

Ownership and Encumbrance Report

First American Issuing Office: First American Title Insurance Company
PO Box 776123
Chicago, IL 60677-6123

Customer Reference Number: 164369
First American File Number: 110752720

Prepared For: Johnson, Pope, Bokor, Ruppel & Burns, LLP
360 Central Avenue, Suite 500
St. Petersburg, FL 33701

Legal Description:

That part of Lot 14 in the SW 1/4 of Section 32, Township 29 South, Range 16 East, according to the plat of PINELLAS GROVES, INC., recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, described as follows:

Beginning at a point on the East boundary of said Lot 14 at a point 400.00 feet Southerly of the NE corner of said Lot 14; thence Westerly along the South boundaries of tracts conveyed to James T. Philips, et ux by Pinellas County Clerk's Instrument #500565A and to O'Neal Peak, et ux by Pinellas County Clerk's Instrument #693293A a distance of 392.99 feet more or less to the SW corner of said tract described in Pinellas County Clerk's Instrument #693293A; thence Southerly along the East boundaries of tracts conveyed to O'Neal Peak, et ux by Pinellas County Clerk's Instrument #396921A and to James E. Lott, et ux by Pinellas County Clerk's Instrument #461399A and to John L. Voss, et ux by Pinellas County Clerk's Instrument #612574A a distance of 255.17 feet more or less to the South boundary of said Lot 14; thence East along the South boundary of said Lot 14 to the SE corner of said Lot 14; thence North along the East boundary of said Lot 14 to the Point of Beginning.

Less and Excepting therefrom any portion of the above-described property lying and being in the rights of way known as 62nd Street North and 150th Avenue North.

1. Grantee(s) In Last Deed of Record:

VASANTHA, L.L.C., a Florida limited liability company, by virtue of Quit Claim Deed recorded in Book 15420, Page 1344, of the public records of Pinellas County, Florida

2. Encumbrances/Matters Affecting Title (Includes only mortgages, liens and claims of lien (if not specifically affecting other property only), judgments (certified only), federal tax liens, bankruptcy petitions, death certificates, court orders and decrees, divorce decrees, property settlement agreements, tax warrants, incompetency proceedings and probate proceedings which may affect the title to the property described above (attach an exhibit, if necessary)):

(X) Exhibit Attached () Exhibit Not Attached.

Type of Instrument	O.R. Book	Page
Mortgage Deed	13641	1841
Notice of Commencement	23031	2188
Order Assessing An Administrative Fine Until Compliance Is Achieved	23089	2080

Copies of the Encumbrances/Matters Affecting Title (X) are () are not included with this Report.

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 32-29-16-70362-300-1420 for tax year 2024

Gross Tax: \$ 14,124.59 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years: None

Map Code: Assessment: \$

Customer Reference Number:
First American File Number: 110752720

Certificate

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from February 29, 1972 to May 14, 2025 at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of Pinellas County, Florida, affecting title to the property described therein. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

A handwritten signature in black ink, appearing to read "Michael Abbey", written in a cursive style.

Michael Abbey, as SVP, Division Region Manager

Dated:05/20/2025

QUIT CLAIM DEED

Prepared By and RETURN to:

David W. Griffin, Esquire
David W. Griffin, P.A.
565 South Duncan Avenue
Clearwater, FL 33756
(727) 466-6900
FILE# 29,010

THIS INDENTURE

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 10TH day of OCTOBER ~~SEPTEMBER~~, 2006
Between, M&K OF CLEARWATER, INC., a Florida corporation, whose mailing address is 6201 150th Avenue, Clearwater, Florida 33760, party of the first part, and

VASANTHA, L.L.C., a Florida limited liability company, whose mailing address is 6201 150th Avenue North, Clearwater, Florida 33760, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of PINELLAS, State of FLORIDA, to wit:

That part of Lot 14 in the SW 1/4 of Section 32, Township 29 South, Range 16 East, according to the plat of PINELLAS GROVES, INC., recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, described as follows:

Beginning at a point on the East boundary of said Lot 14 at a point 400.00 feet Southerly of the NE corner of said Lot 14; thence Westerly along the South boundaries of tracts conveyed to James T. Philips, et ux by Pinellas County Clerk's Instrument #500565A and to O'Neal Peak, et ux by Pinellas County Clerk's Instrument #693293A a distance of 392.99 feet more or less to the SW corner of said tract described in Pinellas County Clerk's Instrument #693293A; thence Southerly along the East boundaries of tracts conveyed to O'Neal Peak, et ux by Pinellas County Clerk's Instrument #396921A and to James E. Lott, et ux by Pinellas County Clerk's Instrument #461399A and to John L. Voss, et ux by Pinellas County Clerk's Instrument #612574A a distance of 255.17 feet more or less to the South boundary of said Lot 14; thence East along the South boundary of said Lot 14 to the SE corner of said Lot 14; thence North along the East boundary of said Lot 14 to the Point of Beginning.

Less and Excepting therefrom any portion fo the above-described property lying and being in the rights of way known as 62nd Street North and 150th Avenue North.

Parcel Identification No.: 32 - 29 - 16 - 70362 - 300 - 1420
a/k/a 6201 150th Avenue North, Clearwater, Florida 33760

This Deed shall be deemed delivered upon its execution notwithstanding subsequent recording in the Public Records.

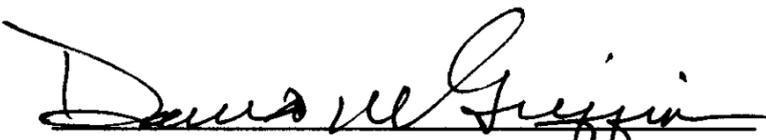
To Have and to Hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.


LESLEY JOHANTGEN, Witness

M&K OF CLEARWATER, INC.

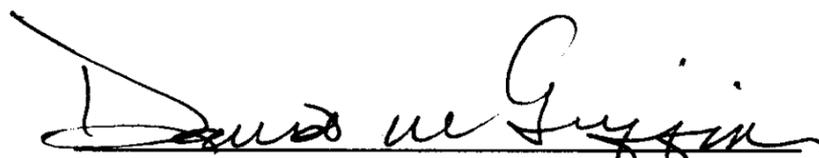
By: 
RAO CHAPALAMADAGU, Director
& PRESIDENT


DAVID W. GRIFFIN, Witness

**STATE OF FLORIDA
COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me this 10th day of ~~September~~ ^{OCTOBER}, 2006 by RAO CHAPALAMADAGU, Director of M&K OF CLEARWATER, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced Driver's License or other picture I.D. as identification.

My Commission Expires:


DAVID W. GRIFFIN, Notary Public



DAVID W. GRIFFIN
MY COMMISSION # DD 161791
EXPIRES: October 29, 2006
Bonded thru Budget Notary Services

This Indenture, Made the 23rd day of December A. D. 1971 by ANNA LIMA, JOSEPH M. LIMA and BERNICE V. LIMA, his wife hereinafter called the grantor, to PICK KWIK FOOD STORES, INC.

whose postoffice address is 1411 N. Fort Harrison, Clearwater, Florida 33515 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 certain valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pinellas County, Florida, viz:

That part of Lot 14 in the SW 1/4 of SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, according to plat of PINELLAS GROVES, INC., recorded in Plat Book 1, page 55, Public Records of Pinellas County, Florida, described as follows:

Beginning at a point on the East boundary of said Lot 14 at a point 400 feet Southerly of the Northeast corner of said Lot 14; thence Westerly along the South boundaries of tracts conveyed to James T. Phillips, et ux by Pinellas County Clerk's Instrument Number 500565A and to O'Neal Peak, et ux by Pinellas County Clerk's Instrument Number 693293A a distance of 392.99 feet more or less to the Southwest corner of said tract described in Pinellas County Clerk's Instrument Number 693293A; thence Southerly along the East boundaries of tracts conveyed to O'Neal Peak, et ux by Pinellas County Clerk's Instrument Number 396921A and to James E. Lott, et ux by Pinellas County Clerk's Instrument Number 461399A and to John L. Voss, et ux by Pinellas County Clerk's Instrument Number 612574A a distance of 255.17 feet more or less to the South boundary of said Lot 14; thence East along the South boundary of said Lot 14 to the Southeast corner of said Lot 14; thence North along the East boundary of said Lot 14 to the point of beginning.

