

This Instrument Prepared By:
Katherine G. Jones
Upchurch, Bailey and Upchurch
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN: 4-14-248

FIRST AMENDMENT
TO DECLARATION OF CONDOMINIUM
FOR
CHAUTAUQUA PALMS, A CONDOMINIUM
(Phase II)

THIS FIRST AMENDMENT to the Declaration of Condominium for Chautauqua Palms, a condominium, is executed this 26th day of March, 2015, by Chautauqua Palms, LLC ("the Developer").

PRELIMINARY STATEMENT:

- A.** The Developer is the owner of the lands described on Exhibit "A" attached hereto; and
- B.** The Developer desires to amend the Declaration of Condominium for Chautauqua Palms dated November 21, 2014, and recorded in Official Records 3965, page 1152, of the public records of St. Johns County, Florida, (the "Declaration") in order to submit the additional contiguous land described on Exhibit "A" and make same subject to the provisions of the Declaration pursuant to Section 6 thereof; and
- C.** The Developer is the only person who has record title to the land to be submitted to condominium ownership;

NOW, THEREFORE, the Developer hereby amends the Declaration of Condominium for Chautauqua Palms, a condominium, as follows:

1. The real property described on Exhibit "A" and those improvements depicted on Phase II of the site plan attached on Exhibit "B" and on the Phase II building floor plans and elevations attached as Exhibit "C" are hereby submitted to the condominium form of ownership and use as provided by Chapter 718, Florida Statutes, as Phase II of the condominium and are hereby made subject to the Declaration of Condominium for Chautauqua Palms, a condominium.

2. The owners of Units situated on the real property described in Exhibit "A", which Units are identified on Exhibits "B" and "C", shall be members of Chautauqua Palms Condominium Association, Inc., in accordance with the provisions of the Declaration and shall be subject to all covenants, rules, regulations, and by-laws in the same manner and with the same effect as the other owners of Units situated on the real property described in the Declaration.

3. The undivided share in the common elements appurtenant to each Unit in the Condominium and each Unit's share of the Common Expenses and Common Surplus, shall be one-eighth (1/8th).

4. The Units in Phase II are identified in Exhibits C and D. The condominium building located on Phase II shall be referred to as "Building 2."

5. The Common Elements of Phase II of the Condominium consist of the portions of the Phase II Condominium Property not included in the Units, including without limitation easements for maintenance of such Common Elements and those

Limited Common Elements described in paragraph 6 below and in Section 9.2.1 of the Declaration.

6. Section 4.3, Unit Dimensions, is renumbered as Section 4.4 and Section 4 of the Declaration is hereby amended to add the following new Section 4.5:

4.5 Limited Common Elements in Phase II. The Limited Common Elements in Phase II shall consist of:

a. All portions of Building 2 contributing to the support of the building, which portions include, but are not limited to, the outside walls of the building and all fixtures on its exterior; those portions of boundary walls not a part of a Unit; floor and ceiling slabs; load-bearing columns; and load-bearing walls;

b. All conduits, ducts, plumbing, wiring, wells, pumps and other facilities for the furnishing of utility services to any Unit or the Common Elements within Phase II;

c. Easements through Units in Building 2 for conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services to Units and the Common Elements in Phase II;

d. An easement of support in every portion of a Unit which contributes to the support of Building 2;

e. The property and installation required for the furnishing of utilities and other services to more than one (1) Unit or to the Common Elements in Phase II, including without limitation the well pumps, well pump alarms; and irrigation system; and

f. The front porch, rear covered patio, and shared concrete parking pad serving a Unit as shown on attached Exhibit C. The boundaries of the driveways, patios, and parking pads shall be the area of the unfinished concrete floor.

Use of the Limited Common Elements described above shall be reserved for the Owners of Units in Phase II, and the Limited Common Element expenses incurred for

such Limited Common Elements shall be assessed against the Owners of Units in Phase II. The driveways will be Limited Common Elements shared by the Owners of the Units served by such driveways. No Owner shall paint, tile, carpet, or otherwise decorate or change the appearance of any portion of his shared driveway, porch, or patio. The Association shall have the right to designate the parking spaces available for use of each Unit Owner.

7. The certificate of Nicholas A. Franklin is attached as Exhibit "E" in accordance with Sections 718.404(6)(d) and 718.104(4)(e), Florida Statutes (2014).

8. The report of the condition of Building 2 of the Condominium required by Section 718.616, Florida Statutes (2014), is attached as Exhibit "F."

9. In all other respects, the Declaration remains in full force and effect.

IN WITNESS WHEREOF, the Developer has executed this Amendment to the Declaration of Condominium for Chautauqua Palms, a condominium, on the date stated above.

Signed, sealed and delivered
in the presence of:

CHAUTAUQUA PALMS, LLC, a Florida
limited liability company

Name: CRAIG M. HARTOG

By: R ~ CMA

Name: Robin Arnold

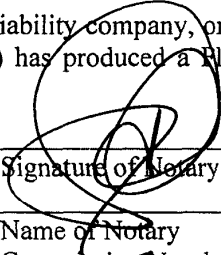
Its Managing Member

Name: CHARLOTTE KELLEY

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this 26th day of March, 2015, by Robin Arnold as a Managing Member of

Chautauqua Palms, LLC, a Florida limited liability company, on behalf of the company.
He is ☒ personally known to me or ☐ has produced a Florida driver's license as
identification.



Signature of Notary

Name of Notary

Commission Number:

My commission Expires:

