-92 Program Manager has verified that all conditions of the contract and grant application have been satisfied.

Historic Sanford Site - Catalyst R Sites

Parcel ID	Acres	Owner	Building Value	Total Value	Building SF
1930255AG14100010	0.71	JTV INV LLC	\$0.00	\$31,400.00	0.00
1930255AG14090060	0.50	JTV INV LLC	\$0.00	\$134,400.00	0.00
1930255AG14090010	0.31	JTV INV LLC	\$682,408.00	\$803,341.00	17,345.00
1930255AG13110030	0.11	FLAGLER JAMIE	\$0.00	\$12,288.00	0.00
19303630001400000	0.56	JTV INV LLC	\$19,018.00	\$172,521.00	840.00
1930255AG13090040	0.26	JCV PROPERTIES LLC	\$37,794.00	\$93,346.00	1,500.00
1930255AG13090010	0.79	SANFORD GROUP LLC	\$458,916.00	\$677,500.00	7,440.00
19303651200000020	0.27	SANFORD CITY OF	\$0.00	\$28,782.00	0.00
1930255AG13110080	0.29	KIRCHHOFF WILLIAM E &	\$0.00	\$1,100.00	0.00
1930255AG14100070	0.10	JONES JACK JR HEIRS	\$0.00	\$14,815.00	0.00
193025300027N0000	0.28	CSX TRANSPORTATION INC	\$0.00	\$10.00	0.00
19303630001600000	0.24	SANFORD CITY OF	\$0.00	\$27,864.00	0.00
19303630001700000	0.34	SANFORD CITY OF	\$0.00	\$32,724.00	0.00
1930255AG14110010	0.19	KIRCHHOFF WILLIAM E &	\$25,947.00	\$55,228.00	4,000.00
1930255AG14110060	0.41	SANFORD CITY OF	\$0.00	\$45,839.00	0.00
19303630001500000	0.24	KIRCHHOFF WILLIAM E &	\$72,530.00	\$92,294.00	1,410.00
1930255AG1411006A	0.30	SANFORD CITY OF	\$0.00	\$32,869.00	0.00
1930255AG1311001A	0.10	CLARKE WINSOME	\$48,864.00	\$58,249.00	1,168.00
1930255AG13090050	0.11	JCV PROPERTIES LLC	\$0.00	\$43,400.00	0.00
19303651200000030	0.94	ICE ENTERPRISES OF MID-FLORIDA	\$127,378.00	\$205,819.00	4,946.00
1930255AG13090080	0.46	JCV PROPERTIES LLC	\$47,910.00	\$86,286.00	5,720.00
1930255AG13110010	0.15	CLARKE WINSOME	\$0.00	\$14,538.00	0.00
19303651200000050	10.25	RAMCO USA DEV CORP	\$3,858,940.00	\$5,671,971.00	47,185.00
193025300027H0000	0.42	CSX TRANSPORTATION INC	\$0.00	\$10.00	0.00
1930255AG13110020	0.06	GIBSON MICHAEL PER REP EST OF	\$0.00	\$7,558.00	0.00
1930255AG1410007A	0.01	SANFORD CITY OF	\$0.00	\$100.00	0.00
19303651200000040	13.43	DEPT AGRICULTURE/STATE OF FLA	\$1,177,099.00	\$3,263,410.00	58,200.00
1930255AG13100010	1.68	JCV PROPERTIES LLC	\$0.00	\$123,552.00	0.00
1930255AG1311003A	0.09	CADAVID MILTON	\$0.00	\$10,385.00	0.00
1930255AG13110060	0.55	SANFORD CITY OF	\$0.00	\$76,550.00	0.00
	34.14		\$6,556,804.00	\$11,818,149.00	149,754.00



**PROPERTY
APPRAISER'S
INFORMATION**

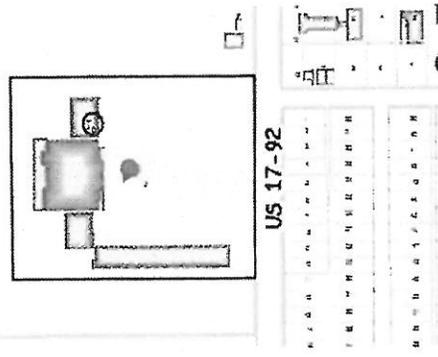


Property Record Card
 Parcel: 36-19-30-512-0000-0050
 Owner: RAMCO USA DEV CORP C/O BRADLEY CORP WINTER PK
 Property Address: 1500 FRENCH AVE SANFORD, FL 32771

Parcel: 36-19-30-512-0000-0050
Property Address: 1500 FRENCH AVE
Owner: RAMCO USA DEV CORP C/O BRADLEY CORP WINTER PK
Mailing: PO BOX 2291
 WINTER PARK, FL 32790
Subdivision Name: FRENCH PROPERTY SUBD OF
Tax District: S4-SANFORD- 17-92 REDVDST
Exemptions:
DOR Use Code: 16-RETAIL CENTER-ANCHORED

