

TAB

B



# City of Palmetto Agenda Item

Meeting Date

12/14/10

Presenter: JEFF BURTON

Department: CRA

Title:

**BACKGROUND:**

Jim Amerson, owner of North River Investments, Inc. at 651 17<sup>th</sup> Street West, Palmetto, FL 34221, Parcel ID# 2623910102 is requesting a Store Front Grant under the TMP, which reimburses 75% of the cost of maintenance up to a maximum of \$10,000.00.

Mr. Amerson has provided several photographs (in packet) showing the cracks in need of maintenance/repair. Under the TMP three bids are required. The bids are as follows highest to lowest dollar amount:

- |                            |             |
|----------------------------|-------------|
| 1. Zirkelbach Construction | \$82,983.00 |
| 2. Westra Construction     | \$59,500.00 |
| 3. Lumsden Concrete        | \$47,244.00 |

The maximum reimbursement amount under the TMP is \$10,000.00.

The remaining amount, above the \$10,000.00 would be reimbursed at 50% in the amount of \$18,622.00. With approval, the total amount reimbursed would be \$28,622.00 for the maintenance/repair of a concrete parking lot.

Property is within compliance with all applicable codes and building ordinances and the water, sewer & garbage utility account is paid in full to date.

Budgeted Amount:	\$250,000.00	Budget Page No(s):	92	Available Amount:	\$0.00	Expenditure Amount:	\$18,622.00
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Additional Budgetary Information:

Funds come from Commercial Renovation 1905598211

Funding Source(s):	1905598211	Sufficient Funds Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Budget Amendment Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Source:	FY 11
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City Attorney Reviewed:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Advisory Board Recommendation:	<input type="checkbox"/> For <input type="checkbox"/> Against <input checked="" type="checkbox"/> N/A	Consistent With:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
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Potential Motion/Direction Requested: Motion to recommend approval for Store Front Grant SF10-10, Jim Amerson, North River Investments, Inc. for an amount not-to-exceed \$18,622.00

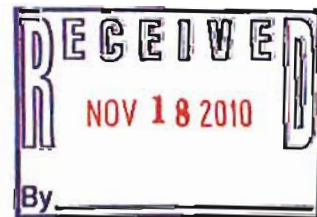
Staff Contact:	Jeff Burton	Interim CRA Director	12-7-2010
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Attachments: Palmetto CRA Commercial Façade Enhancement Grant Program Application and required documentation.

# Palmetto CRA

## COMMERCIAL Façade Enhancement Grant Program 2009-2010

- ① J. Burton of Palmetto FL. Org.
- ②



**PALMETTO CRA**  
**COMMERCIAL FAÇADE ENHANCEMENT GRANT PROGRAM**

**INTENT**

It is the goal of the Palmetto Community Redevelopment Agency (CRA), under Part III, Chapter 163, Florida Statutes to eliminate slum and blight in the Community Redevelopment District. This Commercial Façade Enhancement Grant Program includes the objectives of: (1) strengthening downtown as a multi-use center; (2) strengthening the City's contribution to the well-being of the community; (3) improving the physical image within the district; and (4) enabling successful on-going revitalization.

**PROGRAM DESCRIPTION**

In order to carry out these goals and objectives, the CRA will provide assistance to owners of commercial property located in the CRA District. Map of the CRA District can be found at [www.palmettofl.org](http://www.palmettofl.org). It is the intent of this grant program to fund a portion of the applicant's cost for exterior, non-structural improvements, which will increase the aesthetic appeal of the structure. This program is not intended to fund new construction or routine maintenance and/or repairs of the structure. It is not intended for the improvements of property which is used primarily for residential use. (Mixed use qualifies so long as the use is not primarily residential.) Also, under the Constitution of the State of Florida Article I Section 3, religious organizations cannot be funded with public monies and therefore do not qualify for participation under this program. Examples of eligible exterior improvements are listed in the adopted CRA Plan, but not limited to, are attached.

Applicants are to complete the attached application form and submit it with all required attachments to the CRA Board in order to be considered for assistance.

**ELIGIBILITY**

Applications will only be considered if they meet all of the following eligibility criteria:

- Initiation and approval by property owner.
- Businesses must have the appropriate local business tax receipt(s) and be in compliance with city codes at completion of the project. All required governmental approvals (i.e.: Planning and Zoning, SWFWMD, etc) and permits must be properly issued, and final inspections must be performed as appropriate.
- Buildings that are partially in and partially out of the CRA district are eligible for funding, as to those improvements that are in the CRA District. See Funding on page 4.

- Projects must be visible from the street, sidewalk, and/or parking lot.
- Non-profit organizations, with the exception of religious organizations, or other organizations that do not pay ad-valorem taxes are eligible for funding.
- Property must be current in water/sewer/garbage and tax bills, and without City liens, and verified by CRA staff. Previous delinquent status of public utilities, taxes, etc. will be considered in prioritizing applications for funding.
- All building materials and colors, as well as plant materials, shall be subject to CRA approval.
- Labor expenses are eligible only when performed by a licensed contractor in good standing in Manatee County. All quotes/bills/invoices must reflect the contractor's license number.
- Funding is limited to \$50,000 for any applicant /business/ individual, per building during any 60 month period, and subject to available CRA funds.
- Improvements can be initiated, provided required procurement procedures are followed, not more than 90 days before the submission of an application for funding. All competitive bids/quotes must be dated prior to the commencement of the associated improvements. The submission of an application does not, in any way, imply an award of grant funding.
- Such Improvements must be consistent with the community character of the City of Palmetto.

#### APPLICATION RATING CRITERIA

The following criteria may be considered, along with all required submissions, in evaluating applications:

- Small disadvantaged business (as defined by the Small Business Administration)
- Minority Business Enterprises (as defined by the Small Business Administration)
- First time applicants
- Utilization of Palmetto based contractors and businesses
- Implementation of CRA Waterfront Plan or Downtown Design Guidelines
- Enhances pedestrian/multi-modal transportation connectivity
- Located on Palmetto main/entry corridor
- Located in Historic District/Old Main Street
- Enhances, preserves or restores historic facades
- CRA contributes 25% or less of total project cost

#### PROCUREMENT PROCEDURES

Applicants are expected to make sound financial decisions, seeking competitive prices for projects. Evidence of compliance with the below procedures must be submitted with the grant application.



- Improvement costs in excess of \$2,500 must include at least 2 estimates or a statement of non-availability of contractors or services.
- Improvement costs in excess of \$10,000 must include at least 3 estimates or a statement of non-availability of contractors or services. ✓
- If structure is partially in and partially out of the CRA district, estimates must be split between the portions of the structure that lies within and without of the CRA district.
- Any and all costs may be compared with current industry standards to ensure reasonable pricing. Labor expenses are eligible only when performed by a licensed contractor in good standing in Manatee County if a professional license is required. All quotes/invoices must reflect the contractor's license number when applicable.
- Property owners may complete improvements themselves, as allowed by State and local building codes, provided that the cost of improvements is not greater than the least of the competitive bids gathered in compliance with these Procurement Procedures. When property owner completes improvements themselves, labor cost will not be considered for payment.
- As it is the intent of the CRA to support strong, viable business in Palmetto, grant applications must include estimates from Palmetto-based businesses for all proposed improvements when available. Alternatively, applicants should provide statements of non-availability of local contractors or services.