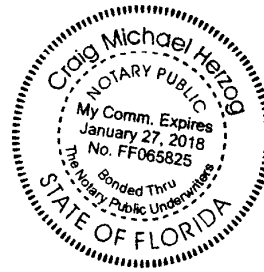


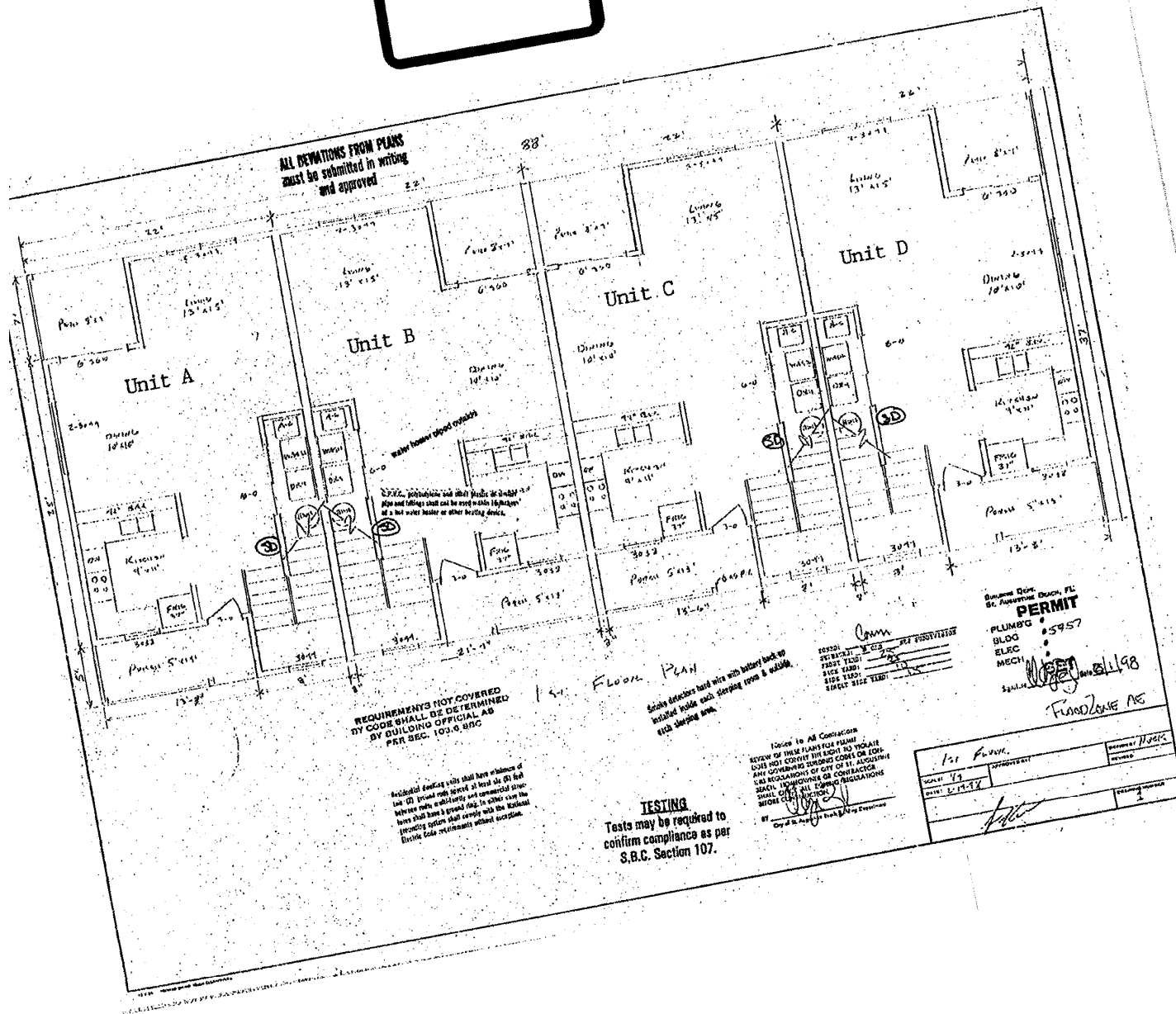
EXHIBIT A

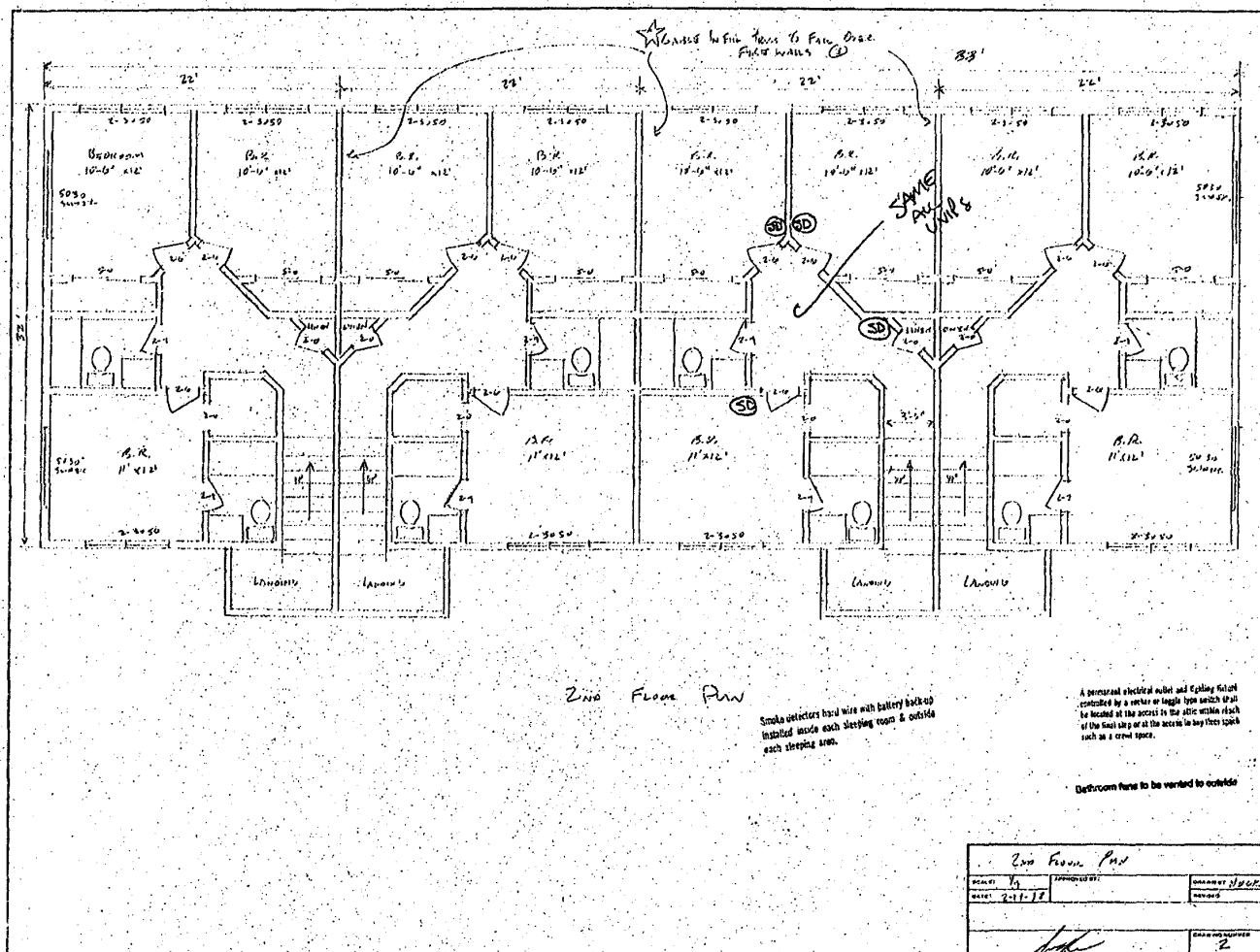
PHASE II LEGAL DESCRIPTION

Lots 8, 10, and 12, Block 22, and the North ½ of a closed alley pursuant to Ordinance No. 99-9 lying Southerly thereof, CHAUTAUQUA BEACH SUBDIVISION OF THE ANASTASIA METHODIST ASSEMBLY GROUNDS, according to the plat thereof recorded in Map Book 2, Page 5, of the Public Records of St. Johns County, Florida.



EXHIBIT C





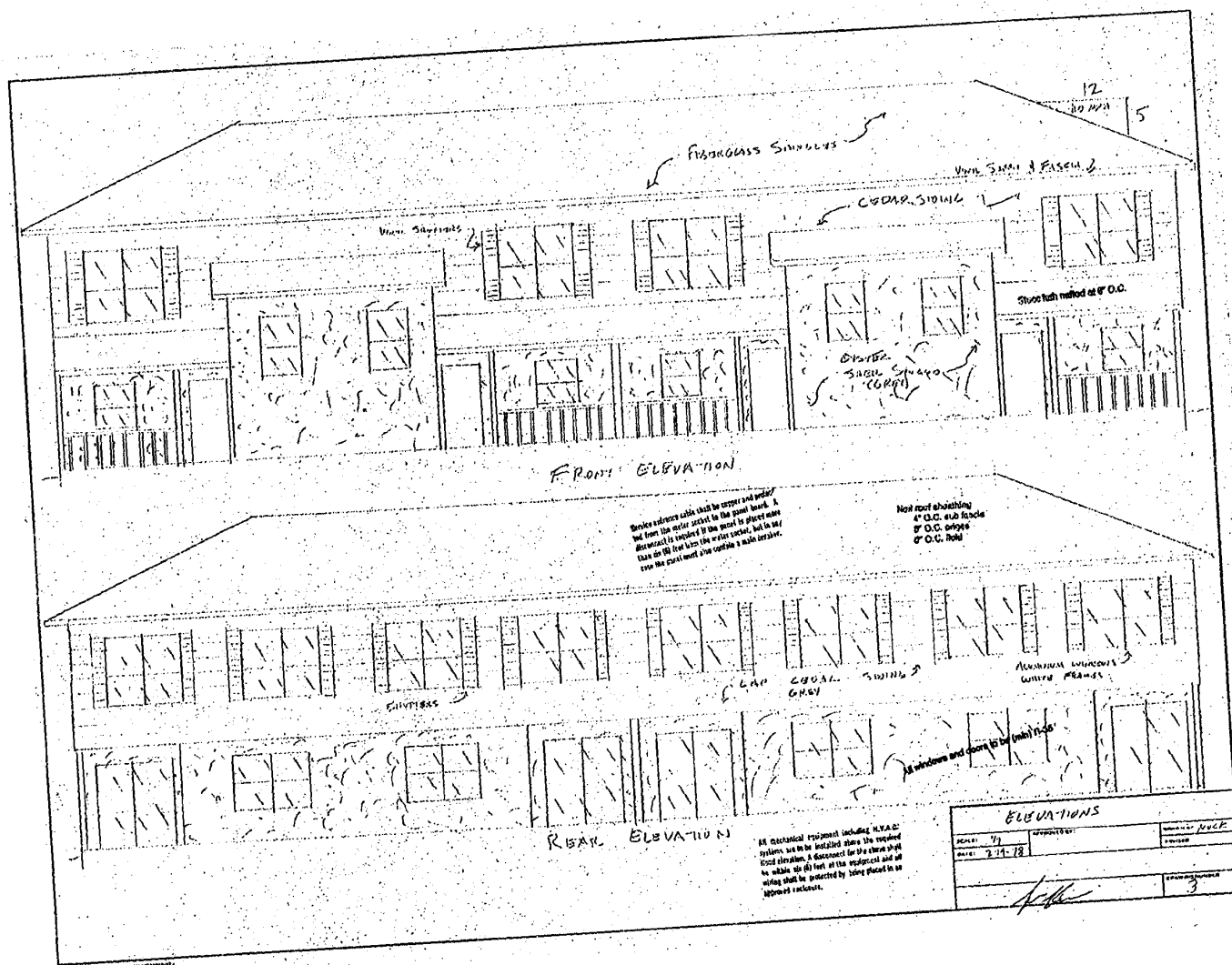


EXHIBIT D

UNIT IDENTIFICATION

The Condominium Units in Phase II are numbered 109 A through D as shown on the building floor plans attached as part of Exhibit C. A Condominium Parcel shall be described as "Unit ____, Chautauqua Palms, a condominium, as recorded in Official Records 3965, page 1152, as amended, of the public records of St. Johns County, Florida."

03/02/15 15-0162_109 FIRST STREET.DWG 08:18 CAD2

CHAUTAUQUA PALMS, A CONDOMINIUM**EXHIBIT E**

**SURVEYOR'S CERTIFICATE
FOR
CHAUTAUQUA PALMS,
a condominium**

STATE OF FLORIDA
COUNTY OF ST. JOHNS

BEFORE ME, the undersigned authority duly authorized to administer oaths and take acknowledgements, personally appeared Nicholas H. Franklin, P.L.S., by me well known and known to me to be the person hereinafter described, who after being by me first duly sworn, deposes and says on oath as follows:

1. I am a professional land surveyor and mapper licensed and authorized to practice in the State of Florida.
2. I hereby certify that the construction of the improvements in Phase II of Chautauqua Palms, a condominium, are substantially complete so that the survey and plot plan, together with the provisions of the Declaration of Condominium describing the condominium, are an accurate representation of the location and dimension of Phase II of the condominium and that the identification, location and dimensions of the common elements and of each unit in Phase II can be determined from these materials.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, this 2nd day of March, 2015.

Nicholas H. Franklin
Nicholas H. Franklin
Professional Land Surveyor
P.L.S. No. 4620, State of Florida

SWORN TO AND SUBSCRIBED before me this 2nd day of March, 2015, by Nicholas H. Franklin, who is ✓ personally known to me or who has _____ produced a Florida driver's license number as identification.

Signature of Notary *Lori Ann Gamboa*

Name of Notary Typed/Printed/Stamped
Commission Number:
My Commission Expires:



**SURVEYOR'S CERTIFICATE FOR
CHAUTAUQUA PALMS, A
CONDOMINIUM**

PREPARED BY:

LANDTECH

Associates, Inc.
LAND SURVEYOR'S LB#7537
5100 A1A SOUTH, SUITE A
ST. AUGUSTINE, FLORIDA 32080
(904) 471-6877 FAX (904) 471-6876



EXHIBIT F

**EXISTING BUILDING ASSESSMENT
AND
DISCLOSURE OF BUILDING
CONDITION, REPORT**

109 1ST STREET

February 21, 2015

Table of Contents

<u>Description</u>	<u>Pages</u>
Disclosure and findings report	1 - 4
Estimated Replacement Cost	5 - 6

List of Figures

<u>Figure</u>	<u>Description</u>
1	Letter from local Municipality
2	Site Plan
3	Existing Building Plans
4	Termite Inspection Report
5	Aerial Photo
6	Elevation Certificate

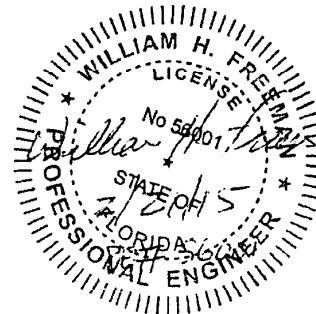
Prepared for

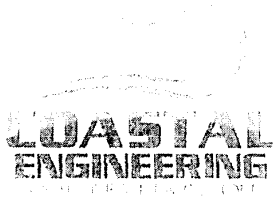
Susan O'Toole

Prepared by

Coastal Engineering and Testing, Inc.
COA # 8701
William H. Freeman, PE #56001

P.O. Box 860125
St. Augustine, FL 32086
E: Bill@Coastal-Engineer.com
W: www.coastal-engineering-testing.com
O: 904-429-7536
C: 386-965-0644





Disclosure and findings report

Project Summary

The structure was inspected on February 16th, 2015. The residential structure is located at 109 1st Street, St. Augustine Beach, St. Johns County, Florida. This building consists of a four unit, two story apartment building. The building is classified as a Group R-2 structure per FBC 2010 and the type of construction is Type V-B construction, per FBC 2010, which consists of wood framing, floor joists, and wood trusses. The structure was originally constructed in 1998. The purpose of this report is to :

1. Inspect and assess the applicable elements of the existing building complex
2. Provide a disclosure of building condition in order to inform the prospective purchasers as to the scope and magnitude of their financial responsibilities as condominium owners
3. Provide an opinion of estimated cost to replace the building.