Value Summary		
	2015 Working Values	2014 Certified Values
Valuation Method	Income	Income
Number of Buildings	2	2
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)		
Land Value Ag		
Just/Market Value	\$3,745,969	\$3,745,969
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
Assessed Value	\$3,745,969	\$3,745,969
Tax Amount without SOH:		\$74,595.35
2014 Tax Bill Amount		\$74,595.35
Tax Estimator		
Save Our Homes Savings:		\$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments



Legal Description

LEG LOT 5
 SUBD OF A V FRENCH PROPERTY
 PB 7 PG 10

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$3,745,969	\$0	\$3,745,969
Schools	\$3,745,969	\$0	\$3,745,969
City Sanford	\$3,745,969	\$0	\$3,745,969
SJWM(Saint Johns Water Management)	\$3,745,969	\$0	\$3,745,969
County Bonds	\$3,745,969	\$0	\$3,745,969

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	6/1/1992	02443	0243	\$3,300,000	No	Improved
SPECIAL WARRANTY DEED	2/1/1989	02050	1758	\$100	No	Improved
WARRANTY DEED	11/1/1988	02016	0798	\$7,134,100	Yes	Improved
WARRANTY DEED	1/1/1986	01706	1887	\$1,500,000	No	Improved
WARRANTY DEED	1/1/1967	00636	0073	\$35,000	Yes	Improved

Find Comparable Sales within this Subdivision

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET		0	0	435600	\$7.00 \$3,049,200

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
---	-------------	-----------------------------	---------	----------	----------	-----------	------------	------------

1	MASONRY PILASTER .	1987	1	45,446	CONCRETE BLOCK - MASONRY	\$1,527,632	\$2,230,119	Description	Area
								OPEN PORCH FINISHED	1739
2	MASONRY PILASTER .	1987	1	44,800	CONCRETE BLOCK - MASONRY	\$1,512,373	\$2,207,844	Description	Area
								OPEN PORCH FINISHED	976
								OPEN PORCH FINISHED	880
								OPEN PORCH FINISHED	3024

Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date
02436	Personal Property	Sanford	\$3,515		9/15/2014
01487	Personal Property	Sanford	\$3,045		5/21/2013
01486	Personal Property	Sanford	\$1,195		5/21/2013
01485	Personal Property	Sanford	\$3,340		5/21/2013
01482	Personal Property	Sanford	\$2,615		5/21/2013
01488	Personal Property	Sanford	\$660		5/21/2013
00601	Personal Property	Sanford	\$4,400		1/10/2013
00167	Addition - Commercial	Sanford	\$44,895		10/22/2012
00103	Addition - Commercial	Sanford	\$2,000		10/16/2012
02392	Addition - Commercial	Sanford	\$147,000		9/6/2012

Page 1 of 5 (48 items) [\[1\]](#) [2](#) [3](#) [4](#) [5](#)

Extra Features

Description	Year Built	Units	Value	New Cost
COMMERCIAL ASPHALT DR 2 IN	12/1/1987	272,055	\$99,028	\$247,570
6' CHAIN LINK FENCE	12/1/1987	170	\$408	\$1,020
BLOCK WALL	12/1/1987	2,928	\$3,514	\$8,784
COMM: ALUM CARPORT NO FLOOR	12/1/1987	120	\$192	\$480
POLE LIGHT CONCRETE 3 ARM	12/1/1987	2	\$8,302	\$8,302
POLE LIGHT CONCRETE 2 ARM	12/1/1987	7	\$18,158	\$18,158

Property Search

Owner | Address | Parcel | Advanced | <<< | Reset | Clear Measure | Clear Buffer | Disable Identify Popup Window

Execute Search
 Show Identifier Pins

You may mouse over the parcel/pin to redisplay the information window or navigate the map

Apply Results
Property Type: Real

X: 568907.62
Y: 1625026.3

What's Next

You may mouse over the parcel/pin to redisplay the information window or navigate the map

Resources

[Tax Estimator](#) | [Portability Application](#) | [Portability FAQ](#) | [PowerPoint](#) | [Constitutional Amendments](#)
[Recapture](#) | [Amendment 1 - Asnt Cap Limit](#) | [Homestead Application](#) | [Employment](#)

Contact

Seminole County Property Appraisers Office
 1101 E 1st St
 Sanford, FL 32771-1468
 Phone: 407-665-7566
 Office Hours: Mon-Fri, 9am-5pm

Navigation

[Home](#) | [Go Mobile](#) | [Life Version](#) | [Downloads](#) | [Contacts](#) | [Comments](#) | [Tutorial](#)

The Seminole County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Build Version: 1.3.637

PROPERTY TAXES - PAID

12/16/2014 11:37:40 AM

Do not use this information for a title search. Current and historical legal descriptions may differ.