### FUNDING

Grant amounts shall not exceed Fifty Thousand Dollars (\$50,000.00) or one-half (1/2) of the improvement cost, whichever is less and shall require an affirmative vote of a majority of a quorum of the CRA Board.

Buildings that are partially in and partially out of the CRA District are eligible for funding of 50% of the total improvement cost, as to those improvements within the CRA District, provided that the award does not exceed the actual dollar amount expended within the CRA District.

**PLEASE BE ADVISED THAT ALL GRANTS ARE AWARDED AT THE DISCRETION OF THE CRA Board AND ARE SUBJECT TO FUND AVAILABILITY. PROJECTS ARE SUBJECT TO APPROVAL BY THE BUILDING DEPARTMENT AND THE PLANNING AND ZONING BOARD AS APPLICABLE.**

### TIMELINESS

It is the intent of the CRA to provide access to this incentive program throughout the fiscal year 2009-2010, and to encourage the timely completion of projects in order to maximize availability of monies for commercial façade enhancement. In order to execute this intent, CRA Staff will accept and review completed applications to be submitted to the CRA Advisory Board for recommendation to the CRA Board. CRA Staff requests that all applications be submitted 7 days prior to CRA Advisory Board meeting. CRA Advisory Board Meetings for fiscal 2009-2010

SF 10- 10

are the second Tuesday of the Month. The CRA Advisory Board will then forward the recommended action to the CRA Board for the next scheduled meeting.

It is anticipated that applicants will request grant funding when they intend to make improvements to their property. Therefore, projects should be planned for completion within 90 days of award. In the event that any project, through no fault of the owner, is anticipated to take more than 90 days for issuance of a certificate of occupancy or other evidence of completion from the City of Palmetto Building Department, the applicant must change the written application appropriately on their timeline, and a completion deadline must be included. Applicants are advised that in the event they do not complete the project within the timeframe stated in the approved application they may lose funding unless the grant period is extended by affirmative recommendation by the CRA Advisory Board to the CRA Board for approval. There is a maximum of two grant extensions as recommended for approval by the CRA Advisory Board to the CRA Board.

#### DISBURSEMENT OF FUNDS

Prior to any disbursement of grant dollars, applicant must provide the CRA with proof of matching contribution by providing copies of bills and cancelled checks or receipts. Grant money will be distributed only after the applicant has submitted such documentation.

Owner/applicant is to provide recorded lien releases as applicable.

If the CRA Board has awarded an amount based on estimates supplied at the time of the application, and the actual costs are less than estimated, the CRA Board will reduce the award amount accordingly.

#### MAINTENANCE OF COMPLETED IMPROVEMENTS

Improvements funded by the Commercial Revitalization Façade Grant Program will be maintained in good order. Failure to maintain these improvements will require a reimbursement to the CRA of the matching grant amount.

Please complete the following application and submit to:

City of Palmetto CRA  
715 4<sup>th</sup> St. W.  
Palmetto, FL 34221  
(941) 723-4988

### **TEMPORARY MAINTENANCE PROVISION**

Given the current state of the economy and the need to maintain the outward appearance of commercial properties in the CRA District, the CRA Board is enacting a Temporary Maintenance Provision (TMP) to support normal maintenance which is not covered under the current Commercial Façade Enhancement Grant Program.

If applicable eligibility requirements are met, per pages 2 and 3 of the Commercial Façade Enhancement Grant Program, the CRA will grant 75% of the cost of maintenance up to a maximum of \$10,000.00. Grants applied for and funds awarded through the Temporary Provision will be included in the maximum limit of \$50,000 outlined in the Commercial Façade Enhancement Grant Program. Only one TMP grant will be considered per owner within 60 month period required before said owner may reapply under the TMP, provided the program is still in effect at that time. Examples of maintenance items under the TMP are painting, fencing, driveway and sidewalk repair. Items funded under the TMP will require three quotes. Under no circumstance, will the CRA reimburse any permitting fees. Disbursement of funds will be governed by the same guidelines as outlined on page 5 of the Façade Enhancement Grant Program.

The TMP will expire on December 31, 2010 unless a majority of the CRA Board votes to maintain the provision. For consideration of funding, applications must be received prior to October 31, 2010. All grants are awarded at the discretion of the CRA Board and are subject to fund availability.



### Examples of eligible items under the Commercial Façade Enhancement Grant Program

The following are some examples of items eligible for funding. Improvements must be in keeping with the intent of this program. The fact that an item is on this example list does not, in and of itself, entitle payment under the Commercial Façade Enhancement Grant Program. Potential items not on the list but meeting the intent of the program will also be considered for inclusion.

- Landscaping-Florida native/drought resistant landscaping per SWFWMD list with irrigation only
- Awnings
- Compatible painting and exterior renovation
- Architectural design assistance
- Pavement treatment (Excludes maintenance and normal repair)
- Decorative fences, border treatments
- Ornamental grill work – Must be consistent with community character of the City of Palmetto
- • Creation or repair of impervious surfaces(Excludes maintenance and normal repair) *Parking Lot Replacement*
- Color analysis for historic reviews
- Incentives for historic preservation designation
- Lighting (accent, safety, interior display)
- Window replacements/upgrades
- Sidewalk replacements/upgrades
- Door replacements/upgrades
- Right-of-way treatment
- Maintenance Agreements
- Pedestrian amenities (water, fountain, benches, bike racks)
- Historic residential improvements-listed on register & in compliance with all codes
- Exterior surveillance equipment when installed as part of a larger façade enhancement project

**COMMERCIAL FACADE ENHANCEMENT GRANT PROGRAM APPLICATION**

APPLICANT:

BUSINESS NAME: NORTH RIVER INVESTMENTS INC PALMETTO COMMERCIAL PLAZAPROPERTY'S PHYSICAL ADDRESS: 651 17<sup>th</sup> ST. W PALMETTO FL.PROPERTY OWNER'S NAME: NORTH RIVER INVESTMENTSCONTACT PERSON: JIM AMENSONMAILING ADDRESS: 651 17<sup>th</sup> ST. W UNIT I  
PALMETTO 34221PHONE: 941.737-6600FAX: 941 722-8866**REQUIRED SUBMISSIONS:**

1. General Project Description - please provide detailed plans and elevations of improvements. Include descriptions or samples of proposed colors and/or materials where applicable. Please be specific.
2. Timeline - Outline total renovation timeline to include project start and end dates.
3. Occupants - Provide information on business(es) that currently occupy/will be occupying structure. Include any other information that may be helpful in review of the application.
4. Existing site information - please attach a site plan or survey of property with photographs showing existing structure and grounds.
5. Cost of Improvements - please break out an itemized list of estimates for all improvements. Attach written estimates and plans for improvements as described in Procurement Procedures with the application.
6. Site Control - Applicants must submit verification of site control (deed).

