

ATTORNEY'S CERTIFICATION OF TITLE

I, Angela B. Rauber, a licensed attorney-at-law, hereby confirm that the apparent record title to the Land described in Exhibit "A" is vested in COMMUNITY ASSISTED & SUPPORTED LIVING INC. This representation is based upon the attached Warranty Deed (Exhibit "B") and review of the Pinellas County Property Appraiser's records (Exhibit "C").

WITNESS my hand and official seal at Hillsborough County, Florida, this 24th day of May, 2022.

*Angela B. Rauber*

Angela B. Rauber  
Hill Ward Henderson  
101 E. Kennedy Boulevard  
Tampa, Florida 33602

Exhibit "A"

LEGAL DESCRIPTION

PARCEL 1: Lot 7, PINELLAS GROVES, INC., as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, LESS the West 135.00 feet and also LESS that part lying within 200.00 feet of the East-West centerline of Section 29, Township 30 South, Range 15 East, Pinellas County, Florida, TOGETHER WITH a 20.00 feet ingress/egress easement over a portion of Lot 7, PINELLAS GROVES, INC., in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, described as follows: From the center of said Section 29, run South 89°00'41" East, 611.05 feet along the East/West centerline of Section 29; thence South 00°59'19" West, 50.00 feet to the South right-of-way line of 78th North (S.R. 694) and the Point of Beginning; thence South 89°00'41", East 20.05 feet along said right-of-way line; thence South 03°02'22" East, 150.37 feet; thence North 89°00'41" West, 20.05 feet; thence North 03°02'22" West, 150.37 feet to the Point of Beginning;

AKA

PARCEL 1: Lot 7, in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, PINELLAS GROVES, INC., as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, LESS the West 135.00 feet and also LESS that part lying within 200.00 feet of the East-West centerline of Section 29, Township 30 South, Range 15 East, Pinellas County, Florida, TOGETHER WITH a 20.00 feet ingress/egress easement over a portion of Lot 7, PINELLAS GROVES, INC., in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, described as follows: From the center of said Section 29, run South 89°00'41" East, 611.05 feet along the East/West centerline of Section 29; thence South 00°59'19" West, 50.00 feet to the South right-of-way line of 78th Avenue North (S.R. 694) and the Point of Beginning; thence South 89°00'41" East, 20.05 feet along said right-of-way line; thence South 03°02'22" East, 150.37 feet; thence North 89°00'41" West, 20.05 feet; thence North 03°02'22" West, 150.37 feet to the Point of Beginning.

AND

PARCEL 2: Lot 7, in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, according to the Plat of PINELLAS GROVES, INC., as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, LESS AND EXCEPT the West 135 feet thereof and the North 50 feet thereof and also all that party lying South of a line 200 feet South of the centerline of said Section 29, subject to an easement for ingress and egress as described in Deed recorded in O.R. Book 6218, Page 160, of the Public Records of Pinellas County, Florida and Easement Agreement recorded in O.R. Book 6128, Page 172, of the Public Records of Pinellas County, Florida.

Parcel ID Numbers: 29-30-15-70794-400-0701 and  
29-30-15-70794-400-0703

Exhibit "B"

WARRANTY DEED

**PREPARED BY and RETURN TO:**  
**ROBERT W. BROWNING, JR. PA**  
**One North Tuttle Ave.**  
**Sarasota, FL 34237**

Recording Fee: \$27.00  
Doc Stamps: \$6,279.00

Tax ID #29/30/15/70794/400/0703 and 29/30/15/70794/400/0701

**WARRANTY DEED**

**THIS WARRANTY DEED** Made and executed the 29<sup>th</sup> day of January, 2021, by **Suzan Carol March, a single woman**, whose post office address is: 13000 Park Blvd., Seminole, FL 33776, hereinafter called the Grantor, to **Community Assisted and Supported Living, Inc., a Florida not-for-profit corporation**, whose post office address is: 2911 Fruitville Road, Sarasota, Florida 34237, 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 Pinellas County, Florida, to wit:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