****CURRENT YEAR'S TAXES PAID****

Parcel: 36-19-30-512-0000-0050

Tax Year: 2014

Tax Bill #: 017235

Non-School Assessed Value: \$3,745,969

School Assessed Value: \$3,745,969

Gross Tax Amount: \$74,595.35

Millage Code: S4 SANFORD

Exemptions Granted: NO

Homestead: NO

Additional Exemptions: NO

Non-Ad Valorem
Assessments: *NONE*

Owner & Mailing Address:

RAMCO USA DEV CORP
C/O BRADLEY CORP WINTER PK
PO BOX 2291
WINTER PARK FL 32790

Property Address:

1500 FRENCH AVE

Legal Description:

LEG LOT 5 SUBD OF A V FRENCH
PROPERTY PB 7 PG 10

Tax Status: ****CURRENT YEAR'S TAXES PAID****

Date	Receipt Num.	Amount Paid
11-18-14	R11/18/14P010548	\$71,611.54

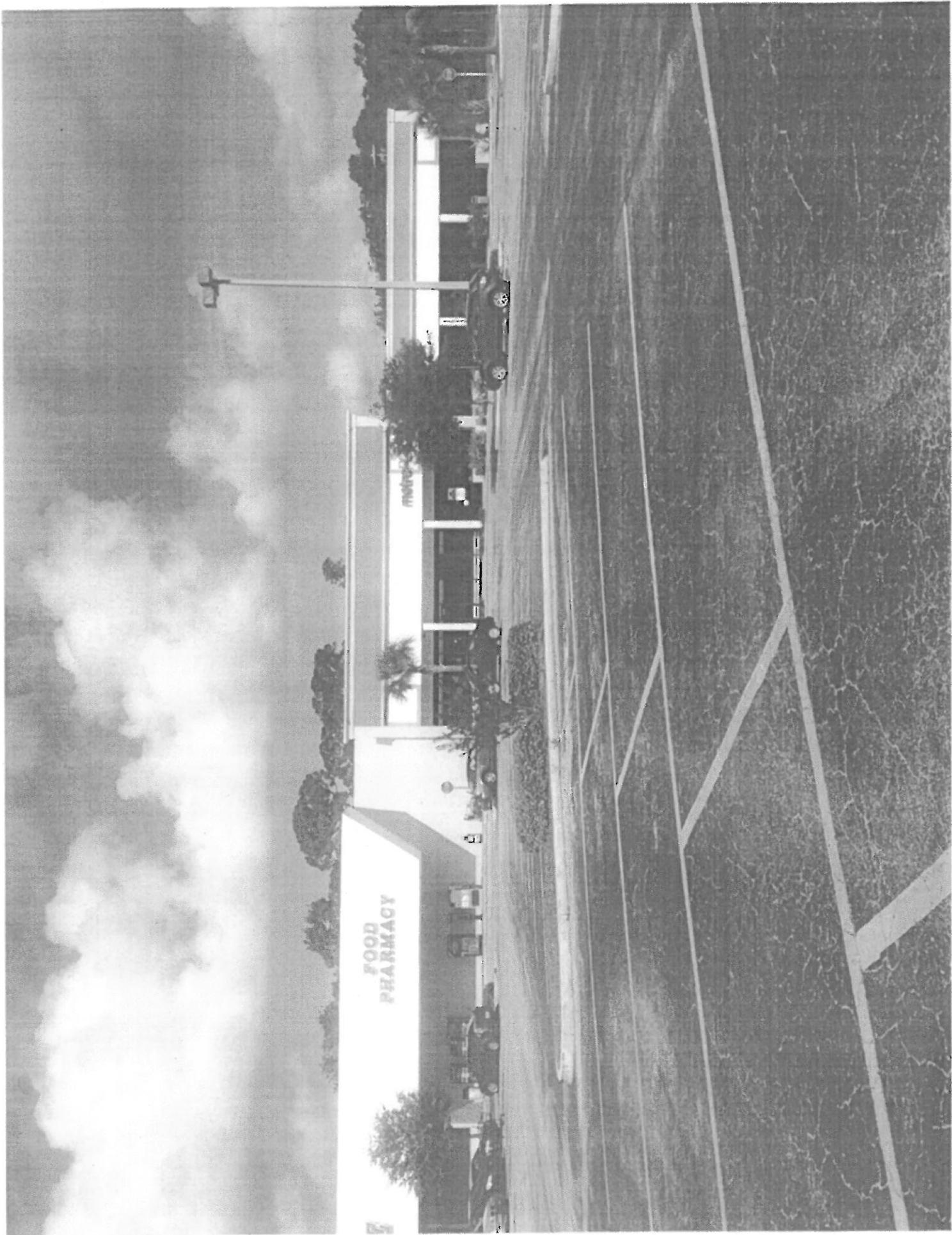
Information below reflects the 2014 tax bill discounted and gross amounts.