Section 718.616, Florida Statutes, requires the following be attached by exhibit to this report.

1. An inspection report by a certified pest control operator. (See Exhibit 4)
2. A letter from the local municipality acknowledging the proposed condominium conversion and acknowledging compliance with applicable zoning requirements. (See Exhibit 1)

The scope of this inspection and report is limited to the visual information available at the site and a review of the building construction plans. Invasive or destructive investigations were not required by the Statutes and were not considered, therefore, the information contained herein is limited to that extent.

Sincerely,

William H. Freeman
FL. PE 56001

P.O. Box 860125 St. Augustine Florida 32086



BUILDING CONVERSION ASSESSMENT

SITE INFORMATION

The site is zoned medium density residential per City of St. Augustine Beach zoning. The surrounding properties consist of mainly duplexes and apartment buildings except for the restaurant located on the eastern boundary of the property. The property fronts on A street, just west of highway A1A by half a block. The building is located on 0.35 acres. Parking is provided along the south side of the building with direct access to A street. All stormwater runs into a stormwater basin located on the western boundary.

BUILDING INFORMATION

The building is a four unit, two story structure with a covered front entry and a covered rear porch at each of the four units. Each tenant is separated with a 1 hour fire barrier. The structure is wood framed throughout, with the exception of the first floor tenant separation which is constructed of 8" masonry. The first floor has a shell dash, stucco finish with a hardi-board siding on the upper floor. The total gross area of building is 6,348 square feet (1,587 square feet per unit).

DISCLOSURE OF BUILDING CONDITIONS

The building was originally built in 1998. The building is presently vacant and has been completely renovated. The building was originally permitted under the SBCCI 1997 which did not require sprinkler systems for apartment building less than 3 stories. The current renovations were permitted under the FBC 2010 existing building code and since the structure has not changed occupancy nor gone through more than a level 1 alteration, no further sprinkler protection requirements are needed. The renovations included repairing and replacement of plumbing fixtures, cabinets, counter tops, siding, roofing, painting, interior trim, flooring, HVAC equipment, water heater, kitchen appliances, and hardware. No termite damage or infestation was observed; see attached termite inspection report.

BUDGET COST ESTIMATES FOR COMPLETE REPLACEMENT

Based upon our observations during the site visit, and information received from our interview with contractor, Ryan Cornelison, of Corner Construction, Inc., a cost breakdown has been provided. (See attached). The estimates are for complete replacement of the building, building components and systems, and site improvements, in their current state as presently observed. Repairs or improvements that could be classified as cosmetic, decorative, part of a building renovation program, routine maintenance, or normal building preventative maintenance, or those considered the responsibility of the tenants were not included.

ROOF SYSTEM

The roofing system generally consists of pre-engineered wood trusses @ 24" o.c. with ½" plywood decking. The roof water proofing system consists of newly installed metal roofing panels installed over a secondary barrier. The structural and functional soundness of the roof system is in good condition.

STRUCTURAL COMPONENTS OF THE BUILDING

Based upon observations during the site visit, systematic drawings provided for our review, and the St. Johns County property appraiser, the building is constructed utilizing a monolithic footing/slab foundation system. The foundation supports perimeter wood framed walls and interior load bearing masonry walls between each tenant. The upper wall framing consists of wood framing with plywood sheathing, supporting a wood truss roof system. The structure was built in 1998 and the structural and functional soundness of the building is in good condition.

FIRE PROTECTION SYSTEMS

The building was originally constructed without a fire protection system. Since the building was constructed in 1998 under the SBCCI 1997 building code, no fire protection was required. The building did not undergo a Level 3 alteration or change of occupancy per FBC 2010 existing building code and therefor does not require a fire protection system. If this building was constructed under current building code, a NFPA 13R sprinkler system would be required. The building was constructed with the required tenant separation, continuous from foundation to roof deck. The structural and functional soundness of the Fire Protection System is in good condition.

ELEVATORS

This structure has no elevators

HEATING AND COOLING SYSTEMS

The existing duct system was installed in 1998 and is in good condition. The inside air handler and exterior condensing units have been replaced during the current renovation. The structural and functional soundness of the heating and cooling systems are in good condition.

PLUMBING

The existing plumbing was installed in 1998 and appears to be in good condition. All above slab plumbing was replaced during the renovation. All plumbing fixtures, piping, and electric water heaters have been replaced. The structural and functional soundness of the plumbing is in good condition.

P.O. Box 860125 St. Augustine Florida 32086



ELECTRICAL SYSTEMS

The electrical system was installed in 1998 and appears to be in good condition. The light fixtures have been replaced during the current renovations. The structural and functional soundness of the electrical systems are in good condition.

SWIMMING POOL

No swimming pool exists on site.

SEAWALLS, PILINGS AND DOCKS

No seawalls, pilings or docks are located on this project.

PAVEMENT AND CONCRETE, WALKWAYS AND PARKING AREAS

The existing concrete walkways and parking areas were originally constructed in 1998 and are in good condition. New gravel has been installed for additional parking areas. The structural and functional soundness of the pavement and concrete walkways and parking areas are in good condition.

DRAINAGE SYSTEMS

The drainage systems consists of open vegetated swales that run into a storm water basin located on the western boundary. The structural and functional soundness of the drainage system is in good condition.

IRRIGATION SYSTEMS

This structure does not have an irrigation system.

P.O. Box 860125 St. Augustine Florida 32086



109 1st Street Estimated Replacement Costs

Component	Age of Component	Estimated Remaining Life	Total Cost	per unit Cost
Site Construction	years	years		
Stemwall	16	30	\$4,500.00	\$1,125.00
Walkways	16	30	\$1,500.00	\$375.00
Parking Lot	16	30	\$3,500.00	\$875.00
Utility Connection	16	30	\$1,500.00	\$375.00
Sod and Landscaping	new	2	\$1,200.00	\$300.00
Concrete	years	years		
Slabs	16	30	\$11,500.00	\$2,875.00
footings	16	30	\$1,800.00	\$450.00
Masonry	years	years		
Exterior stucco	16	30	\$18,000.00	\$4,500.00
Exterior Wall (main floor)	16	30	\$15,000.00	\$3,750.00
Wood and Plastic	years	years		
Floor, Roof and Wall Framing	16	30	\$30,000.00	\$7,500.00
Trim, molding	new	10	\$4,500.00	\$1,125.00
Thermal and Moisture Protection	years	years		
Flashing and felt	new	30	\$1,500.00	\$375.00
Insulation	16	30	\$6,500.00	\$1,625.00
Metal Roofing	new	30	\$8,000.00	\$2,000.00
fire barrier/fire blocking	16	30	\$2,500.00	\$625.00
Caulk and foam seal	new	10	\$1,500.00	\$375.00
Doors and Windows	years	years		
Interior Doors	new	10	\$4,000.00	\$1,000.00
Exterior Doors	16	10	\$4,000.00	\$1,000.00
Windows	16	10	\$25,000.00	\$6,250.00
Hardware	new	10	\$4,400.00	\$1,100.00
Finishes	years	years		
Plaster and Gypsum Board	16	20	\$24,000.00	\$6,000.00
Ceramic Tile	new	30	\$10,000.00	\$2,500.00
Wood Laminate	new	20	\$10,000.00	\$2,500.00
Carpeting	new	5	\$6,000.00	\$1,500.00
Paints and coatings	new	10	\$8,000.00	\$2,000.00
Specialties	years	years		
Louvers and Vents	16	30	\$1,200.00	\$300.00
Grills and Screens	16	30	\$400.00	\$100.00
Toilet bars, hangers	new	10	\$500.00	\$125.00
Storage Shelving	new	30	\$800.00	\$200.00
Equipment	years	years		
Kitchen Equipment	new	10	\$8,400.00	\$2,100.00
Cabinetry	new	20	\$16,000.00	\$4,000.00
Counter top	new	20	\$8,000.00	\$2,000.00
Mechanical	years	years		
Plumbing	new	30	\$24,000.00	\$6,000.00

5

Plumbing fixtures and Equipment	new	10	\$4,800.00	\$1,200.00
HVAC equipment	new	5	\$24,000.00	\$6,000.00
Electrical	years	years		
Wiring	16	30	\$28,740.00	\$7,185.00
Lighting	new	20	\$6,000.00	\$1,500.00
Phone and Cable	new	30	\$4,500.00	\$1,125.00
Total			\$335,740.00	\$83,935.00

William H. Freeman
Certified Building Contractor
CBC 060026
Fl. PE #56001

6



City of St. Augustine Beach

2200 A1A SOUTH
ST. AUGUSTINE BEACH, FLORIDA 32080
WWW.STAUGBCH.COM

CITY MGR. (904) 471-2122
FAX (904) 471-4108

BLDG. & ZONING (904) 471-8758
FAX (904) 471-4470

September 2, 2014

Mr. Robin Arnold
521 A1A Beach Boulevard
St. Augustine Beach, FL 32080

Re: Condominium, 108 A Street & 109 1st Street

Dear. Mr. Arnold:

The City is in receipt of your plans to condominium the units at 108 A Street and 109 1st Street. The City approves this proposal since it will not contravene any set back or Zoning requirements within the City's Land Development Regulations.

Sincerely,

Gary R. Larson,
Director of Building and Zoning

Cc: Ms. Katherine Jones, Upchurch, Baily and Upchurch
File

EXHIBIT 1

MAP SHOWING SURVEY OF

LOTS 7, 8, 9, 10, 11, AND 12 TOGETHER WITH VACATED ALLEY BLOCK 22 CHAUTAUQUE BEACH SUBDIVISION OF THE ANASTASIA METHODIST ASSEMBLY GROUNDS AS RECORDED IN MAP BOOK 2 PAGE 5 PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA.