**SUBJECT TO REAL ESTATE TAXES FOR THE YEAR 2021 AND ALL SUBSEQUENT YEARS. SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.**

**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.

Exhibit "C"

PINELLAS COUNTY PROPERTY APPRAISER'S RECORD

[Interactive Map of this parcel](#)

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## 29-30-15-70794-400-0701

[Compact Property Record Card](#)

[Tax Estimator](#)

**Updated May 24, 2022**

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[Radius Search](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
COMMUNITY ASSISTED & SUPPORTED LIVING INC 2911 FRUITVILLE RD SARASOTA FL 34237-5320	PARK BLVD (Unincorporated)



**Property Use:** 0000 (Vacant Residential - lot & acreage less than 5 acres) **Current Tax District:** SEMINOLE FIRE ([STE](#)) **Total Living:** SF: **Total Gross SF:**

[click here to hide] **Legal Description**

PINELLAS GROVES SE 1/4, SEC 29-30-15, E 198FT(S) OF LOT 7 LESS RD ON N AND LESS S 464FT(S)

<a href="#">Tax Estimator</a> <a href="#">File for Homestead Exemption</a>	<b>2022 Parcel Use</b>																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Exemption</th> <th style="width: 15%;">2022</th> <th style="width: 15%;">2023</th> </tr> </thead> <tbody> <tr> <td>Homestead:</td> <td style="text-align: center;">No</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Government:</td> <td style="text-align: center;">No</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Institutional:</td> <td style="text-align: center;">No</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Historic:</td> <td style="text-align: center;">No</td> <td style="text-align: center;">No</td> </tr> </tbody> </table>	Exemption	2022	2023	Homestead:	No	No	Government:	No	No	Institutional:	No	No	Historic:	No	No	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Homestead Use Percentage: 0.00%</td> </tr> <tr> <td>Non-Homestead Use Percentage: 100.00%</td> </tr> <tr> <td>Classified Agricultural: No</td> </tr> </table>	Homestead Use Percentage: 0.00%	Non-Homestead Use Percentage: 100.00%	Classified Agricultural: No
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**Parcel Information** [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
21376/0236	\$260,400	121030251101	E	<a href="#">Current FEMA Maps</a>	<a href="#">1/55</a>

**2021 Final Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value / Non-HX Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2021	\$220,800	\$168,544	\$168,544	\$220,800	\$168,544

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2020	No	\$153,222	\$153,222	\$153,222	\$153,222	\$153,222
2019	No	\$148,502	\$148,502	\$148,502	\$148,502	\$148,502
2018	No	\$136,567	\$136,567	\$136,567	\$136,567	\$136,567
2017	No	\$125,148	\$125,148	\$125,148	\$125,148	\$125,148
2016	No	\$116,485	\$115,032	\$115,032	\$116,485	\$115,032
2015	No	\$104,575	\$104,575	\$104,575	\$104,575	\$104,575
2014	No	\$102,377	\$68,861	\$68,861	\$102,377	\$68,861
2013	No	\$78,957	\$62,601	\$62,601	\$78,957	\$62,601
2012	No	\$56,910	\$56,910	\$56,910	\$56,910	\$56,910
2011	No	\$69,143	\$69,143	\$69,143	\$69,143	\$69,143
2010	No	\$75,820	\$75,820	\$75,820	\$75,820	\$75,820
2009	No	\$167,918	\$167,918	\$167,918	\$167,918	\$167,918
2008	No	\$177,600	\$177,600	\$177,600	\$177,600	\$177,600
2007	No	\$199,500	\$199,500	\$199,500	N/A	\$199,500
2006	No	\$161,200	\$161,200	\$161,200	N/A	\$161,200
2005	No	\$82,200	\$82,200	\$82,200	N/A	\$82,200
2004	No	\$73,900	\$73,900	\$73,900	N/A	\$73,900