NOV 30	DEC 31	JAN 31	FEB 28	MAR 31
\$71,611.54	\$72,357.49	\$73,103.44	\$73,849.40	\$74,595.35

Other Comments:

Prior Years Unpaid Delinquent Taxes: *NONE*

PHOTOS





ESTIMATES

Proposal

GREEN IMPRESSIONS, INC.
LANDSCAPE & DESIGN
2708 GLYN ST.
ORLANDO, FL 32807
(407) 490-5448

DATE: October 21, 2014

PROPOSAL SUBMITTED TO: Bradley Corporation of Winter Pa
174 W Comstock Ave.
Winter Park, FL. 32789

0* C

RE: Sanford Town Square

10,875* +
37,000* +
2,700* +
18,724* +
15,000* +
84,299* *

We hereby submit specifications and estimate for Shrub Replacement as follow

Prep & Demo

84,299* +

Deliver & Install Buffer Hedges (10)

84,299* x

Deliver & Install Oak Trees, 2' Caliper (26)

0*2 =

Deliver & Install Crape Myrtle, 30 gal 6-8' tall (21)

16,859*8 *

Deliver & Install Ground Cover Shrubs, Arboricolos, 3 gal (90)

Deliver & Install Mulch (10 yds.)

*Irrigation Allowance – 12 hrs.

*(this is an estimation only, if more is required will receive approval)

We hereby propose to furnish labor and materials – complete in accordance with the above Specifications, for the sum of TEN THOUSAND EIGHT HUNDRED SEVENTY FIVE DOLLARS AND NO CENTS (\$10,875.00) with payment to be made as follows: NET 30 DAYS AFTER COMPLETION. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. This proposal subject to acceptance within 10 days and is valid thereafter at the option of the undersigned.

AUTHORIZED SIGNATURE: _____

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

DATE _____

SIGNATURE _____

EXHIBIT "B"
LANDSCAPE

Sanford Town Center
Landscape Improvements

Dear Ms. Jackson,

Rolling Green Landscape Solutions is pleased to submit our proposal for landscape improvements at Sanford Town Center!

Scope of Work:

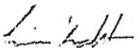
Scope of Work Included in Proposal:

1. Landscape improvements will be made based on the following City of Sanford guidelines:
 - a. Property Buffer – trees every 25' and continuous shrubs (frontage along 17-92).
 - b. Double Islands – 2 trees, 10 groundcover shrubs (parking lot islands, oversized).
 - c. Single Islands – 1 tree, 5 groundcover shrubs (parking lot islands, standard).
 - d. Building Frontage – Crape Myrtles in front of architectural columns (all beds without existing trees)
2. Existing dead or undersized landscape material will be removed.
3. All irrigation will be fixed and automated to ensure plant survival.
4. All new landscape areas will be mulched.

Pricing Summary:

Description	Quantity	Unit of Measure	Unit Price	Total Cost
Prep & Demo	1	LS	\$ 450.00	\$ 450.00
Buffer Hedges	10	EA	\$ 34.00	\$ 340.00
Oak Tees (2' caliper)	26	EA	\$ 245.00	\$ 6,370.00
Crape Myrtle (30gal 6-8' tall)	21	EA	\$ 195.00	\$ 4,095.00
Ground Cover Shrubs (3gal)	90	EA	\$ 13.00	\$ 1,170.00
Mulch (all new plantings)	10	CY	\$ 50.00	\$ 500.00
Irrigation System (allowance)	1	LS	\$ 2,000.00	\$ 2,000.00
Total Cost:				\$14,925

Please review the above document and contact me with any questions you may have.
Thanks for the opportunity!



Eric Kobb
407-394-8515

Terms & Conditions:

1. Payment Terms:

- a. All jobs over \$1,000 in value will require a 50% deposit in order to schedule work; remaining balance must be paid upon completion.
- b. All jobs under \$1,000 will be paid in full upon completion.

Contract Acceptance:

Owner:

Patti Jackson
Property Manager
RAMCO Development

Contractor:

Eric Kobb
Owner
Rolling Green Landscape Solutions

I have read and agree to the following proposal, agree to the terms and accept the contract.

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

EXHIBIT "C"
PARKING LOT SEAL/STRIP



6839 Narcoossee Road
Suite 43
Orlando, Florida 32822
Office: (407) 380-0265
Fax: (407) 249-0267

Asphalt Maintenance, LLC.

Date: 03/06/2014 QT# 09211500

Bradley Corp. Of Winter Park
ATT: Patty
Winter Park, FL.

Winn Dixie
1500 S. French Ave.
Sanford, FL.