FIRST STREET - 40' R/W

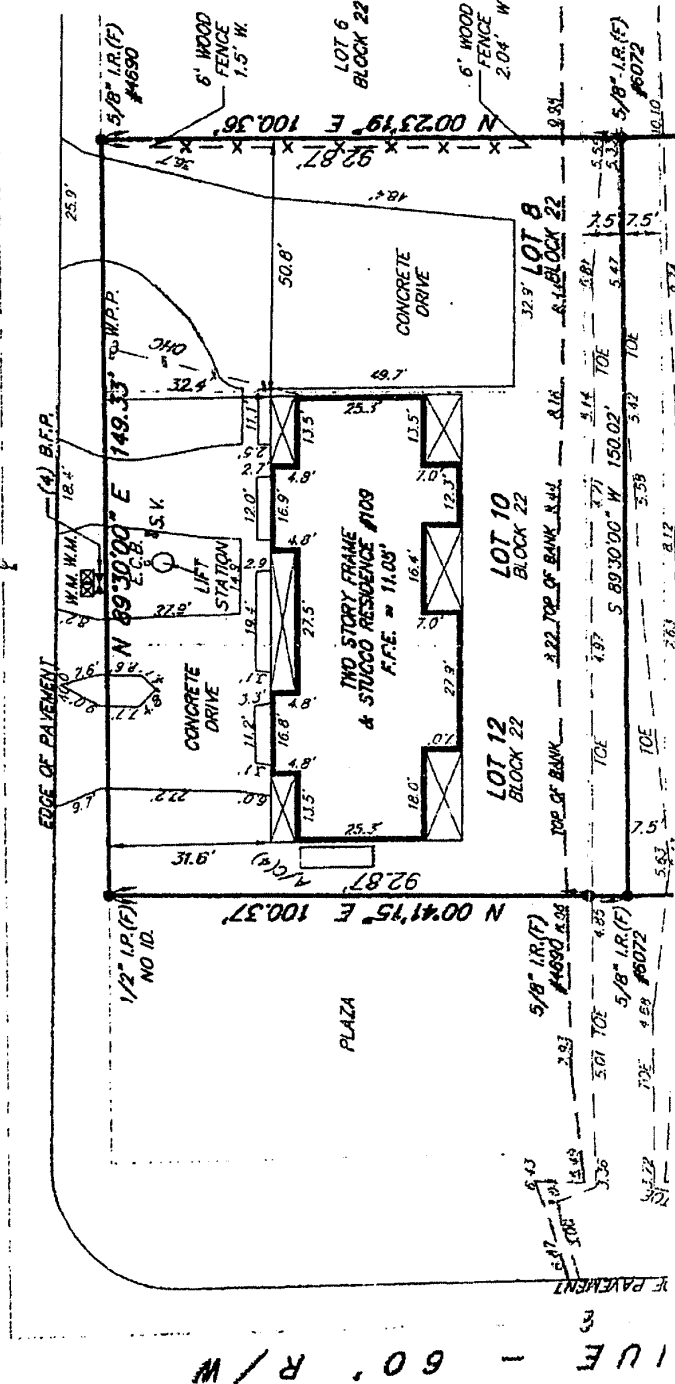
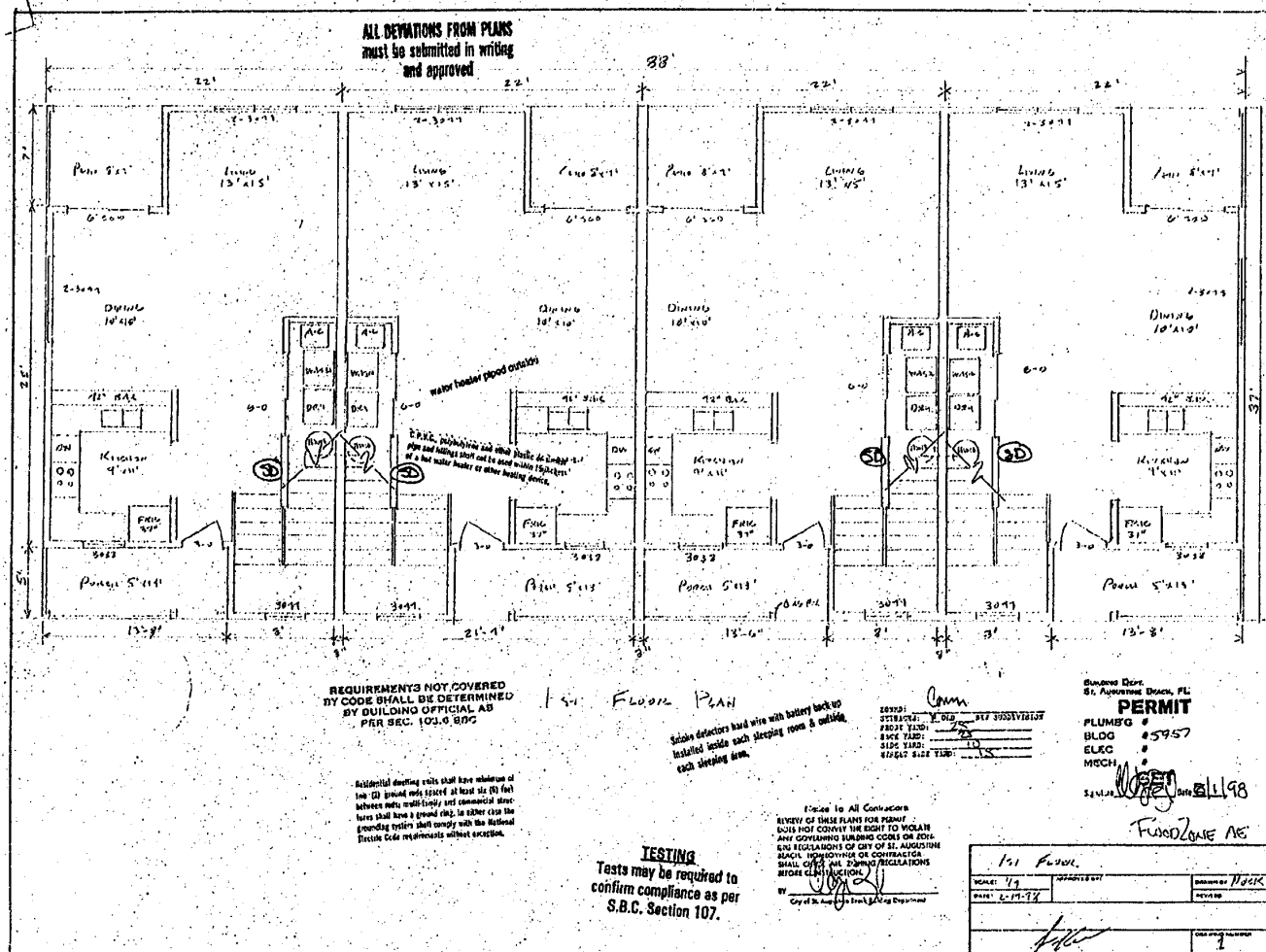
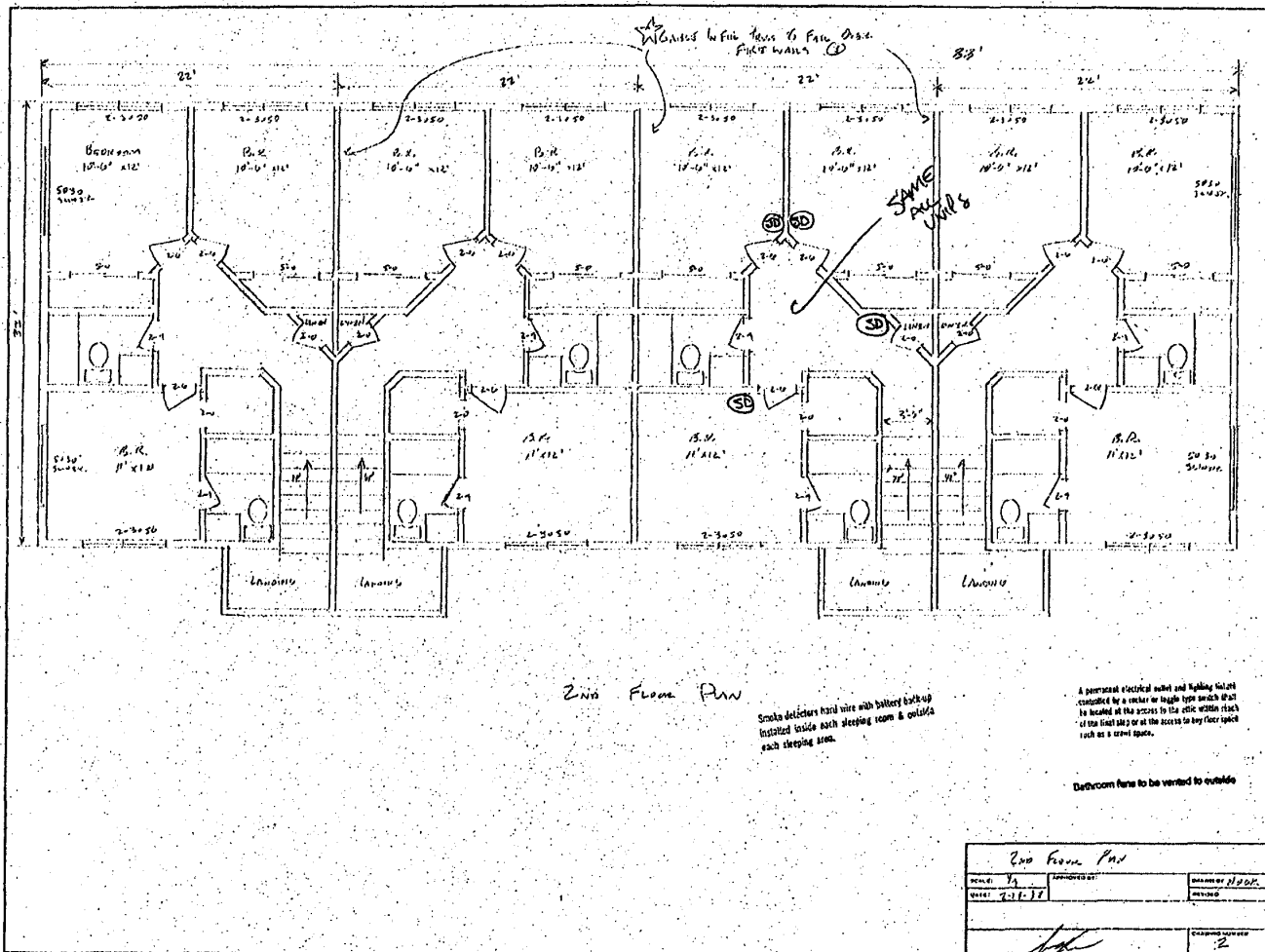
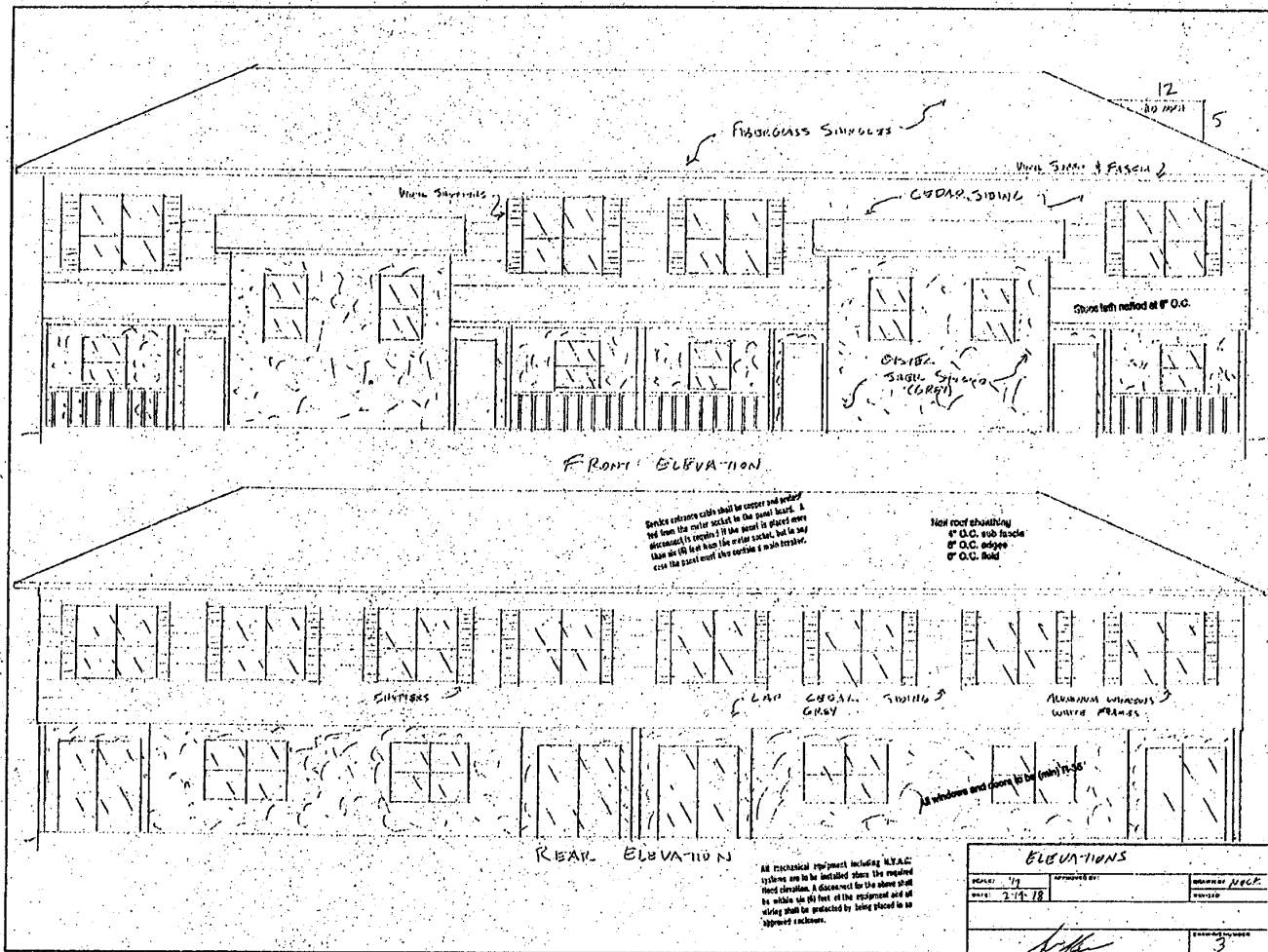
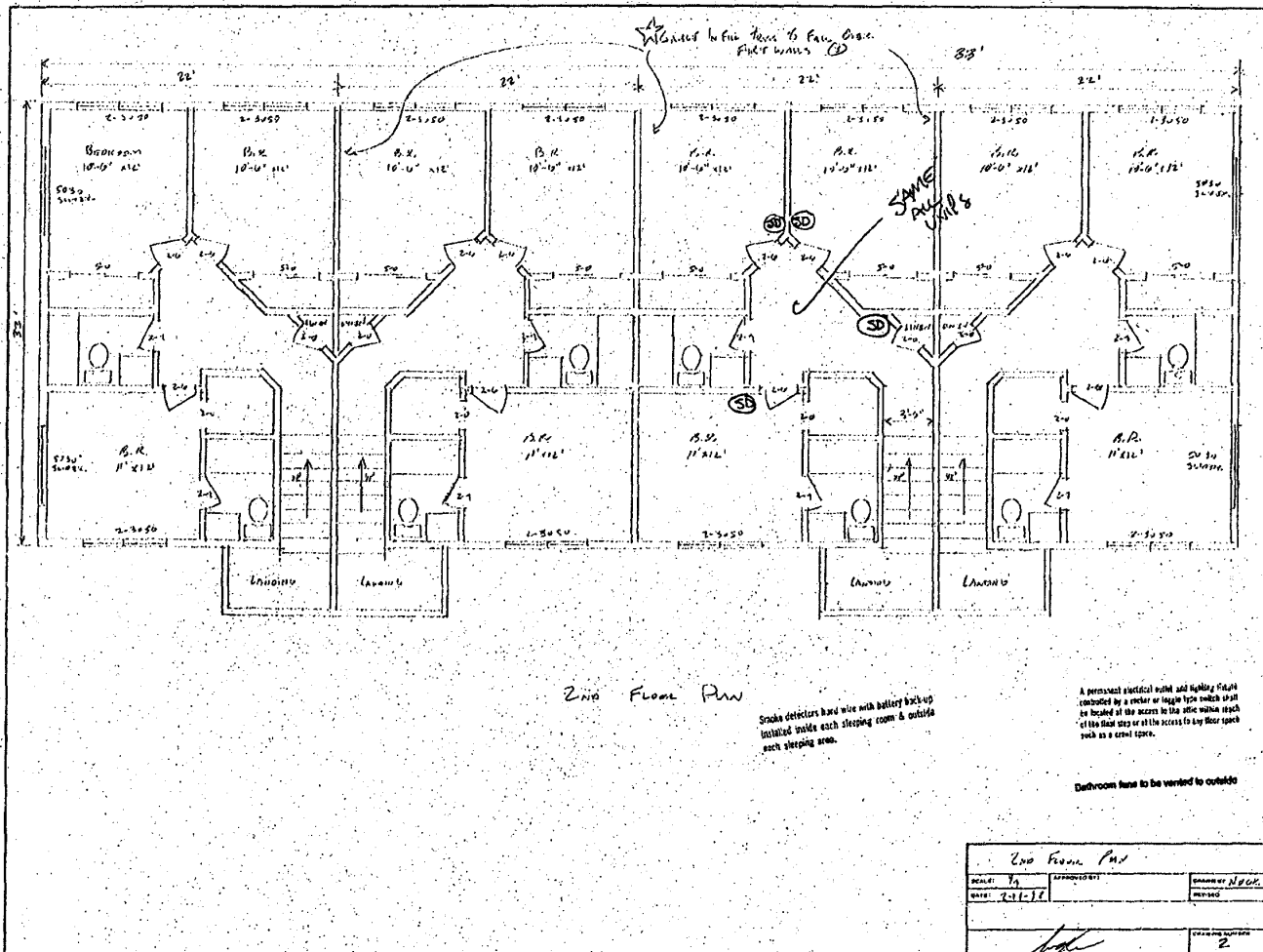