2003	No	\$76,700	\$76,700	\$76,700	N/A	\$76,700
2002	No	\$72,100	\$72,100	\$72,100	N/A	\$72,100
2001	No	\$71,400	\$71,400	\$71,400	N/A	\$71,400
2000	No	\$59,900	\$59,900	\$59,900	N/A	\$59,900
1999	No	\$72,900	\$72,900	\$72,900	N/A	\$72,900
1998	No	\$55,300	\$55,300	\$55,300	N/A	\$55,300
1997	No	\$53,400	\$53,400	\$53,400	N/A	\$53,400
1996	No	\$56,700	\$56,700	\$56,700	N/A	\$56,700

<b>2021 Tax Information</b>		<b>Ranked Sales</b> <small>(What are Ranked Sales?)</small> <a href="#">See all transactions</a>				
<a href="#">2021 Tax Bill</a>	Tax District: <a href="#">STF</a>	<b>Sale Date</b>	<b>Book/Page</b>	<b>Price</b>	<b>Q/U</b>	<b>V/I</b>
2021 Final Millage Rate	18.6810	29 Jan 2021	21376 / 0236	\$897,000	U	V
<b>Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new <a href="#">Tax Estimator</a> to estimate taxes under new ownership.</b>		31 Dec 2014	18639 / 2080	\$675,000	M	V
		21 Jun 2004	13651 / 1280	\$850,000	U	V
		18 Nov 1988	06879 / 1834	\$45,000	Q	

<b>2021 Land Information</b>						
Seawall: No	Frontage:			View: None		
<a href="#">Land Use</a>	<a href="#">Land Size</a>	<a href="#">Unit Value</a>	<a href="#">Units</a>	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a>	<a href="#">Method</a>
Vacant (00)	198x150	375000.00	0.6800	1.0000	\$255,000	AC

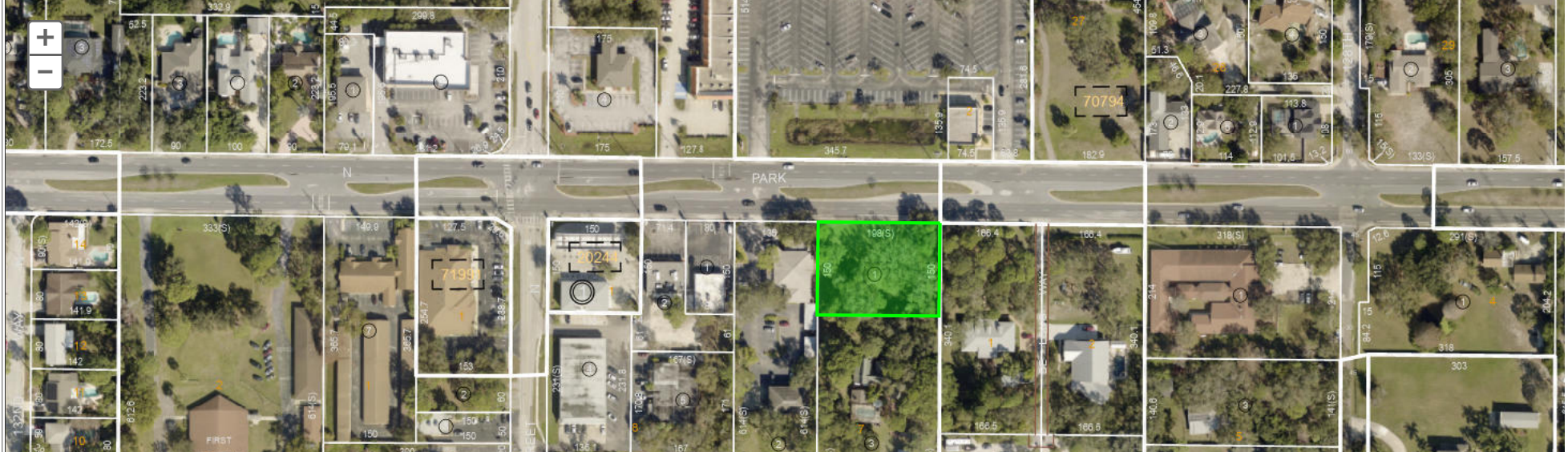
<a href="#">[click here to hide] 2022 Extra Features</a>						
Description	Value/Unit	Units	Total Value as New		Depreciated Value	Year
No Extra Features on Record						