Job Specifications:

All work to be in compliance with ADA codes from Chuck Childers report.
Restripe parking lot as previously existed with DOT approved traffic paint. Striping includes parking lines, HC stalls, arrows, stop bars, curbs, no parking fire lane, light pole bases, no cart limit, and car stops.

Install blue reflectors missing at fire hydrants.

Clean and seal App. 31,574 Sq. yards and apply two coats sealer.

Genite Sealer will be used on this application.

200' curb painted previously.

Install 25 new car stops. Remove and replace hc signs with 10 new ones.

Repair Damaged Asphalt Approx. 3,371 sq Ft with type SIII Asphalt
(Discout price requires \$ 18,500.00 Down. 18,500.00 on completion.)

\$37,000.00

Terms as follows: DUE UPON COMPLETION OF THE WORK OR AT THE OPTION OF Asphalt Maintenance, LLC by the 10th of the month following the date of the invoice. Should interim or progress invoicing be agreed upon, payment is to be made within ten days of the interim or progress billin date.

It is understood and agreed by all parties that Asphalt Maintenance, LLC reserves the right to terminate this agreement and shall be entitled to recover all charges for which payment is due and Asphalt Maintenance, LLC is entitled to recover. Customer hereby authorizes any attornes at law to appear for Asphalt Maintenance IN ANY ACTION ON THIS AGREEMENT, in any count of law in the county where contractor res

*9/10/14
Revised*

 _____
Asphalt Maintenance LLC Date 9/10/14 Owner/Agent Date



QUOTE

Sweeping the Central Florida Community, Power Washing the State of Florida

DATE: JUNE 9, 2014

2730 Shute St, Orlando, FL 32805
 Phone 407.299.7884 Fax 407.299.7040 Cell 407.587.6123
 salderson@blownawayusa.com

EXPIRATION DATE 7/5/2014

TO Patti Jackson
 Property Manager
 Bradley Corporation
 174 W. Comstock Ave. Suite 207
 Winter Park, FL 32789
 Phone #: 407-740-7301
 Fax #: 407-740-8091
 Cell #: 321-436-8650
 Email: pajackson@cfl.rr.com

JOB LOCATION	PAYMENT TERMS
Sanford Town Square / 1500 South French Avenue Sanford, FL	Net 30 Days

TYPE OF SERVICE	DESCRIPTION	LINE TOTAL
Asphalt Repair*	<ol style="list-style-type: none"> 1. Mill or saw cut areas totaling approximately 3371 square feet to 1 1/2 Inch deep. 2. Haul all material off site for disposal. 3. Clean and sweep all milled areas. 4. Tack coat all damaged areas. 5. Place hot S-3 asphalt and compact with roller. 	\$11,798.50
Parking Lot Seal Coating*	<p>Apply first coat of Seal Master sealer with 3-4 lbs. of silica sand per gallon of sealer (plus 4% additive) with continual agitation during application.</p> <p>First application to be cut in with hand brushes around curbing and sidewalks while the use of a wand sprayer and tanker in large areas such as parking lots.</p> <p>Apply second coat of sealer with wand sprayer system.</p>	\$19,674.00
Total Square feet*	281, 050 total square feet.	
Parking Lot Striping*	<p>Striping of all parking spaces and emblems using DOT approved white or yellow acrylic and thermo plastic traffic paint. Painting of handicap emblems using DOT approved blue acrylic and thermo plastic paint.</p> <p>Paint 445 parking stalls (Hollywood Style), 16 Handicap Stalls with Blue Box, 34 Arrows, 16 blue car stops, 40 yellow bollards, 9 DOT Arrows, 19 Stop Bars, 10 No Parking Fire Lane Stencils, 1 8 Ft. ONLY Stencil, 150 Linear Feet of 6 Inch Double Yellow, 1 Large Crosswalk, 1000 Linear Feet of 4 Inch White, 2400 Linear Feet of Yellow Curb, 2500 Linear Feet of 4 Inch Yellow, 9 Yellow light Bases, replace 25 Car Stops and install & repair 16 Handicap Signs.</p>	\$11,815.00
Note*	All material and labor is included and the above work to be performed in accordance with the layout approved by management and completed in a substantial workmanlike manner.	
Total Charge:		\$43,287.50

Quotation prepared by: Seth Alderson 407-587-6123

This is a quotation on the services described above, subject to the conditions noted below:

- All areas to be roped off or quarantined by Blown Away.
- Not responsible for foot traffic or vehicles breaking through barriers and tracking newly coated surface.