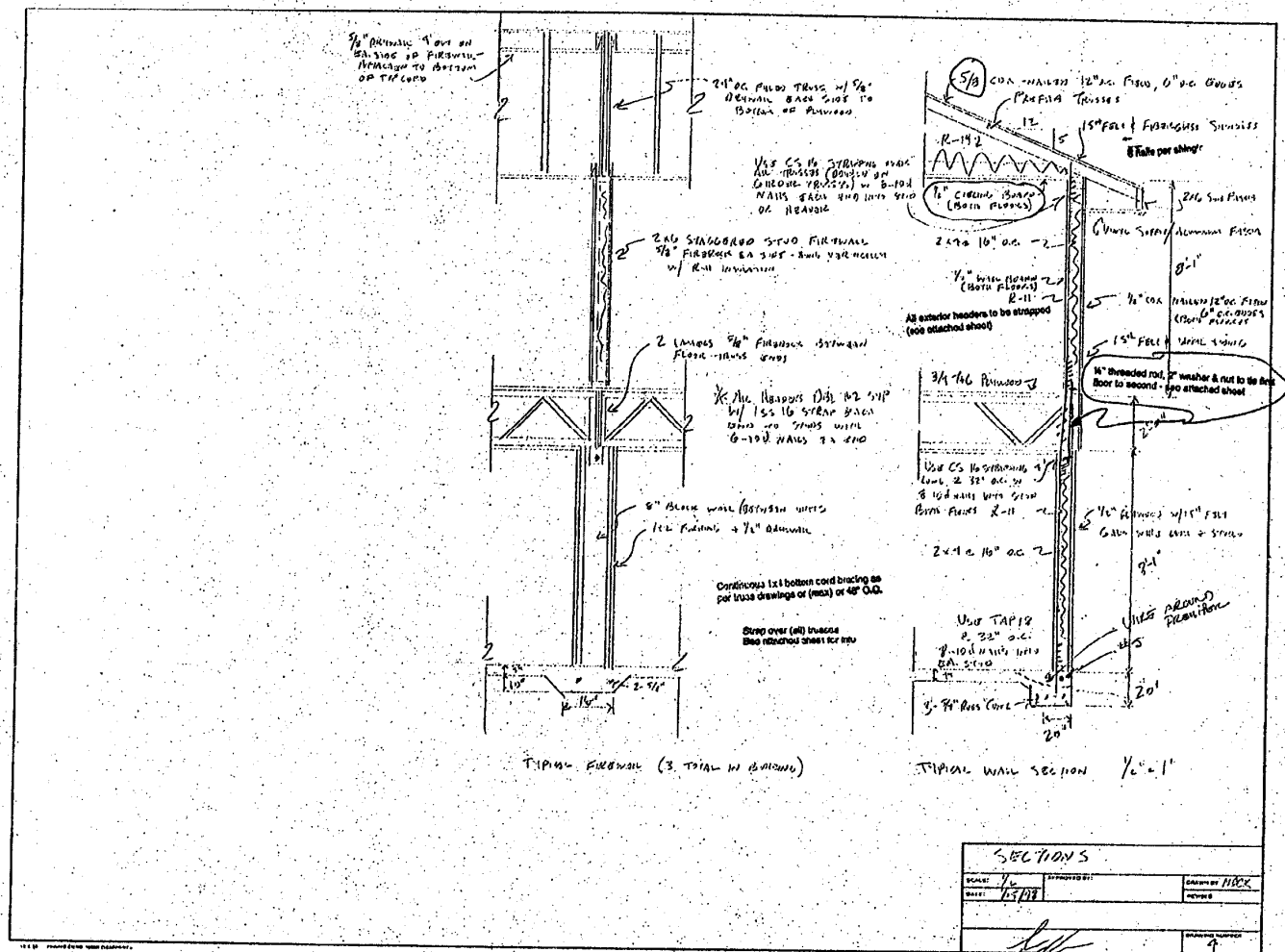
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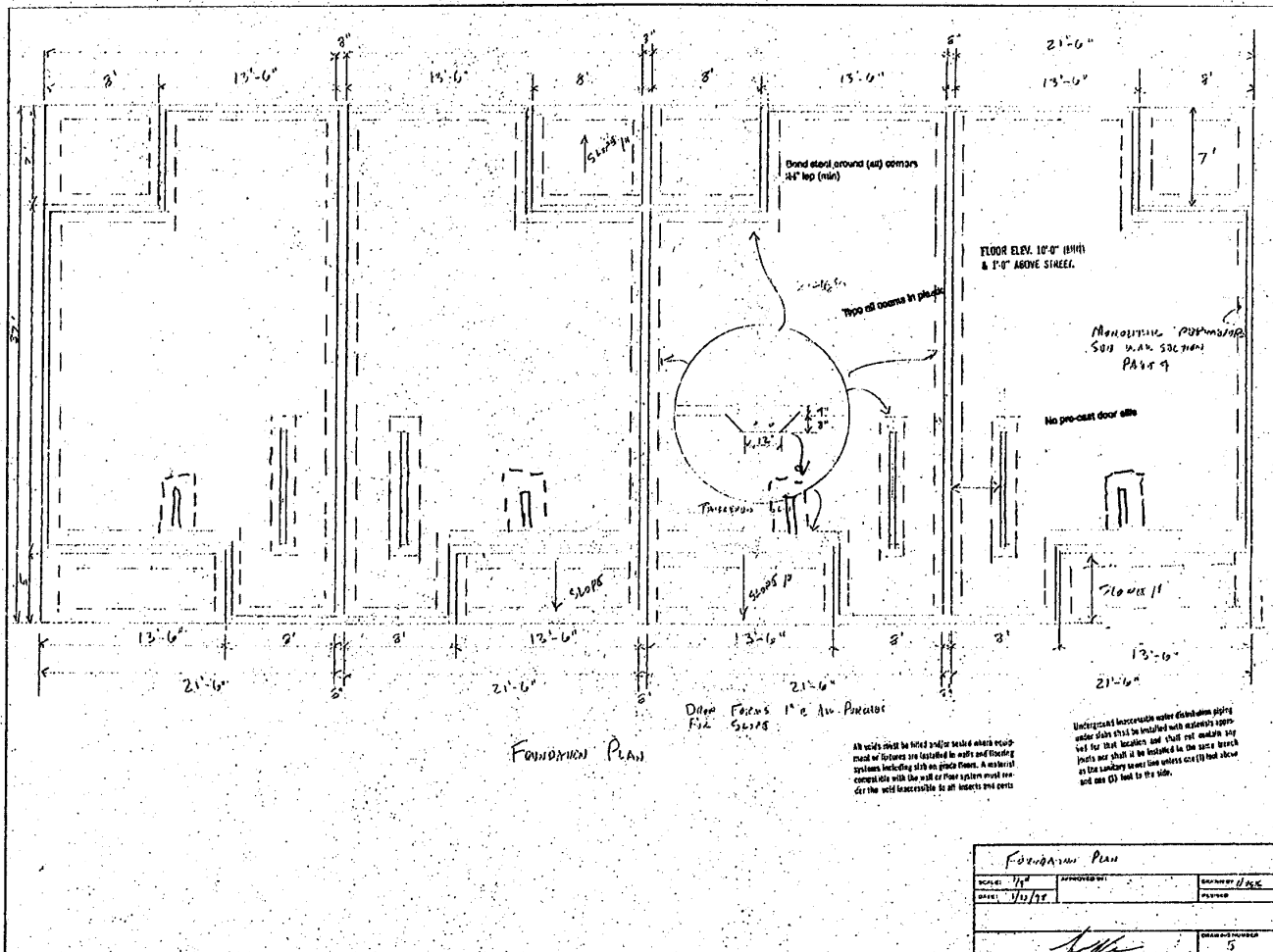














Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

WOOD-DESTROYING ORGANISMS INSPECTION REPORT

ADAM H. PUTNAM
COMMISSIONER

Section 482.226, F. S. and Rule SE-14.142, F.A.C.
Telephone Number (850) 617-7997

SECTION 1 – GENERAL INFORMATION	
Inspection Company: Stuart's Pest Control <small>Inspection Company Name</small> 4395 State Road <small>Company Address</small> Elkton, FL 32033 <small>Company City, State and Zip Code</small>	Business License Number: JB103868 Phone Number: (904) 692-2565 Date of Inspection: 02/20/2015
Inspector's Name and Identification Card Number: Stuart W. Colee <small>Print Name</small>	JE49741 <small>ID Card No.</small>
Address of Property Inspected: 109 1st Street, St. Augustine, Florida 32080	
Structure(s) on Property Inspected: Qua-duplex Residence Only	
Inspection and Report requested by: Arnold, Robin 347-1963 <small>Name and Contact Information</small>	
Report Sent to Requestor and to: gotstaugustine@hotmail.com <small>Name and Contact Information if different from above</small>	
SECTION 2 – INSPECTION FINDINGS – CONSUMERS SHOULD READ THIS SECTION CAREFULLY	
<p>THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND READILY ACCESSIBLE AT THE TIME OF INSPECTION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ABSENCE OF WOOD-DESTROYING ORGANISMS (WDOs) OR DAMAGE OR OTHER EVIDENCE UNLESS THIS REPORT SPECIFICALLY STATES HEREIN THE EXTENT OF SUCH GUARANTEE.</p> <p><small>This report does not cover areas such as, but not limited to, those that are enclosed or inaccessible, areas concealed by wall-coverings, floor coverings, furniture, equipment, stored articles, insulation or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.</small></p> <p><small>This property was not inspected for any fungi other than wood-decaying fungi, and no opinion on health related effects or indoor air quality is provided or rendered by this report. Individuals licensed to perform pest control are not required, authorized or licensed to inspect or report for any fungi other than wood-destroying fungi, nor to report or comment on health or indoor air quality issues related to any fungi. Persons concerned about these issues should consult with a certified industrial hygienist or other person trained and qualified to render such opinions. A wood-destroying organism (WDO) means an arthropod or plant life which damages and can infest seasoned wood in a structure, namely, termites, powder post beetles, old house borers, and wood-decaying fungi.</small></p> <p>NOTE: This is NOT a structural damage report. It should be understood that there may be damage, including possible hidden damage present. FURTHER INVESTIGATION BY QUALIFIED EXPERTS OF THE BUILDING TRADE SHOULD BE MADE TO DETERMINE THE STRUCTURAL SOUNDNESS OF THE PROPERTY.</p> <p>Based on a visual inspection of accessible areas, the following findings were observed: (See Page 2, Section 3 to determine which areas of the inspected structure(s) may have been inaccessible.)</p> <p>A. <input checked="" type="checkbox"/> NO visible signs of WDO(s) (live, evidence or damage) observed.</p> <p>B. <input type="checkbox"/> VISIBLE evidence of WDO(s) was observed as follows:</p> <p><input type="checkbox"/> 1. LIVE WDO(s): _____ <small>(Common Name of Organism and Location - use additional page, if needed)</small></p> <p><input type="checkbox"/> 2. EVIDENCE of WDO(s) (dead wood-destroying insects or insect parts, frass, shelter tubes, exit holes, or other evidence): _____ <small>(Common Name, Description and Location - Describe evidence - use additional page, if needed)</small></p> <p><input type="checkbox"/> 3. DAMAGE caused by WDO(s) was observed and noted as follows: _____ <small>(Common Name, Description and Location of all visible damage - Describe damage - use additional page, if needed)</small></p>	
CONTINUED ON PAGE TWO	

DACS 13645 Rev. 07/09
Page 1 of 2

EXHIBIT 4

SECTION 3 – OBSTRUCTIONS AND INACCESSIBLE AREAS: The following areas of the structure(s) inspected were obstructed or inaccessible. NO INFORMATION on the status of wood-destroying organisms or damage from wood-destroying organisms in these areas is provided in this report.

In addition to those areas described in consumer information on Page 1, Section 2; the following specific areas were not visible and/or accessible for inspection. The descriptions and reasons for inaccessibility are stated below:

- ☒ Attic **SPECIFIC AREAS:** Attic Limited
REASON: Insulation, Ductwork, Roof Framing Blocked Access
- ☐ Interior **SPECIFIC AREAS:** _____
REASON: _____
- ☒ Exterior **SPECIFIC AREAS:** Upper Exterior Limited
REASON: Due to Height
- ☐ Crawlspace **SPECIFIC AREAS:** _____
REASON: _____
- ☐ Other: **SPECIFIC AREAS:** _____
REASON: _____

SECTION 4 – NOTICE OF INSPECTION AND TREATMENT INFORMATION

EVIDENCE of previous treatment observed: ☐ Yes ☒ No If Yes, the structure exhibits evidence of previous treatment. List what was observed: _____

(State what visible evidence was observed to suggest possible previous treatment – use additional page, if needed)

NOTE: The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment history and any warranty or service agreement which may be in place.

A Notice of Inspection has been affixed to the structure at: Attic

(State the location)

This Company has treated the structure(s) at the time of inspection ☐ Yes ☒ No

If Yes: Common name of organism treated: _____

(Common name of organism)

Name of Pesticide Used: _____ Terms and Conditions of Treatment: _____

Method of treatment: ☐ Whole structure ☐ Spot treatment: _____

Specify Treatment Notice Location: _____

SECTION 5 – COMMENTS AND FINANCIAL DISCLOSURE

Comments: Recommend Regular Inspections & Termite Agreement, also check history of treatment.

(Use additional pages, if necessary)

Neither the company (licensee) nor the inspector has any financial interest in the property inspected or is associated in any way in the transaction or with any party to the transaction other than for inspection purposes.

Signature of Licensee or Agent:  Date: 02/20/2015

Address of Property Inspected: 109 1st Street, St. Augustine, Florida 32080 Inspection Date: 02/20/2015

EXHIBIT 4

My Map

109 1st Street



Map printed from St. Johns County iMap on: Sat Feb 21 2015 07:11:29 AM

EXHIBIT 5

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAMO.M.B. No. 3067-0077
Expires December 31, 2005

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION

BUILDING OWNER'S NAME	For Insurance Company Use
	Policy Number
BUILDING STREET ADDRESS (including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.	Company NAIC Number
CITY	STATE
	ZIP CODE

PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)

BUILDING USE (e.g., Residential, Non-Residential, Addition, Accessory, etc. Use a Comments area, if necessary.)
RESIDENTIALLATITUDE/LONGITUDE (OPTIONAL)
(##°-##'-##" or ##.#####)

HORIZONTAL DATUM:

☐ NAD 1927 ☐ NAD 1983SOURCE: ☐ GPS (Type):☐ USGS Quad Map☐ Other: _____

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. FIRM COMMUNITY NAME & COMMUNITY NUMBER		B2. COUNTY NAME ST. JOHNS		B3. STATE FLORIDA	
B4. MAP AND PANEL NUMBER	B5. SUFFIX H	B6. FIRM INDEX DATE 9/20/01	B7. FIRM PANEL EFFECTIVE/REVISED DATE 9/20/01	B8. FLOOD ZONE(S)	B9. BASE FLOOD ELEVATION(S) (Surf AO, use depth of flooding)

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.