[\[click here to hide\] Permit Data](#)

**Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.**

Permit Number	Description	Issue Date	Estimated Value
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No Permit Data Found









[Interactive Map of this parcel](#)

[Sales Query](#)

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## 29-30-15-70794-400-0703

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[Tax Estimator](#)

**Updated May 24, 2022**

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[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
COMMUNITY ASSISTED & SUPPORTED LIVING INC 2911 FRUITVILLE RD SARASOTA FL 34237-5320	13000 PARK BLVD (Unincorporated)



[Property Use:](#) 0110 (Single Family Home)      Current Tax District: SEMINOLE FIRE ([STE](#))      Total Living: SF: 4,149      Total Gross SF: 4,247      Total Living Units: 1

[click here to hide] **Legal Description**

PINELLAS GROVES SE 1/4, SEC 29-30-15, E 198FT(S) OF S 464FT(S) OF LOT 7

<a href="#">Tax Estimator</a> <a href="#">File for Homestead Exemption</a>	<b>2022 Parcel Use</b>																		
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Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
21376/0236	\$1,112,900 <a href="#">Sales Query</a>	121030251101	D	<a href="#">Current FEMA Maps</a>	<a href="#">1/55</a>

**2021 Final Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value / Non-HX Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2021	\$946,368	\$498,738	\$448,738	\$473,738	\$448,738

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2020	Yes	\$872,600	\$491,852	\$441,852	\$466,852	\$441,852
2019	Yes	\$863,851	\$480,794	\$430,794	\$455,794	\$430,794
2018	Yes	\$820,064	\$471,829	\$421,829	\$446,829	\$421,829
2017	Yes	\$736,575	\$462,124	\$412,124	\$437,124	\$412,124
2016	Yes	\$668,373	\$452,619	\$402,619	\$427,619	\$402,619
2015	Yes	\$611,919	\$449,473	\$399,473	\$424,473	\$399,473
2014	No	\$597,101	\$571,946	\$571,946	\$597,101	\$571,946
2013	No	\$519,951	\$519,951	\$519,951	\$519,951	\$519,951
2012	No	\$479,363	\$479,363	\$479,363	\$479,363	\$479,363
2011	No	\$496,670	\$496,670	\$496,670	\$496,670	\$496,670
2010	No	\$603,935	\$603,935	\$603,935	\$603,935	\$603,935
2009	No	\$865,402	\$865,402	\$865,402	\$865,402	\$865,402
2008	No	\$921,200	\$921,200	\$921,200	\$921,200	\$921,200
2007	No	\$919,600	\$919,600	\$919,600	N/A	\$919,600
2006	No	\$928,600	\$928,600	\$928,600	N/A	\$928,600
2005	No	\$554,200	\$554,200	\$554,200	N/A	\$554,200
2004	Yes	\$486,800	\$395,200	\$370,200	N/A	\$370,200