Rerecorded to correct the name of the grantee. Subject to easements of record.

To Have and to Hold the Same, together with all the hereditaments and appurtenances thereto belonging or in anywise appertaining, to the said grantee, and the said grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Grantee assumes the payment of taxes for the year 1972 and subsequent years.

In Witness Whereof, the said grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Barbara B. Letterwhite
Carolyn Blinstaup
Linda H. Lewson
J. H. George

Anna Lima (SEAL)
Joseph M. Lima (SEAL)
Bernice V. Lima (SEAL)

STATE OF FLORIDA, COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments personally appeared Joseph M. Lima and Bernice V. Lima his wife to me known to be the persons described in and who executed the foregoing instrument and who acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this day of February A. D. 1972

NOTARY PUBLIC, STATE OF FLORIDA at LARGE MY COMMISSION EXPIRES OCT. 21, 1972 My Commission expires Oct. 21, 1972

Hold GUARANTEE ABSTRACT CO.

NOTARY PUBLIC THIS INSTRUMENT PREPARED BY: DEAN AIKIN GUARANTEE ABSTRACT & TITLE INS. CO. P. O. BOX 232 ST. PETERSBURG, FLA. 33731 In Connection with the issuance of Title Insurance

GUARANTEE ABSTRACT CO

RECORDED PINELLAS CO. FLORIDA CLERK CIRCUIT COURT MAR 8 6 27 PM '72

PLACE STAMP HERE

RECORDED PINELLAS CO. FLORIDA CLERK CIRCUIT COURT

600 40.75

STATE OF ILLINOIS
COUNTY OF COOK

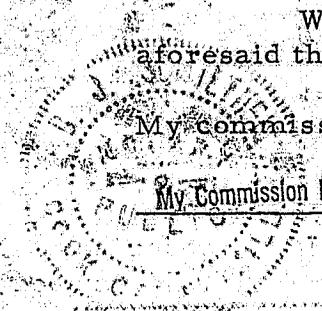
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared ANNA LIMA to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd of December A.D. 1971

My commission expires:

My Commission Expires May 31, 1974

BJ Schulteis
Notary Public
50 So. LaSalle St.
Chicago, Illinois



PINELLAS
COUNTY

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
FEB 29 72
COMPTROLLER
RB.106107
4050

STATE OF FLORIDA DOCUMENTARY SUR TAX FEB 29 1972 \$0.55
STATE OF FLORIDA DOCUMENTARY SUR TAX FEB 29 1972 \$1.10
STATE OF FLORIDA DOCUMENTARY SUR TAX FEB 29 1972 \$1.10
STATE OF FLORIDA DOCUMENTARY SUR TAX FEB 29 1972 \$1.10
STATE OF FLORIDA DOCUMENTARY SUR TAX FEB 29 1972 \$1.00

Guarantee Abstract
and Title Insurance Company
571 FIRST AVENUE N.W.
ST. PETERSBURG, FLORIDA
Warranty Deed

02 29 72
72026219 DEED
GUAR ABSTR



RETURN TO: *em*
First American Title Ins. Co.
25400 US 19 N, Suite 212
Clearwater, FL 33763

FL 98-1467 JB

This instrument prepared by:
Edward J. Kohrs of
Macfarlane Ferguson & McMullen
P. O. Box 1531
Tampa, FL 33601

INST # 98-341313
OCT 26, 1998 1:13PM

PINELLAS COUNTY FLA.
OFF.REC.BK 10281 PG 636

Tax Folio # 07/27/16/32958/002/0050,
#24/28/15/59760/001/0080,
#01/30/14/42030/040/0010, and
#32/29/16/70362/300/1420

RECORDING
REC 19.50
DS 5915.00
INT _____
FEES _____
MTF _____
P/C _____
REV _____
TOTAL

FEE SIMPLE DEED
(Bargain and Sale Deed)