To accept this quotation and conditions, sign here, date and return: _____

THANK YOU FOR YOUR BUSINESS!
VISIT US AT WWW.BLOWNAWAYCFL.COM

Estimate # 2

Hasting L. Summerlin's
Black Gold Sealcoating Company
106 E. Carroll St. • Kissimmee, FL 34744
Cell: 407-301-0404 Fax: 407-556-3808
www.BGsealcoat.com
hsummerlin@cfl.rr.com

- Asphalt Paving
- Asphalt Patching
- Asphalt Speed Bumps

- Stripping
- Asphalt Seal Coating
- Traffic Signs

Billing Contract

Attn: Patty Jackson Date: 8/4/2014

Job Name: Sanford Town Square Shopping Center

Address: 1500-1566 French Ave. Sanford, FL.

Phone: 407-740-7301 Fax: 407-740-8091

SEAL COATING OF SANFORD TOWN SQUARE WITH GEM SEAL-POLY TAR

- | | |
|---|--|
| <p>1. Sprinkler systems must be turned off before sealing starts & remains off for 24 hours.</p> <p>2. We will clean the surface of all loose dust, dirt, leaves & any foreign materials by sweeping and power blowing the entire area.</p> <p>3. Prior to asphalt patching of pot holes with type 2 hot plant mix asphalt, we will tar tack areas with R.W.-70 adhesive. Completed asphalt areas will be power rolled to uniform compaction with a 2 ton roller.</p> <p>4. All oil spots will be treated with oss-1 asphalt emulsion gem seal tar oil spot primer.</p> | <p>5. Immediately after all prep work is completed, we will then apply two (2) coats of gem sealer <u>Poly T</u> to the entire area and three (3) on turns and entrances. Sealer contains 4lbs of type 2 silica sand to each gallon and 1 gallon of gs-1 0 neoprene latex rubber per 100 gallons of sealer. This is based on moderate traffic.</p> <p>6. All existing traffic markings will be restriped with a latex D.O.T. traffic paint.</p> <p>7. This area must remain closed for 24 hours.</p> <p>8. All work will be completed in a neat & timely manner & all work is guaranteed for 2 years.</p> |
|---|--|

* Includes all 20 items on data sheet & relocate of handicapped areas
We hereby propose to furnish labor & material complete in accordance with the above specifications, for the sum of _____ dollars.
(\$ 45,328.00) with payments to be made as follows 30% Deposit down,
30% when half done, & balance upon completion

All materials is guaranteed to be as specified. All work to be completed in a workman like manner according to standard to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, weather, or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

Authorized Signature Hasting L. Summerlin

Acceptance of Proposal

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted: _____ Signature: _____
Date: _____ Signature: _____

EXHIBIT "D"
RAMP

WESTON REHAB AND CONSTRUCTION
MANAGEMENT

Proposal

RE; Sanford Towne Center

Winn Dixie ADA ramp

A. Reconfigure sidewalk in front of Winn Dixie to include as follows.

Barracade work area

Cut concrete in front and demo approximately 180 square feet of walkway.

Pour concrete slab flush with parking lot

Pour 12 foot ramp each side of flush slab with sloped curb

Install ADA warning pad on front of flush slab Winn Dixie ADA ramp

Pg 2 of 2

Haul away all debris and clean up

Includes required permits

Total \$2,700.00

Thank you,

Robin Kossow

Weston Rehab and Construction Management

Rkossow@gmail.com

4079294845

4250 Alafaya trail Suite 212-343 Oviedo, Fl.32765 407-929-4845

Rkossow@gmail.com

Westonconstructionpro.com



QUOTE

A Property Services Company

DATE: JUNE 9, 2014

2730 Shute St, Orlando, FL 32805
 Phone 407.299.7884 Fax 407.299.7040
salderson@blownawayusa.com Cell: 407.587.6123

EXPIRATION DATE 7/9/2014

TO Patti Jackson
 Property Manager
 Bradley Corporation
 174 W. Comstock Ave. Suite 207
 Winter Park, FL 32789
 Phone #: 407-740-7301
 Fax #: 407-740-8091
 Cell #: 321-436-8650
 Email: pajackson@cfl.rr.com

JOB LOCATION	PAYMENT TERMS
Sanford Town Square / 1500 South French Avenue Sanford, FL	Net 30 Days

SERVICE	DESCRIPTION	LINE TOTAL
Infill Existing Ramp*	1.) Demo existing HC ramp located at Winn Dixie main entrance on work scope provided by Bradley Corporation. 2.) Haul off all access material off site. 3.) Install "L" Shape ramp running horizontally along store front and sloping gradually to their entrance to comply with current ADA code. Install hand rails to comply with ADA codes.	\$5,500.00
Hand Rail Install*	Install hand rail to prevent potential trip and fall hazard on areas that have elevation changes.	\$2,550.00
Frequency*	One Time Occurrence.	
Note*	All material and labor is included and the above work to be performed in accordance with the existing parking lot layout and completed in a workmanlike manner.	
Total Charge:		\$8,050.00

Quotation prepared by: Seth Alderson Cell: 407-587-6123

This is a quotation on the services described above, subject to the conditions noted below:

- A Purchase Order or Invoice number is to be provided by client prior to service being rendered. Issuance of such order constitutes agreement to the following conditions:
- Due diligence will be taken in quarantining the areas in which will be serviced to avoid foot or car traffic.
- Guaranteed for six months against defective workmanship and material excluding normal traffic wear and tear.