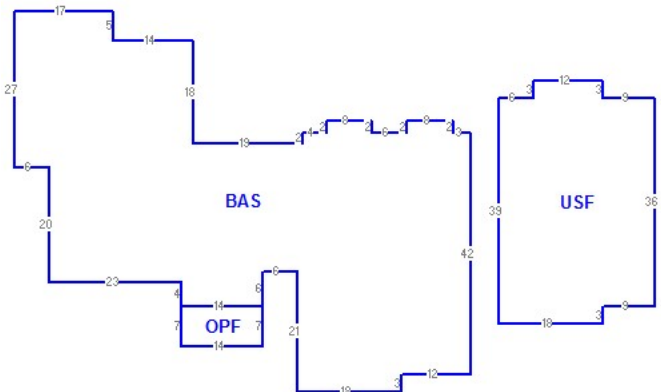
2003	Yes	\$472,700	\$387,900	\$362,900	N/A	\$362,900
2002	Yes	\$441,100	\$373,200	\$348,200	N/A	\$348,200
2001	Yes	\$431,600	\$367,400	\$342,400	N/A	\$342,400
2000	Yes	\$396,200	\$356,700	\$331,700	N/A	\$331,700
1999	Yes	\$425,200	\$347,400	\$322,400	N/A	\$322,400
1998	Yes	\$356,400	\$342,000	\$317,000	N/A	\$317,000
1997	Yes	\$348,000	\$336,300	\$311,300	N/A	\$311,300
1996	Yes	\$264,300	\$264,300	\$239,300	N/A	\$239,300

2021 Tax Information		Ranked Sales <small>(What are Ranked Sales?)</small> <a href="#">See all transactions</a>				
<a href="#">2021 Tax Bill</a>	Tax District: <a href="#">STF</a>	Sale Date	Book/Page	Price	Q/U	V/I
2021 Final Millage Rate	18.6810	29 Jan 2021	21376 / 0236	\$897,000	U	I
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		21 Jun 2004	13651 / 1280	\$850,000	U	I
		24 Apr 1995	08972 / 1489	\$280,000	Q	I
		Dec 1985	06128 / 0160	\$250,000	Q	

2021 Land Information							
Seawall: No			Frontage:			View: None	
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method	
Single Family (01)	198x461	375000.00	2.1000	1.0000	\$787,500	AC	

[click here to hide] 2022 Building 1 Structural Elements [Back to Top](#)  
 Site Address: 13000 PARK BLVD

Building Type: **Single Family**  
 Quality: **Above Average**  
 Foundation: **Continuous Footing Poured**  
 Floor System: **Slab On Grade**  
 Exterior Wall: **Cb Stucco/Cb Reclad**  
 Roof Frame: **Gable Or Hip**  
 Roof Cover: **Shingle Composition**  
 Stories: **2**  
 Living units: **1**  
 Floor Finish: **Carpet/Hardtile/Hardwood**  
 Interior Finish: **Upgrade**  
 Fixtures: **13**  
 Year Built: **1972**  
 Effective Age: **50**  
 Heating: **Central Duct**  
 Cooling: **Cooling (Central)**



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[Compact Property Record Card](#)

Building 1 Sub Area Information		
Description	Living Area SF	Gross Area SF
<a href="#">Open Porch (OPF)</a>	0	98
<a href="#">Upper Story (USF)</a>	1,062	1,062
<a href="#">Base (BAS)</a>	3,087	3,087
<b>Total Living SF: 4,149</b>		<b>Total Gross SF: 4,247</b>