NOTE: Any plans that are submitted should be 8.5" x 14" or smaller. Should you need to submit plans that are larger, please provide 20 copies.

551  
17<sup>th</sup> ST W

**SATISFACTION OF GRANT CRITERIA**

By filing this application, the Applicant agrees and understands that this grant is given at the sole discretion of the Community Redevelopment Board. Application for funds under this program does not create an entitlement to funding. Renovations are subject to the approval of the Planning and Zoning Board, Building Department, and other Boards where applicable.

Submission of this application serves as the applicant's verification that he/she has the financial means to complete the project and is committed to maintaining the property in the renovated state.

This application and all attachments will become a part of public records.

**CERTIFICATION**

Applicant hereby certifies that all the information provided to complete this application is current, accurate, and truthful and that he/she has read and understands the associated **COMMERCIAL FAÇADE ENHANCEMENT GRANT PROGRAM**. The applicant understands that, to be eligible for funding assistance, all projects must be completed within 90 days of award, unless a written extension is granted by the CRA Board. The applicant certifies that he/she shall not derive any monetary benefit from specified contractors.

X  
\_\_\_\_\_  
APPLICANT SIGNATURE

\_\_\_\_\_  
CRA SIGNATURE

**\* PLEASE ENSURE THAT APPLICATION IS NOTARIZED ON FOLLOWING PAGE**

## [Acknowledgment for Individual]

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_

☐ who is personally known to me,  
☐ who produced \_\_\_\_\_ as identification,  
 who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for  
 the purposes therein expressed.

(Notary Seal)

Signature \_\_\_\_\_

Print Name - NOTARY PUBLIC-STATE OF FLORIDA

My Commission Expires: \_\_\_\_\_ Commission No. \_\_\_\_\_

## [Acknowledgment for Corporation or LLC]

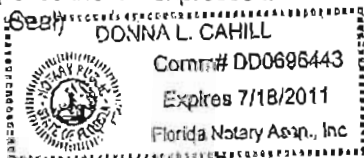
STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 18 day of November, 2010, by  
James E. Amerson, as (insert title) President of (insert name  
 of corporation or LLC) North River Investments, Inc., a (insert State  
 of incorporation) Florida corporation / limited liability company, on behalf of the corporation  
 / limited liability company.

☒ who is personally known to me,  
☐ who produced \_\_\_\_\_ as identification,  
 who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for  
 the purposes therein expressed.

(Notary Seal)



Signature \_\_\_\_\_

Print Name - NOTARY PUBLIC-STATE OF FLORIDA

My Commission Expires: 2011 Commission No. DD 696443

## [Acknowledgment for Partnership]

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_  
 \_\_\_\_\_, as a general partner of (insert name of partnership)  
 \_\_\_\_\_, a (insert State of organization)

general / limited partnership, on behalf of the partnership.

☐ who is personally known to me,  
☐ who produced \_\_\_\_\_ as identification,  
 who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for  
 the purposes therein expressed.

(Notary Seal)

Signature \_\_\_\_\_

Print Name - NOTARY PUBLIC-STATE OF FLORIDA

My Commission Expires: \_\_\_\_\_ Commission No. \_\_\_\_\_



Improvements must be in keeping with the intentions of the program. Items on the example list will not necessarily be approved if they do not meet all other aspects of the Commercial Façade Enhancement Grant Program.

<b>FOR STAFF USE ONLY:</b>		
North River		
Applicant:	James Amerson - Inv. INC.	Application #: 10-10
Submission Date:	11-18-10	Amount Requested: <del>Temp - 10,000.00</del> <del>SFG - 18,622.7</del> <sup>\$</sup> 28,622.00
Start Date:	_____	End Date: _____ Extended End Date(s) _____
PID <u>2623910102</u>		
Submission Requirements satisfied:		
Project Description	YN	<u>see attached</u>
Occupational License	YN	_____
Site Information	YN	<u>see attached</u>
Matching Funding	YN	<u>see attached</u>
Utilities/Taxes current	YN	<u>see attached</u>
Code Enforcement review	YN	<u>see attached</u>
Appropriate number of cost estimates	YN	<u>see attached</u>
CRA Board Action/Date: _____		

**CRA Façade Enhancement Grant Program**  
**Application Checklist**  
 Grant # 10-10

Eligibility

Property Owner is Applicant (If no, explain below) - Page 7  
 Permit(s) City and/or County Obtained (if applicable)  
 Local Business Tax Receipts Current (if applicable)  
 Exterior Improvements Only - Page 2  
 Within CRA Boundary - Page 2  
 Project Timeline within 90 days of approval - Page 2  
 No Water/Sewer/Garbage Delinquencies - Page 3  
 No Palmetto City Liens - Page 3

✓  
Applicant  
Initials

CRA Staff  
Initials

JRS

JRS

JRS

JRS

JRS

JRS

per Cheryl  
in Finance

Required Information & Supporting Documents Attached

General Project Description - Page 7 Replace parking lot  
 Project Timeline - Page 7 90 days Concrete  
 Storefront Business Name - Page 7 North River Investments  
 CRA Map Location - Page 2 attached  
 Site Plan Survey - Page 7 attached  
 Site Control - Page 7 attached  
 Site Plan Photographs - Page 7 attached

JRS

JRS

JRS

JRS

JRS

JRS

JRS

Project Cost Estimates (> \$10,000 submit three)

\*PBB

Estimate #1 \$ 82,983<sup>00</sup>

Estimate #2 \$ 59,500<sup>00</sup>

Estimate #3 \$ 47,244<sup>00</sup>

\*PBB=Palmetto-based business

✓

✓

✓

✓

Applicant [Print Name]

James E Amerson  
North River Investments, Inc.  
Senith Silverio

Initials

CRA Staff [Print Name]

Initials

JRS

Notes:

CRA Staff:

Date Completed Application Received 11/18/10

Date for CRA Advisory Board Review 12/14/10

Date approved/denied by Advisory Board \_\_\_\_\_

Date approved/denied by CRA BOARD \_\_\_\_\_

Additional requirement for approval/Comments \_\_\_\_\_

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
1000.000		<b>GENERAL REQUIREMENTS</b>			
	1000.001	<b>Permits</b>			
		Building Permit Fee	1.00	620.60	621
		Demo Permit	1.00	100.00	100
		<b>Permits</b>			721
	1000.020	<b>Insurance</b>			
		Builders Risk Insurance (Allowance)	1.00	3,500.65	3,501
		<b>Insurance</b>			3,501
	1000.069	<b>Temp Utilities</b>			
		<b>Temp Power (By Owner)</b>	0.00	0.00	0
		<b>Temp Water (By Owner)</b>	0.00	0.00	0
		Portable Toilet Rental	1.00	75.00	75
		<b>Temp Utilities</b>			75
	1000.164	<b>Project Personnel</b>			
		Project Superintendent	80.00	55.00	4,400
		Project Administrator	5.00	40.00	200
		Project Manager	16.00	85.00	1,360
		Casual Labor	40.00	16.00	640
		<b>Project Personnel</b>			6,600
	1000.199	<b>Design Professionals</b>			
		<b>Design Fees (By Owner)</b>	0.00	0.00	0
	1000.250	<b>Construction Clean-up</b>			
		Final Construction Cleaning	1.00	300.00	300
		Dumpster Fees	1.00	375.00	375
		<b>Construction Clean-up</b>			675
		<b>GENERAL REQUIREMENTS</b>			11,571
2000.000		<b>SITE WORK</b>			
	2000.110	<b>Demolition</b>			
		Selective Concrete Demo	9,500.00	2.50	23,750
		<b>Demolition</b>			23,750
		<b>SITE WORK</b>			23,750
3000.000		<b>CONCRETE</b>			
	3000.010	<b>Concrete Subcontractors</b>			
		Concrete	9,500.00	4.25	40,375
		<b>Concrete Subcontractors</b>			40,375
	3000.080	<b>Soil treatment</b>			
		Slab Pre-treat	9,500.00	0.12	1,140
		<b>Soil treatment</b>			1,140
		<b>CONCRETE</b>			41,515

### Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
O/H & Fee	6.147			8.000 %	T	0.640 /SF	7.41%
<b>Total</b>		<b>82,983</b>				<b>8.644 /SF</b>	



ESTABLISHED 1977

11/17/2010 11:49:50AM

**WESTRA CONSTRUCTION CORP.**

UNDERGROUND UTILITIES • WATER-SEWER • DRAINAGE • SEWER TREATMENT PLANTS

Contact: Mike Beukema

Phone: 941-723-1611

Fax: 941-729-8365

Quote To: North River Investment

Attn: Jim Amerson

Phone:Fax:

941-722-8866

Job Name:

6" Concrete Drive

Date of Plans:

NA

Revision Date:

NA

Remove and dispose of existing concrete and  
replace with new 6" concrete drive.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	MOB / DEMOB	1.00	LS		
20	REMOVE AND DISPOSE OF EXISTING CONCRETE	1.00	LS		
50	INSTALL 6" CONC. DRIVE WITH FIBER MESH	9,500.00	SF		
60	TOTAL	1.00	LS	59,500.00	59,500.00
GRAND TOTAL					59,500.00



Sep 10 2010 3:36PM

P23

### QUALITY OF PATIENTS

## DRIVEWAYS

CAR PORTS

51 Q. Yes.

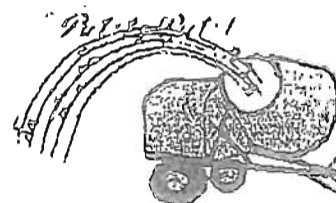
## LUMSDEN CONCRETE

INSURED &amp; LICENSED SPECIALIST

TELEPHONE (941) 745-1202

17402 WATERLINE ROAD

BRADENTON, FLORIDA 34212



To North River Investments

Date 9-26-10

Address 851 17 st w

City Palm Beach

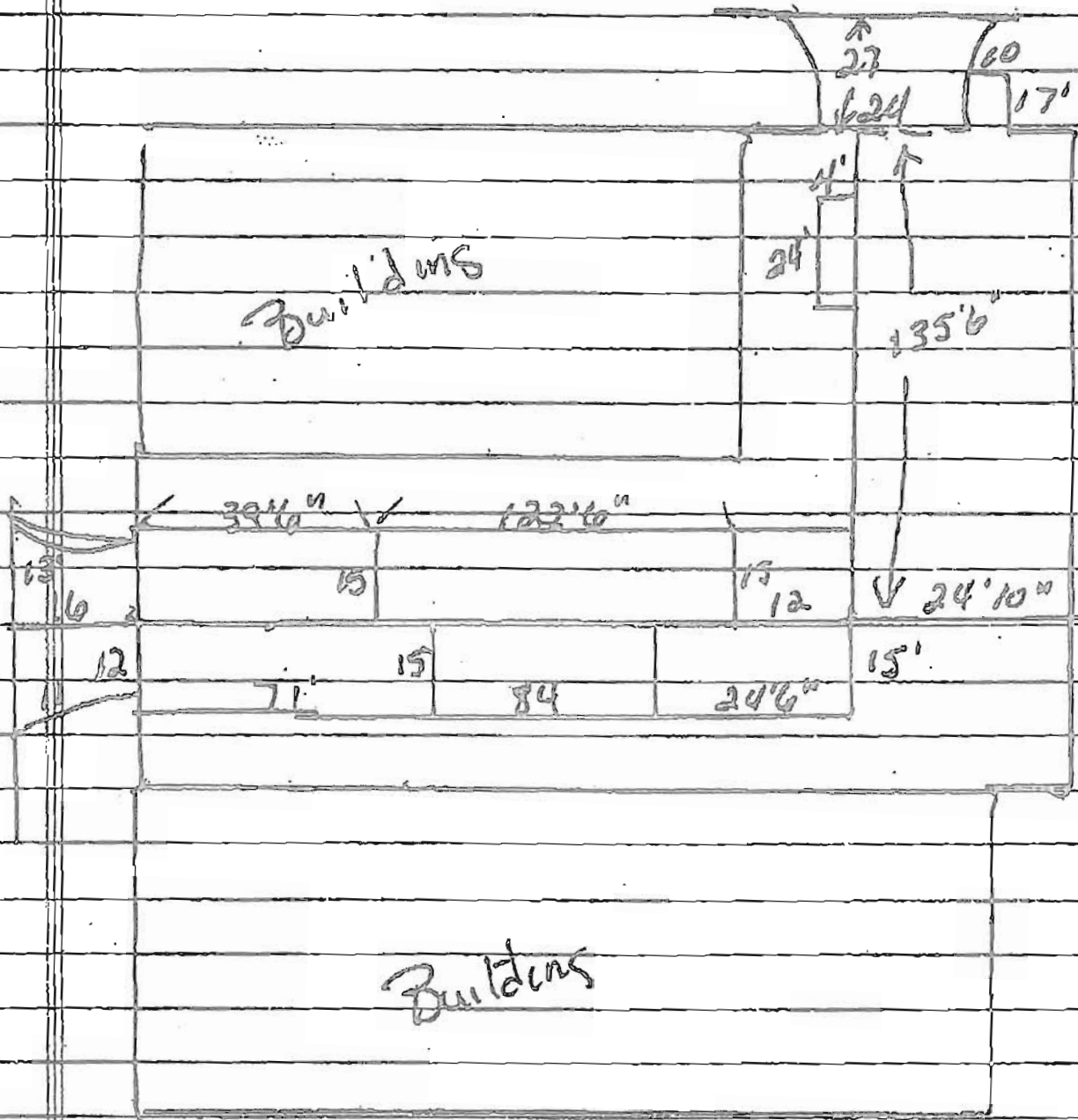
State

CRC045797

Date	Description	Unit Price	A
	Remove Existing parking lot		
	as per plan		
	haul away concrete		
	Repair concrete 6" Thick 3000 PSI		
	Fiber mesh		
	\$4.75 sq ft		
	9946 sq ft of parking lot		
	<u>Total</u>	47244.00	