To accept this quotation and conditions, sign here, date and return: _____

THANK YOU FOR YOUR BUSINESS!
VISIT US AT WWW.BLOWNAWAYCFL.COM

Patti Jackson

From: Larry Evans [evansunderground@gmail.com]
Sent: Tuesday, June 17, 2014 11:26 AM
To: Patti Jackson
Subject: RE: Sanford Town Square

Concrete is 35 foot long by 6 foot wide will have a five foot flat for ADA ramp also will have railing installed total for concrete 3877.00

That total is to tear out existing concrete put in an ADA ramp with railing

Thank You,

Larry Evans

*Ramp only
still needs handrail
pricing*

On Jun 16, 2014 9:11 AM, "Larry Evans" <evansunderground@gmail.com> wrote:

I am back in town now when I get to the house this evening I will make sure I resend this I really apologize

Thank You,

Larry Evans

On Jun 12, 2014 3:19 PM, "Patti Jackson" <pajackson@cfl.rr.com> wrote:

Larry,

For some reason I am not getting your proposal. Could you please fax to me at 407-740-8091?

Thank you,
Patti

From: Larry Evans [mailto:evansunderground@gmail.com]

Sent: Tuesday, June 10, 2014 11:16 AM

To: Patti Jackson

Subject: RE: Sanford Town Square

Yes I sent it once last week didn't realize you didn't have it so soon as I get home this evening I will send it to you and then I will text you to see if you have it

Thank You,

Larry Evans



A DIAMOND ELECTRIC SIGNS & LIGHTING

2207 WEST 1ST STREET
SANFORD, FL 32771

Phone # 407-302-6015
Fax # 407-657-6482

diamondlsi@yahoo.com

**EXHIBIT "E"
SIGNAGE**

Estimate

Date 6/19/2014
Estimate # 10045

Name / Address

RAMCO USA
PATTY JACKSON
C/O BRADLEY CORPORATION
P.O. BOX 2291
WINTER PARK, FL. 32790

Job Address

1505-1566 S. FRENCH AVE
SANFORD, FL 32751

P.O. No. Terms Project

Description

Description	Qty	Rate	Total
MANUFACTURE 144" TALL AND 126" WIDE MONUMENT SIGN AS PER LAST APPROVED DRAWING. (USING EXISTING FOOTERS)		9,878.50	9,878.50T
MANUFACTURE 120" TALL AND 126" WIDE MONUMENT SIGN AS PER LAST APPROVED DRAWING. (USING EXISTING FOOTERS)	1	8,845.50	8,845.50T

50% DOWN, BALANCE DUE UPON COMPLETION

Subtotal	\$18,724.00
Sales Tax (0.0%)	\$0.00
Total	\$18,724.00

Signature _____

A+ Sign Service Inc.

2119 directors row #3
Orlando, FL 32809
(407) 468-0988



SANFORD TOWNE SQUARE

Client Information:
Attn: A/P DEPT.

Estimate#

Date:	Description:	Cost:
9-1-14	monument sign 12' tall 110" wide 8 tenant spaces per approved drawings	10,565.00
	monument sign 10' tall 110" wide 6 tenant spaces per approved drawings	9,450.00
	permit fees	1,250.00
	TOTAL DUE	20,165.00

tax TBD

Please remit the total amount due within 30 days.

THANKS FOR YOUR BUSINESS!

PROPOSAL

ELECTRONIC SIGN SYSTEMS, INC.
Submitted By: Bruce D. Lowie
P. O. Box 520118
Longwood, FL 32750
Phone: 321-231-2015
E-mail: electronic signs@aol.com

Proposal # 14-140
Sheet # One
Date: Sept. 24, 2014

PROPOSAL SUBMITTED TO: Ramco USA
P.O. Box 2291 Winter Park, FL 32790

Attn.: Patty Jackson
Job Address: 1505-1566 S. French Ave. Sanford, FL

We hereby propose to supply labor and equipment to:

1. Fabricate and install one new 10' 6" wide by 12' tall monument sign as per customer's supplied drawing. New sign to be installed on existing structure. \$11,410.00
2. Fabricate and install one new 10' 6" wide by 10' tall monument sign as per customer's supplied drawing. New sign to be installed on existing structure. \$ 10,655.00

All materials are guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications (if applicable) submitted for the above work and completed in a substantial workmanlike manner for the amount of \$22,065.00 (Twenty-two thousand, sixty-five) dollars. Price includes all labor and equipment.

Deposit of \$11,035.00
Balance due upon completion.
Quote valid for 60 days!