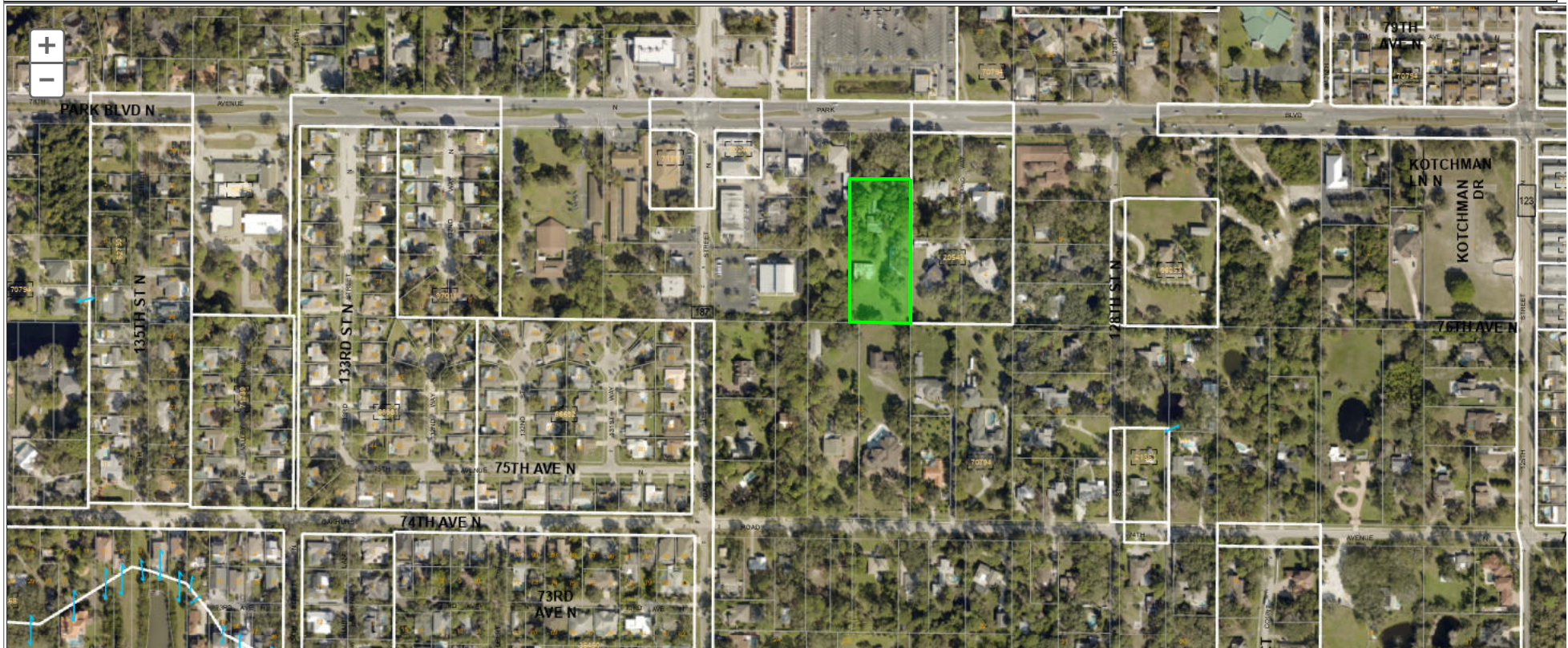
[click here to hide] 2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
SPA/JAC/HT	\$12,000.00	1.00	\$12,000.00	\$4,800.00	1972
SHED	\$16.00	420.00	\$6,720.00	\$3,629.00	2004
PORCH	\$30.00	360.00	\$10,800.00	\$4,320.00	1972
PATIO/DECK	\$12.00	200.00	\$2,400.00	\$960.00	1972
PORCH	\$23.00	150.00	\$3,450.00	\$1,725.00	2002
ENCLOSURE	\$7.00	2,760.00	\$19,320.00	\$9,660.00	2002
POOL	\$37,000.00	1.00	\$37,000.00	\$14,800.00	1972
BARN	\$36.00	2,880.00	\$103,680.00	\$41,472.00	1972
FIREPLACE	\$9,000.00	1.00	\$9,000.00	\$3,600.00	1972
BBQ	\$1,500.00	1.00	\$1,500.00	\$1,500.00	1972
BARN	\$36.00	1,800.00	\$64,800.00	\$25,920.00	1972

[\[click here to hide\] Permit Data](#)

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Permit Number	Description	Issue Date	Estimated Value
<a href="#">PER-H-CB06-07445</a>	ROOF	26 Apr 2006	\$53,000
<a href="#">PER-H-CB249932</a>	ENCLOSURE	22 Feb 2002	\$14,600



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