☐ FIS Profile☒ FIRM☐ Community Determined☐ Other (Describe): _____B11. Indicate the elevation datum used for the BFE in B9: ☒ NGVD 1929☐ NAVD 1988☐ Other (Describe): _____B12. Is this building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number 1 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR-A, AR-AE, AR-A1-A30, AR-AH, AR-AO

Complete items C3.a-i below according to the building diagram specified in item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided in the Comments area of Section D or Section G, as appropriate, to document the datum conversion.

Datum: 929 Conversion: Comments: _____

Elevation reference mark used: _____ Does the elevation reference mark used appear on the FIRM? ☒ Yes ☐ No

a) Top of bottom floor (including basement or enclosure) _____ ft.(m)

b) Top of next higher floor _____ ft.(m)

c) Bottom of lowest horizontal structural member (V zones only) _____ ft.(m)

d) Attached garage (top of slab) _____ ft.(m)

e) Lowest elevation of machinery and/or equipment _____ ft.(m)

serving the building (Describe in a Comments area)

f) Lowest adjacent (finished) grade (LAG) _____ ft.(m)

g) Highest adjacent (finished) grade (HAG) _____ ft.(m)

h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade _____

i) Total area of all permanent openings (flood vents) in C3.h _____ sq. in. (sq. cm)

License Number, Embossed Seal, Signature, and Date

74020

Nicholas H. Franklin

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.

I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.

I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME NICHOLAS H. FRANKLIN

LICENSE NUMBER #4620

TITLE PRESIDENT

COMPANY NAME DEVINO & ASSOCIATES INC

ADDRESS

33A ORANGE STREET

CITY

ST AUGUSTINE

STATE

FL

ZIP CODE

32184

SIGNATURE

DATE

TELEPHONE

904 823 3600

EXHIBIT 6



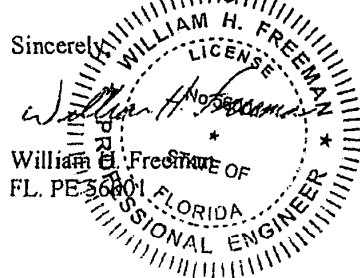
2/21/2015

To Whom It May Concern:

Pursuant to Section 718.618(1)(c), Florida Statutes (2014), I, William H. Freeman, certify as follows:

1. I am a Florida licensed professional engineer, PE#56001.
2. The residential structure located at 109 1st Street, St. Augustine, Florida described in the foregoing report was renovated in 2015. These 2015 renovations included replacing the above-slab plumbing, roofing, siding, HVAC equipment, and water heaters.
3. All of these replacements at least met the requirements of the then-applicable building code, Florida Building Code 2010.

Sincerely,



P.O. Box 860125 St. Augustine Florida 32086 |

Prepared by and return to:
Craig M. Herzog
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida
32086
File Number: 15-10828

Above space left blank for recording purposes.

Notice of Termination

STATE OF FLORIDA
COUNTY OF St. Johns

Permit No. _____
Tax Folio No. _____

The undersigned hereby informs all concerned that Improvements have terminated to the real property below, and the following information is in accordance with Section 713.132, Florida Statutes, and the following information is stated in this Notice of Termination.

1. Description of the Property: 2-5 CHAUTAUQUA Bch Lots 8, 10, & 12 BLK 22 & BLK 22 & N 1/2 of Vacated Ally Lying S OR 3771/626 (CT)
2. General description of the Improvement: Remodel 2-5 CHAUTAUQUA Bch Lots 8 10 & 12 BLK 22 & 12 Blk 22 & N 1/2 of Vacated Ally Lying S OR 3771/626 (CT)
3. Owner's Information (Name, Address and Phone Number): Chautauqua Palms, LLC


Owner's Interest in site of the improvement is owner.
4. Fee Simple Title Holder's Name, Address and Phone Number (if other than owner): Remodel
5. Contractor's Name, Address and Phone Number: Ryan Cornelison/Corner Construction Services
21 Marion ST St. Aug FL 32084 Phone Number 9043476166
6. Surety and Bond Information (Name, Address, Phone Number and Amount of Bond):
7. Lender's Name, Address and Phone Number:
8. Name, Address and Phone Number of person within the State of Florida designated by the owner as a person upon whom notices or other documents may be served as provided by section 713.13(1)(a)7, Florida Statutes:
9. Expiration date of Notice of Commencement: (the expiration date is one (1) year from the date of recording unless a different date is specified): _____
10. The Notice of Commencement was recorded in Official Records Book 3878, Page 1637 of the Public Records of St. Johns County, Florida on May 13, 2014.

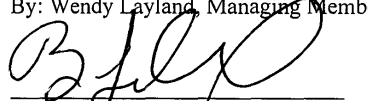
Last Revised 09/27/2012

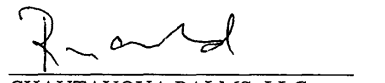
11. The Notice of Commencement is terminated thirty (30) days after this Notice of Termination is recorded.
12. This Notice of Termination applies to all the real property subject to the Notice of Commencement .
13. All lienors have been paid in full pursuant to the Contractor's Final Payment Affidavit, which is attached hereto as Exhibit "A".
14. The owner has, prior to recording this Notice of Termination, served, as provided by section 713.18 of the Florida Statutes, a copy of the Notice of Termination on the contractor and on each lienor who has a direct contract with the owner or has served notice to owner.

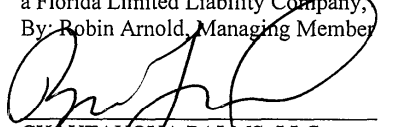
See attached signature pages .

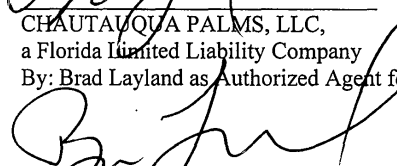
Last Revised 09/27/2012


CHAUTAUQUA PALMS, LLC,
a Florida Limited Liability Company
By its Manager: BRN Holdings, LLC,
a Florida Limited Liability Company,
By: Wendy Layland, Managing Member


CHAUTAUQUA PALMS, LLC,
a Florida Limited Liability Company
By its Manager: BRN Holdings, LLC,
a Florida Limited Liability Company,
By: Brad Layland, Managing Member


CHAUTAUQUA PALMS, LLC,
a Florida Limited Liability Company
By its Manager: JIG Management, LLC,
a Florida Limited Liability Company,
By: Robin Arnold, Managing Member


CHAUTAUQUA PALMS, LLC,
a Florida Limited Liability Company
By: Brad Layland as Authorized Agent for Ryan Cornelison, Manager


CHAUTAUQUA PALMS, LLC,
a Florida Limited Liability Company
By: Brad Layland as Authorized Agent for Suzanne M. Otoole, Manager

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 13th day of April, 2015 by Wendy Layland, Managing Member of BRN Holdings LLC, a Florida Limited Liability Company, as manager of Chautauqua Palms, LLC, a Florida Limited Liability Company, who is (☒ personally known to me or () has produced a driver's license as identification.

(Seal)

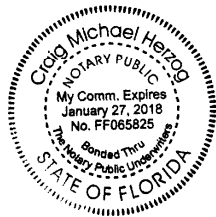


Notary Public Name: Craig Michael Herzog
Commission No.: FF065825
Commission Expires: 01/27/2018

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 13th day of April, 2015 by Brad Layland, Managing Member of BRN Holdings LLC, a Florida Limited Liability Company, as manager of Chautauqua Palms, LLC, a Florida Limited Liability Company, who is (☒ personally known to me or () has produced a driver's license as identification.

(Seal)



Notary Public Name: Craig Michael Herzog
Commission No.: FF065825
Commission Expires: 01/27/2018

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 14th day of April, 2015 by Robin Arnold as Managing Member of JIG Management, LLC, a Florida Limited Liability Company, as manager of Chautauqua Palms, LLC, a Florida Limited Liability Company, who is (☒ personally known to me or () has produced a driver's license as identification.

(Seal)



Notary Public Name: Craig Michael Herzog
Commission No.: FF065825
Commission Expires: 01/27/2018

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 13th day of April, 2015 by Brad Layland as Authorized Agent for Ryan Cornelison, Manager of as manager of Chautauqua Palms, LLC, a Florida Limited Liability Company, who is (☒) personally known to me or () has produced _____ a driver's license as identification.

(Seal)

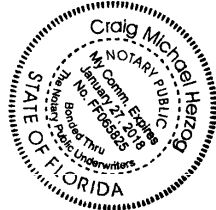


Notary Public Name: Craig Michael Herzog
Commission No.: FF065825
Commission Expires: 01/27/2018

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 13th day of April, 2015 by Brad Layland as authorized agent for Suzanne M. O'Toole, manager of Chautauqua Palms, LLC, a Florida Limited Liability Company, who is (☒) personally known to me or () has produced a driver's license as identification.

(Seal)



Notary Public Name: Craig Michael Herzog
Commission No.: FF065825
Commission Expires: 01/27/2018

Prepared by and return to:
 Craig M. Herzog
 Action Title Services of St. Johns County, Inc.
 3670 US 1 South, Suite 110, St. Augustine, Florida
 32086
 File Number: 15-10828

Contractor's Final Payment Affidavit

STATE OF Florida

COUNTY OF St. Johns

Before me, the undersigned authority, personally appeared Ryan Cornblin
 ("Affiant"), who, after being first duly sworn, deposes and says of his/her personal knowledge the following:

1. He/she is the President of Corner Construction Services, Inc. which does business in the state of Florida, hereinafter referred to as the "Contractor."
2. Contractor, pursuant to a contract with Chautauqua Palms LLC, hereinafter referred to as the "Owner," has furnished or caused to be furnished labor, materials, and services for the construction of certain improvements to real property as more particularly set forth in said contract.
3. This affidavit is executed by the Contractor in accordance with Section 713.06, Florida Statutes, for the purposes of obtaining final payment from the Owner in the amount of \$ 0.00 the receipt thereof is hereby acknowledged.
4. All work to be performed under the contract has been fully completed as of the 6 day of April, 2015, and all liens under the direct contract have been paid in full.

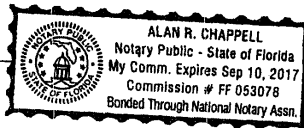
Signed, sealed, and delivered this 6 day of April, 2015.

Corner Construction Services, Inc.