RESPECTFULLY SUBMITTED BY:

Bruce D. Lowie (Vice-president) 9-24-14

BRUCE D. LOWIE, (Vice-president)
ELECTRONIC SIGN SYSTEMS, INC.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as determined in above terms.

DATE: _____ SIGNATURE: _____

WESTON REHAB AND CONSTRUCTION
MANAGEMENT

Proposal

RE: Natchez Towne Center

Install hand railings in all areas indicated on site survey. A total of

120.0 LF of railing

total 15,000

15,000

Thank you,

Robin Kousow

Weston Rehab and Construction Management

Rkousow@gmail.com

601-797-4545

425 Alden Road, Suite 212, Natchez, MS 39074

601-797-4545

Rkousow@gmail.com

www.westonrehab.com

EXHIBIT "F"
HAND RAILS



QUOTE

A Property Services Company

DATE: NOVEMBER 13, 2014

2730 Shute St, Orlando, FL 32805
Phone 407.299.7884 Fax 407.299.7040
salderson@blownawayusa.com Cell: 407.587.6123

EXPIRATION DATE 12/13/2014

TO Patti Jackson
Property Manager
Bradley Corporation
174 W. Comstock Ave. Suite 207
Winter Park, FL 32789
Phone #: 407-740-7301
Fax #: 407-740-8091
Cell #: 321-436-8650
Email: pajackson@cfl.rr.com

JOB LOCATION		PAYMENT TERMS
Sanford Town Square / 1500 South French Avenue Sanford, FL		Net 30 Days
SERVICE	DESCRIPTION	LINE TOTAL
Hand Rail Install*	Install hand rail to prevent potential trip and fall hazard on areas that have elevation changes.	\$16,580.00
Work Scope*	12 total areas of elevation change on sidewalk and ramps to drive lanes.	
Frequency*	One Time Occurrence.	
Note*	All material and labor is included and the above work to be performed in accordance with the existing parking lot layout and completed in a workmanlike manner.	
Total Charge:		\$16,580.00

Quotation prepared by: Seth Alderson Cell: 407-587-6123

This is a quotation on the services described above, subject to the conditions noted below:

- A Purchase Order or invoice number is to be provided by client prior to service being rendered. Issuance of such order constitutes agreement to the following conditions:
- Due diligence will be taken in quarantining the areas in which will be serviced to avoid foot or car traffic.
- Guaranteed for six months against defective workmanship and material excluding normal traffic wear and tear.

To accept this quotation and conditions, sign here, date and return: _____

THANK YOU FOR YOUR BUSINESS!
VISIT US AT WWW.BLOWNAWAYCFL.COM

Beyer's Welding Inc.

4950 Canoe Creek Rd.
Saint Cloud, FL 34772

Phone # (407)892-2832 tim@beyerswelding.com
Fax # (407)892-4264 www.beyerswelding.com

Estimate

9/16/2014	71
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CFL

Item	Description	Quantity	Unit Price	Amount	Total
LABOR	WILL FAB. 2 LINE RAIL 20' SECTIONS IN 10 PLACES WITH 4 POSTS - 2 PLACES 10' WITH 2 LINE RAIL. SLOP AND WHEEL CHAIR RAMP IN FRONT OF STORE CONCRETE HAS NOT BEEN CUT , BUT WILL FAB. AND INSTALL ALL RAILS FOR WHEEL CHAIR RAMPS IN FRONT OF STORE			21,800.00	21,800.00
				Subtotal	\$21,800.00
				Sales Tax (7.0%)	\$1,526.00
				Total	\$23,326.00





Property Owner	Ramco USA Development	Current Value	Total Improvements*	Difference
Name of Company	Sanford Town Square (Winn Dixie)	\$3,745,969	\$67,440	
Value of Improvements	(excluding land purchase)			
Company Information:				
Proposed Location/City:	Sanford			
CRA Grant Award	US 17-92 CRA	\$3,745,969	\$16,859	
Total Taxable Value			\$3,830,268	\$84,299
Taxing Entities (Ad Valorem):	Millage Rate	Tax (\$)	19.9135	
	Cnty County	\$ 18,262	\$ 18,673	\$411
	Schools	\$ 29,582	\$ 30,248	\$666
	City Sanford	\$ 25,566	\$ 26,142	\$575
	SJRWM(Saint Johns River Water Management)	\$ 1,185	\$ 1,212	\$27
	Natural Lands/Trails I/S Debt	\$ -	\$ -	\$0
	Total	\$ 74,595	\$ 76,274	\$1,679

* Total Improvements: includes all capital investment and improvements to land, structure(s) and equipment

Return of Grant Investment Through Ad Valorem Taxes	10.0 Years
or approximately	121 Months

The above 'time of payoff' calculations can be considered conservative given property appreciation is not considered through time