PAYMENT DUE UPON PRESENTATION

Jim Amersson North River Investments  
 737-6600 551 17 St W  
 Palmetto



24x27 - 10x17 - 4x24 - 24'10" x 135'6" - 12x15 - 15x122'6"  
 15' x 39'6" - 13' x 16' - 11' x 12' - 15' x 71' 15' x 84' - 15' x 24'6"  
 Remove old driveway and Replace 6" Thick  
 3000-255 Fibermesh Total \$47,244.00

RETURN TO: #499  
ROBERT W. BROWNING, JR.  
1800 Second St., Suite 755  
Sarasota, FL 34236

Tax ID #26239.0005/3

WARRANTY DEED

THIS WARRANTY DEED Made and executed the 1<sup>st</sup> day of April, A.D. 1997, by JAMES E. AMERSON and GLENN M. AMERSON, husband and wife, whose post office address is: 551 17th Street West, Palmetto, FL 34221, hereinafter called the Grantor, to NORTH RIVER INVESTMENTS, INC., a Florida corporation whose post office address is: 551 17th Street West, Palmetto, FL 34221, hereinafter called the Grantee: (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Manatee County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO REAL ESTATE TAXES FOR THE YEAR 1997 AND ALL SUBSEQUENT YEARS. SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF TITLE.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

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

Signed and acknowledged in the presence of:

Carl Willis

Witness

Carl Willis

Printed Name of Witness

Carl Patton

Witness

Carl Patton

Printed Name of Witness

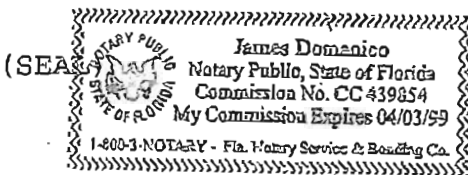
JAMES E. AMERSON

GLENNA M. AMERSON

GLENNA M. AMERSON

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 1<sup>ST</sup> day of APRIL, 1997 by JAMES E. AMERSON and GLENNA M. AMERSON, husband and wife, who are personally known to me or who provided as identification.



James Domenico  
Notary Public

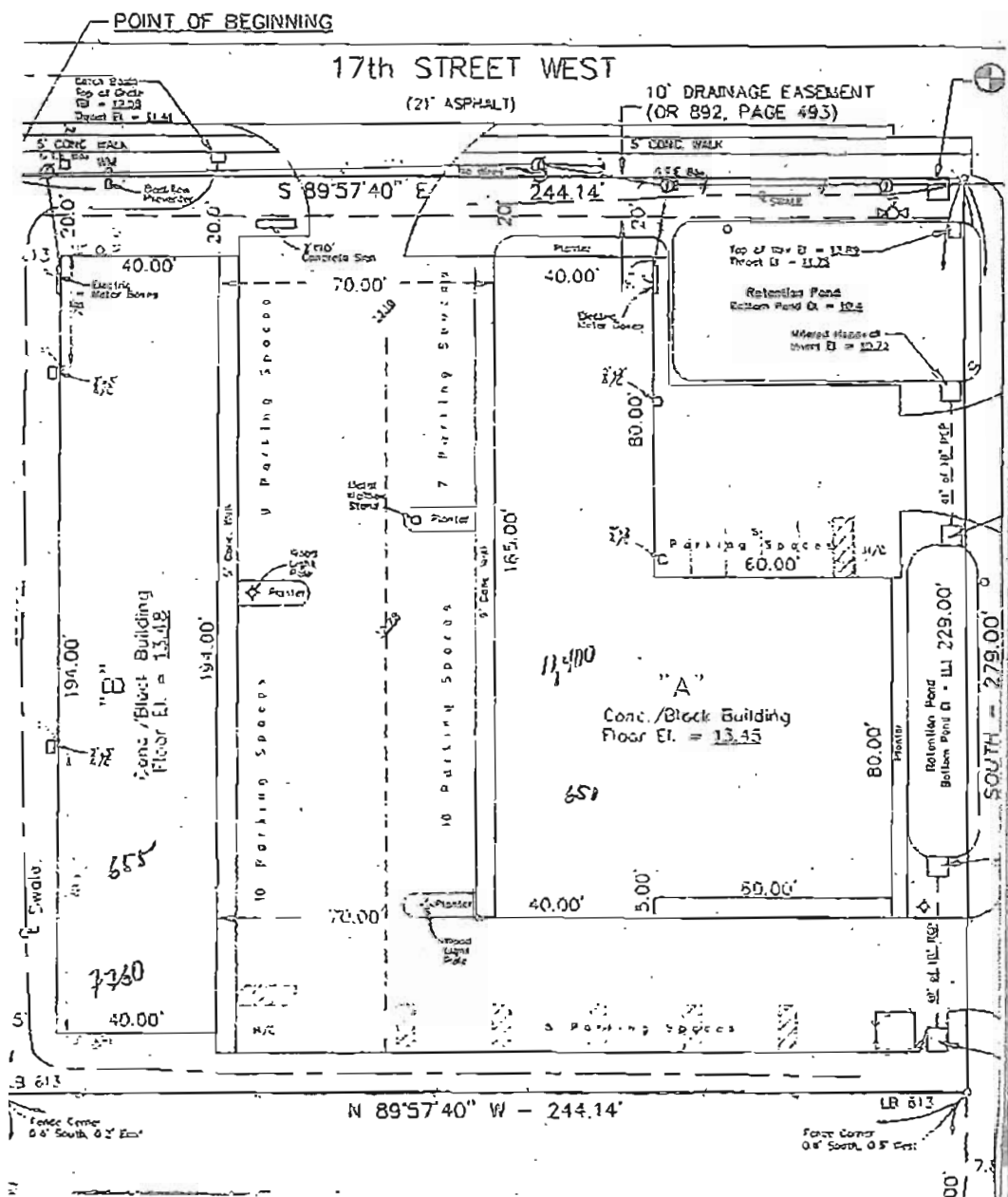
THIS INSTRUMENT PREPARED BY:  
ROBERT W. BROWNING, JR., P.A.  
1800 Second Street, Suite 755  
Sarasota, FL 34236  
(941) 365-6563



Exhibit "A"

Commence at the NW corner of the NE 1/4 of the NW 1/4 of the NE 1/4 of Section 14, Township 34 South, Range 17 East, Manatee County, Florida; thence South, along the West line of said NE 1/4 of the NW 1/4 of the NE 1/4, 25.00 feet to the South Right-of-Way line of 17th Street; thence S 89°57'40" E, along said South Right-of-Way line, 16.00 feet for a Point of Beginning; thence continue S 89°57'40" E, along said South Right-of-Way line, 244.14 feet; thence South 279.00 feet; thence N 89°57'40" W, 244.14 feet to a point 16 feet East of the West line of said NE 1/4 of the NW 1/4 of the NE 1/4; thence North parallel to the said West line, 279.00 feet to the Point of Beginning; ~~LESS AND EXCEPT the South 50 feet~~ of said property. Subject to a 10 foot wide drainage easement as described in Official Record Book 892, page 493 of the Public Records of Manatee County, Florida.