By: [Signature]
 Name: Ryan Cornblin
 Title: President

Sworn to and subscribed before me this 6 day of April, 2015 by
Ryan Cornblin, on behalf of Corner Construction Services, Inc. a Florida
 Corporation, who is personally known to me or () produced as
 identification.

Signature of Notary: [Signature] (Seal)
 Print, type or stamp name of Notary: _____
 Commission Expiration Date: _____



Last Revised 09/27/2012

Prepared by and return to:
Craig M. Herzog
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida
32086
File Number: 15-10828

Above space left blank for recording purposes.

Notice of Termination

STATE OF FLORIDA
COUNTY OF St. Johns

Permit No. _____
Tax Folio No. _____

The undersigned hereby informs all concerned that Improvements have terminated to the real property below, and the following information is in accordance with Section 713.132, Florida Statutes, and the following information is stated in this Notice of Termination.

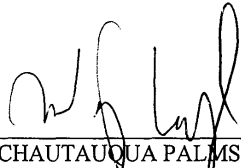
1. Description of the Property: 2-5 CHAUTAUQUA Bch Lots 8 10 & 12 BLK 22& N 1/2 of Vacated Ally Lying S OR 3771/626 (CIT)
2. General description of the Improvement: New Roofing
3. Owner's Information (Name, Address and Phone Number): Chautauqua Palms, LLC
521 A1A Beach Blvd. St. Augustine, FL 32080
Owner's Interest in site of the improvement is owner
4. Fee Simple Title Holder's Name, Address and Phone Number (if other than owner):
5. Contractor's Name, Address and Phone Number: Ryan Cornelison/Corner Construction Services, Inc. 21 Marion ST St. Augustine FL 32084 Phone Number 904 347 6166
6. Surety and Bond Information (Name, Address, Phone Number and Amount of Bond):
7. Lender's Name, Address and Phone Number:
8. Name, Address and Phone Number of person within the State of Florida designated by the owner as a person upon whom notices or other documents may be served as provided by section 713.13(1)(a)7, Florida Statutes:
9. Expiration date of Notice of Commencement: (the expiration date is one (1) year from the date of recording unless a different date is specified): _____
10. The Notice of Commencement was recorded in Official Records Book 3878, Page 1638 of the Public Records of St. Johns County, Florida on May 13, 2014.

Last Revised 09/27/2012

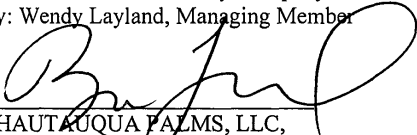
11. The Notice of Commencement is terminated thirty (30) days after this Notice of Termination is recorded.
12. This Notice of Termination applies to all the real property subject to the Notice of Commencement .
13. All lienors have been paid in full pursuant to the Contractor's Final Payment Affidavit, which is attached hereto as Exhibit "A".
14. The owner has, prior to recording this Notice of Termination, served, as provided by section 713.18 of the Florida Statutes, a copy of the Notice of Termination on the contractor and on each lienor who has a direct contract with the owner or has served notice to owner.

See attached signature pages .

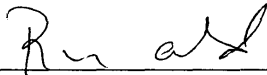
Last Revised 09/27/2012



CHAUTAUQUA PALMS, LLC,
a Florida Limited Liability Company
By its Manager: BRN Holdings, LLC,
a Florida Limited Liability Company,
By: Wendy Layland, Managing Member



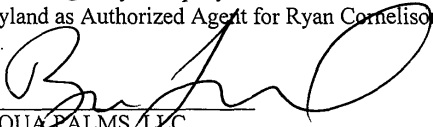
CHAUTAUQUA PALMS, LLC,
a Florida Limited Liability Company
By its Manager: BRN Holdings, LLC,
a Florida Limited Liability Company,
By: Brad Layland, Managing Member



CHAUTAUQUA PALMS, LLC,
a Florida Limited Liability Company
By its Manager: JIG Management, LLC,
a Florida Limited Liability Company,
By: Robin Arnold, Managing Member



CHAUTAUQUA PALMS, LLC,
a Florida Limited Liability Company
By: Brad Layland as Authorized Agent for Ryan Cornelison, Manager

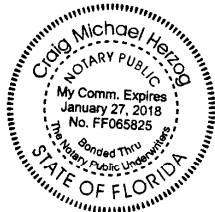


CHAUTAUQUA PALMS, LLC,
a Florida Limited Liability Company
By: Brad Layland as Authorized Agent for Suzanne M. Otoole, Manager

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 13th day of April, 2015 by Wendy Layland, Managing Member of BRN Holdings LLC, a Florida Limited Liability Company, as manager of Chautauqua Palms, LLC, a Florida Limited Liability Company, who is (☒) personally known to me or (☐) has produced a driver's license as identification.

(Seal)

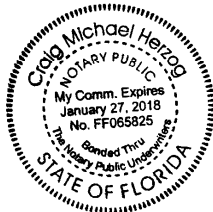


Notary Public Name: Craig Michael Herzog
Commission No.: FF065825
Commission Expires: 01/27/2018

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 13th day of April, 2015 by Brad Layland, Managing Member of BRN Holdings LLC, a Florida Limited Liability Company, as manager of Chautauqua Palms, LLC, a Florida Limited Liability Company, who is (☒) personally known to me or (☐) has produced a driver's license as identification.

(Seal)



Notary Public Name: Craig Michael Herzog
Commission No.: FF065825
Commission Expires: 01/27/2018

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 5th day of April, 2015 by Robin Arnold as Managing Member of JIG Management, LLC, a Florida Limited Liability Company, as manager of Chautauqua Palms, LLC, a Florida Limited Liability Company, who is (☒) personally known to me or (☐) has produced a driver's license as identification.

(Seal)



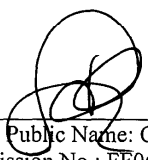
Notary Public Name: Craig Michael Herzog
Commission No.: FF065825
Commission Expires: 01/27/2018

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 13th day of April, 2015 by Brad Layland as Authorized Agent for Ryan Cornelison, Manager of as manager of Chautauqua Palms, LLC, a Florida Limited Liability Company, who is (☒) personally known to me or () has produced _____ a driver's license as identification.

(Seal)



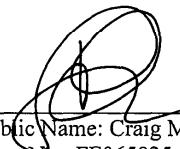

Notary Public Name: Craig Michael Herzog
Commission No.: FF065825
Commission Expires: 01/27/2018

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 13th day of April, 2015 by Brad Layland as authorized agent for Suzanne M. O'Leary, manager of Chautauqua Palms, LLC, a Florida Limited Liability Company, who is (☒) personally known to me or () has produced a driver's license as identification.

(Seal)




Notary Public Name: Craig Michael Herzog
Commission No.: FF065825
Commission Expires: 01/27/2018

Prepared by and return to:
 Craig M. Herzog
 Action Title Services of St. Johns County, Inc.
 3670 US 1 South, Suite 110, St. Augustine, Florida
 32086
 File Number: 15-10828

Contractor's Final Payment Affidavit

STATE OF Florida

COUNTY OF St. Johns

Before me, the undersigned authority, personally appeared Ryan Cornelison ✓
 ("Affiant"), who, after being first duly sworn, deposes and says of his/her personal knowledge the following:

1. He/she is the President, of Corner Construction Services, Inc. which does ✓
 business in the state of Florida, hereinafter referred to as the "Contractor."
2. Contractor, pursuant to a contract with Chautauqua Palms LLC, hereinafter referred to as ✓
 the "Owner," has furnished or caused to be furnished labor, materials, and services for
 the construction of certain improvements to real property as more particularly set forth
 in said contract.
3. This affidavit is executed by the Contractor in accordance with Section 713.06, Florida ✓
 Statutes, for the purposes of obtaining final payment from the Owner in the amount of
\$0.00, the receipt thereof is hereby acknowledged.
4. All work to be performed under the contract has been fully completed as of the 6 day ✓
of April, 2015, and all lienors under the direct contract have been paid in full.

Signed, sealed, and delivered this 6 day of April, 2015.

Corner Construction Services, Inc.

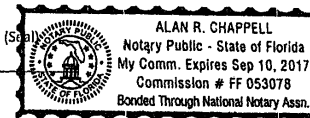
By: Ryan Cornelison
 Name: Ryan Cornelison
 Title: President

Sworn to and subscribed before me this 6 day of April, 2015 by ✓
Ryan Cornelison on behalf of Corner Construction Services, Inc. a Florida
 Corporation, who is personally known to me or () produced _____ as
 identification.

Signature of Notary: Alan R. Chappell

Print, type or stamp name of Notary: _____

Commission Expiration Date: _____



Last Revised 09/27/2012

Instr #2015031381 BK: 4031 PG: 1410, Filed & Recorded: 5/26/2015 10:39 AM #Pgs:1
Cheryl Strickland, Clerk of the Circuit Court St. Johns County FL Recording \$10.00

Prepared By: Reunion Bank of Florida
3615 Clyde Morris Blvd.
Port Orange, FL 32129

Return To: Reunion Bank of Florida
3615 Clyde Morris Blvd.
Port Orange, FL 32129

SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

That, **REUNION BANK OF FLORIDA**, is the owner and holder of that certain mortgage given by **REUNION BANK OF FLORIDA**, to **Chautauqua Palms, LLC a Limited Liability Company** (referred to as "Grantor"), bearing the date of the **11th** day of **April, 2014**, recorded in Official Records

Book 3868
Page 970-980

This document also serves to terminate the Assignment of Rents recorded in Official Records **Book 3868, Page 981-988** and the UCC-1 recorded in Official Records **Book 3868, Page 989-994**, all in the office of the Clerk of the Circuit Court of St. Johns County, Florida; given to secure the sum of **Nine Hundred Twenty One Thousand Five Hundred Sixty and 00/100 (\$921,560.00)**, evidenced by that one certain promissory note, upon the following described property, situate, lying and being in St. Johns County, State of Florida, to wit:

AS DESCRIBED IN SAID MORTGAGE

Has received full payment of said indebtedness, and does hereby acknowledge satisfaction of said mortgage, and hereby directs the Clerk of the said Circuit Court to cancel the same of record.

WITNESS my hand and seal this 30th day of April, 2015

Signed, sealed and delivered in the presence of:

Meredith Gasowski
Witness: Meredith Gasowski
Vonne Parker
Witness: Vonne Parker

REUNION BANK OF FLORIDA

By: [Signature]
James Bange, Sr. Executive Vice President

By: [Signature]
Paul Steiner, Senior Vice President

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 30th day of April 2015, by James Bange who is Senior Executive Vice President and Paul Steiner, who is Senior Vice President of REUNION BANK OF FLORIDA on behalf of the corporation. They are personally known to me and who did not take an oath.



Meredith Gasowski
Notary Public - State of Florida
Name: Meredith Gasowski
Commission No.: FF 156891