## Survey

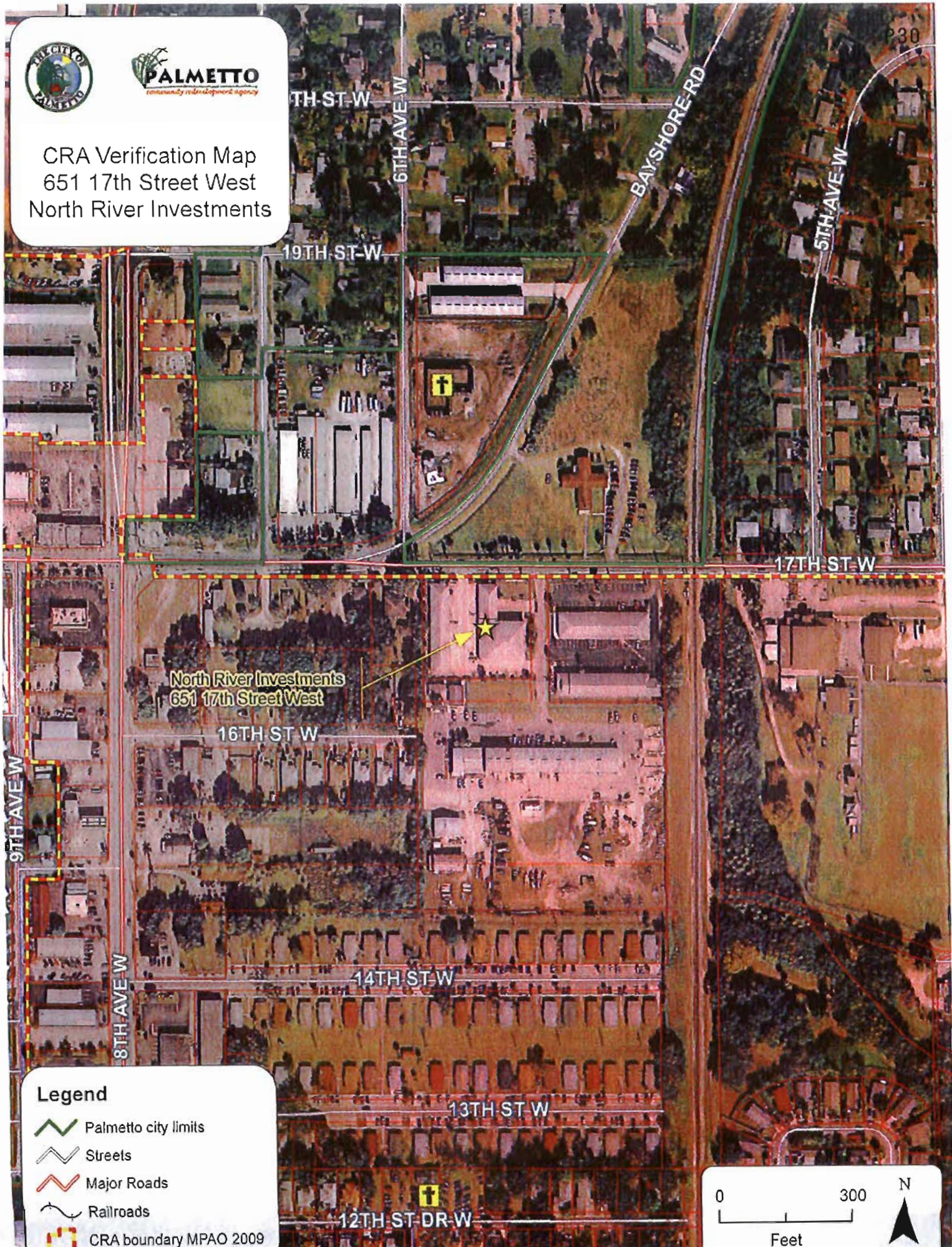








CRA Verification Map  
651 17th Street West  
North River Investments





VERIFICATION OF CODE/BUILDING ORDINANCE COMPLIANCEDate of Request: 12/2/10 Commercial Revitalization Application # SF - 10-10

Please provide the requested information and return to:

Palmetto CRA

715 4<sup>th</sup> Street West

Palmetto, FL 34221

Attention: Jenny SilverioProperty Address: 651 17<sup>th</sup> St. W., Palmetto, FL.

Property Owner Name and Mailing Address:

Jim Amerson651 17<sup>th</sup> St. West - Unit IPalmetto, FL 34221Thank you Jenny Silverio

Please indicate with a (✓):

☒ Property is within compliance with all applicable codes and building ordinances☐ Property will be in compliance with all applicable codes and building ordinances upon completion of projected improvements.☐ Property is not within compliance with applicable codes and building ordinancesAdditional comments: (Please note repeated or extended violations as evidenced throughout the past 24 month period.)  
\_\_\_\_\_  
\_\_\_\_\_

Building/Code Enforcement Representative:

Bill Stroind

Print Name

B. Stroind

Signature

Dec 3, 2010

Date

VERIFICATION OF STATUS OF UTILITY ACCOUNTSDate of Request: 12/2/10 Commercial Revitalization Application # SF - 10-10

Customer Service Representative:

Please provide the requested information and return to:

Palmetto CRA

715 4<sup>th</sup> Street West

Palmetto, FL 34221

Attention: Jenny SilverioProperty Address: 651 17<sup>th</sup> ST. W. Palmetto FL.

Property Owner Name and Mailing Address:

Jim Emerson651 17<sup>th</sup> ST. W. - Unit 1PALMETTO FL 34221Thank you, Jenny Silverio

Please indicate with a (V):

#9895

Services provided:

☒ Water☒ Sewer☒ Garbage

Status:

☒ Utility Account is paid in full to date☐ Utility Account is delinquent in the amount of \$ \_\_\_\_\_ as of \_\_\_\_\_.Additional comments: (Please note repeated or extended delinquencies as evidenced throughout the past 24 month period.) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

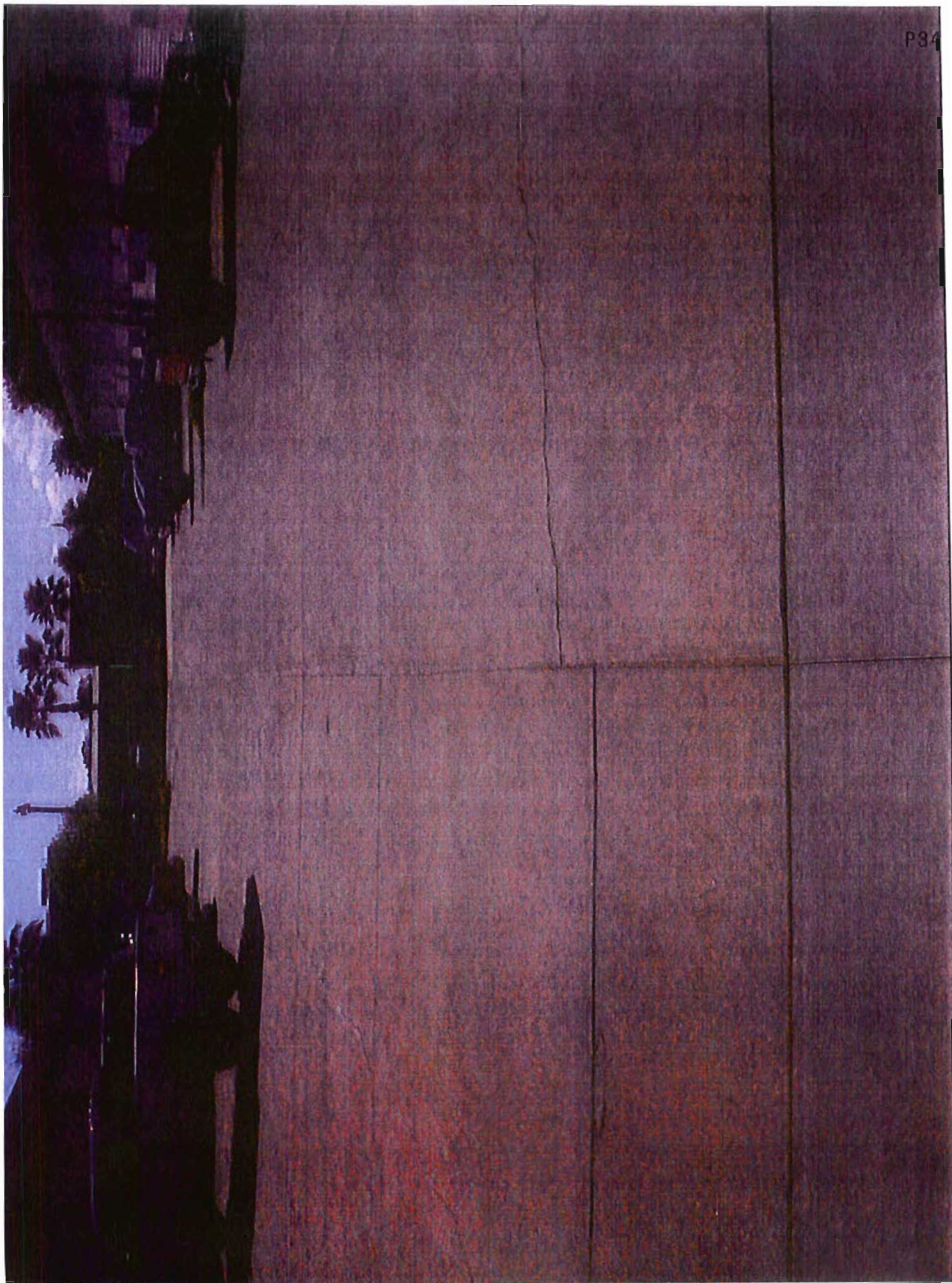
Customer Service Representative:

Penny Johnston  
Print NamePenny Johnston  
Signature12-2-10  
Date

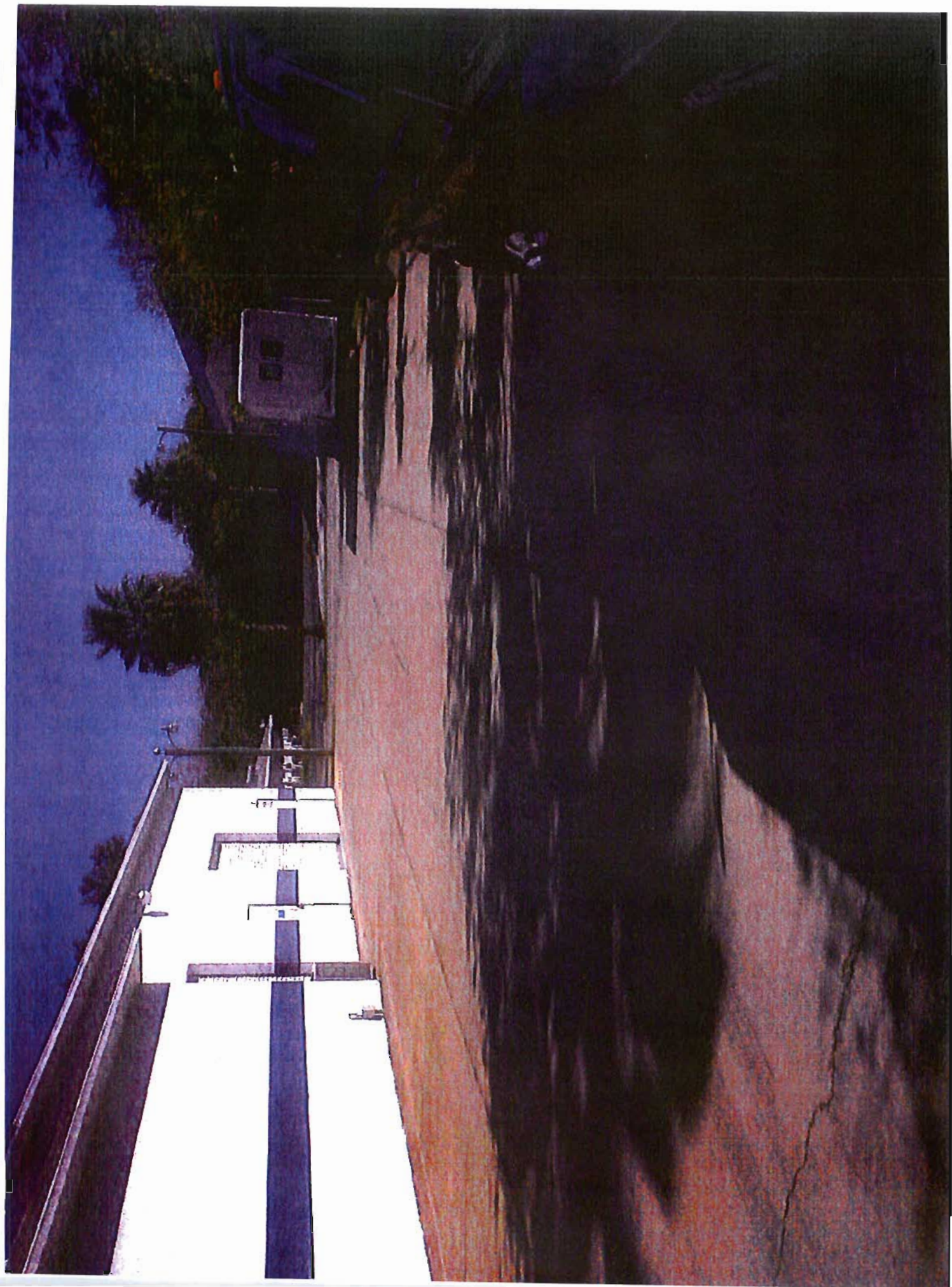




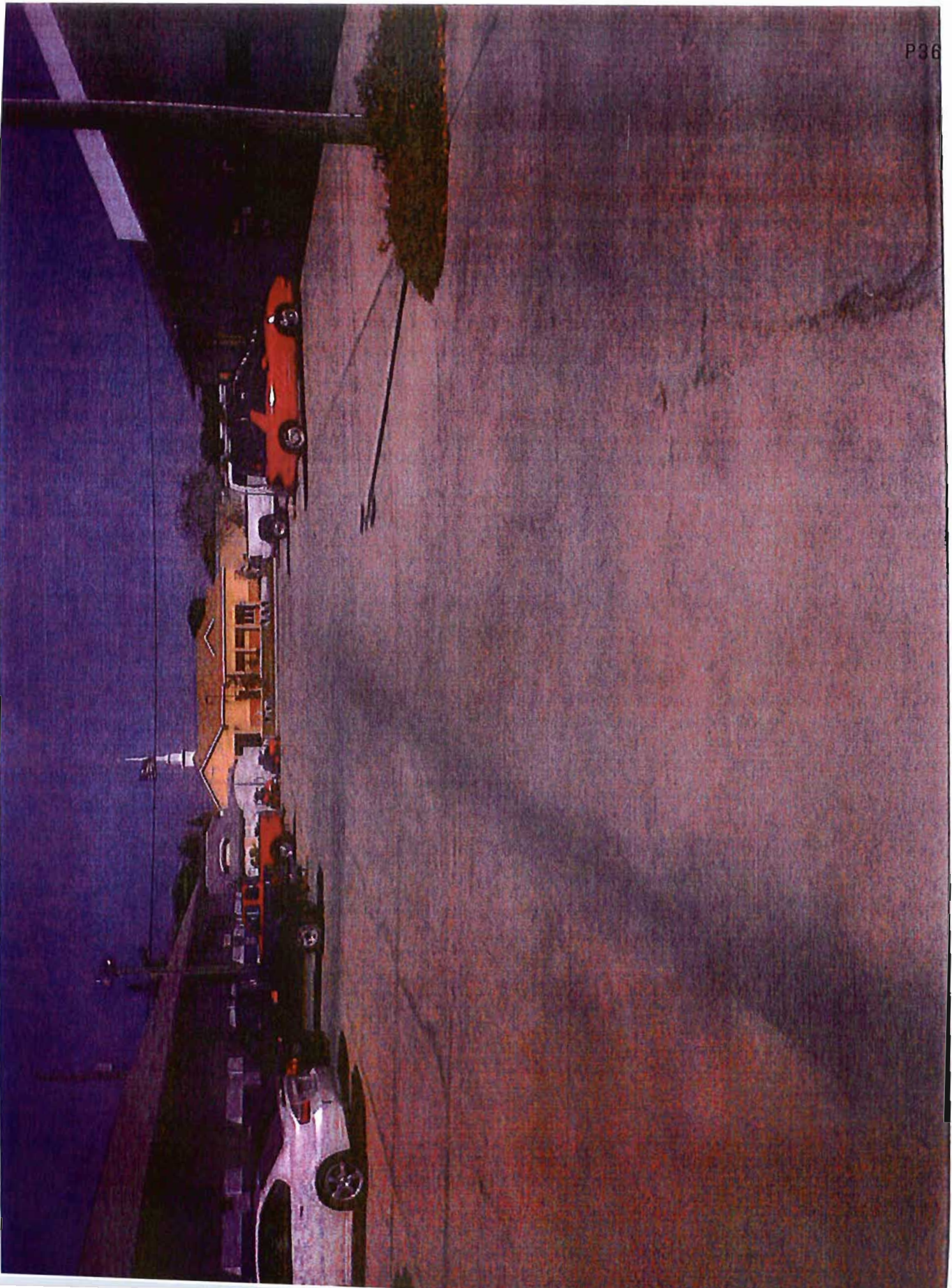














MANATEE COUNTY PROPERTY APPRAISER		Other Counties   Manatee	
Main		Property Search	
Owner		Address	
Parcel ID		Advanced	
Map			
Profile	<b>PARID: 2623910102</b>		
Values	<b>NORTH RIVER</b>		
Sales	<b>INVESTMENTS INC</b>		
Residential	<b>651 17TH ST W</b>		
Commercial	<b>ID Block</b>		
Out Buildings	Account#	2623910102	
Permits	T/R/S	34S / 17E / 14	
Land	Primary Address	651 W 17TH ST PALMETTO 34221	
Agriculture	Location	PL	
Sketch	2002 Census Tract	001502	
Exemptions	FEMA Zone Caveat	NOT A FEMA DETERMINATION	
Full Legal	FEMA Flood Zone	X/0/N/0189 B/100	
Estimating Taxes	Hurricane Evacuation Zone	D	
2010 Trim Notice	Fire District	FD07-NORTH RIVER FD	
2010 Tax Bill	Exemption Status	No Exemption	
Map	DOR Use Code	4803	
	DOR Description	WAREHOUSING FLEX	
	Neighborhood Name	15,16,17,23-34-17	
	Neighborhood Number	7190	
	CRA District	P-PALMETTO CRA	
	CDD District		
	Neighborhood Group	7001	
	Market Area	71	
	Zone/Field Reference	1	
	Route Number	164	
	Map ID	4B14.1	
	Acres (If Available)	1.251	
	Size Disclaimer	Sq foot estimates derived from rounded exterior wall measurements	
	Number of Units	1	
	Living/Business area	19160	
	Total Under Roof	19160	
	Unit Desc		
	Short Legal Desc	COM AT THE NW COR OF NE1/4 OF	

NW1/4 OF NE1/4 OF SEC 14; TH S,  
ALG THE W LN OF OF SD NE1/4 OF  
NW1/4 OF NE1/4, 25 FT TO THE S  
R/W LN OF 17TH ST; TH S 89 DEG  
57 MIN 40 SEC E, ALG SD

Unit #

Lot ID

Block ID

Subdivision Number 0000000

Subdivision Name

City/County Tax District 0019

Tax District Name 0019 - PALMETTO

TPP Current Year Date

Filed

TPP Current Year

Extension Request

### Owners

Name NORTH RIVER INVESTMENTS INC

Address 551 17TH ST W

City PALMETTO

State FL

Zip Code 34221 3254

International Postal  
Code

Country

Data Copyright Manatee County Property Appraiser's Office [Disclaimer:  
Last Updated: 06 Dec 2010

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