This conveyance made this 23rd day of October 1998, by **THE PICK KWIK CORPORATION**, a Florida corporation, whose mailing address is 1 Hess Plaza, Woodbridge, NJ 07095, ("Grantor"), to **A & M INVESTMENTS #405W, INC.**, a Florida corporation, whose mailing address is 1701 SW 12th Avenue, Boca Raton, FL 33486, ("Grantee"):

5934.50
76

WITNESSETH:

Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, to it in hand paid, the receipt whereof is hereby acknowledged, hereby grants, sells, conveys and transfers to Grantee and its successors and assigns forever, all that certain real property in the County of PINELLAS, State of Florida, (the "Property"), legally described in Exhibit "A" attached hereto and made a part hereof;

TOGETHER WITH all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and easement thereto belonging or in anywise appertaining;

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

WITNESS the execution hereof as of the date first above written.

Documentary Tax Pd. \$ 5915.00
By _____
Deputy Clerk

WITNESSES:

John M. Rockwell

(Signature)

JOHN M. ROCKWELL

(Printed Name)

[Signature]

(Signature)

GLENN PHILLIPS

(Printed Name)

JAB
THE PICK KWIK CORPORATION,
a Florida corporation

By: *[Signature]*

F. Borden Walker
President

~~(Corporate Seal)~~

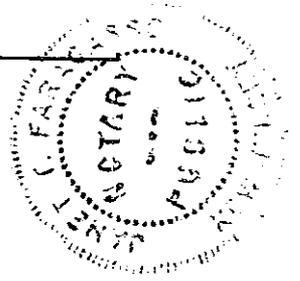
STATE OF NEW JERSEY

COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me this 20th day of October 1998, by F. BORDEN WALKER as PRESIDENT of THE PICK KWIK CORPORATION, a Florida corporation, on behalf of the corporation. He is personally known to me.



Stamped or Printed Name
NOTARY PUBLIC, State at Large
My Commission Expires



JANET T. FARAGASSO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 30, 2002

4C109346 JMF	10-26-1998	13:11:39
01 DED-PICK KWIK CORP		
RECORDING	1	\$19.50
DOC STAMP - DR219	3	\$5,915.00
	TOTAL:	\$5,934.50
	CHECK AMT. TENDERED:	\$5,934.50
	CHANGE:	\$.00

EXHIBIT "A"

PARCEL I:

That part of Lot 14 in the Southwest 1/4 of Section 32, Township 29 South, Range 16 East, according to the plat of PINELLAS GROVES, INC., recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, described as follows:

Beginning at a point on the East boundary of said Lot 14 at a point 400.00 feet Southerly of the Northeast Corner of said Lot 14; thence Westerly along the South boundaries of tracts conveyed to James T. Phillips, et ux by Pinellas County Clerk's Instrument Number 500565A and to O'Neal Peak, et ux by Pinellas County Clerk's Instrument Number 693293A a distance of 392.99 feet more or less to the Southwest corner of said tract described in Pinellas County Clerk's Instrument Number 693293A; thence Southerly along the East boundaries of tracts conveyed to O'Neal Peak, et ux by Pinellas County Clerk's Instrument Number 396921A and to James E. Lott, et ux by Pinellas County Clerk's Instrument Number 461399A and to John L. Voss, et ux by Pinellas County Clerk's Instrument Number 612574A a distance of 255.17 feet more or less to the South boundary of said Lot 14; thence East along the South boundary of said Lot 14 to the Southeast corner of said Lot 14; thence North along the East boundary of said Lot 14 to the POINT OF BEGINNING.

Grantor: The Pick Pwik Corporation
Grantee: A & M INVESTMENTS #405W, INC.

EXHIBIT "A"

PARCEL II:

Lots 1 and 2, Block 40, Re-Revised Map of Indian Beach, according to the Plat thereof, recorded in Plat Book 5, Page 6, Public Records of Pinellas County, Florida.

PARCEL III:

Lots 5 and 6, Block 2, GRAY GABLES SUBDIVISION, according to the map or plat thereof, recorded in Plat Book 17, Page 26, Public Records of Pinellas County, Florida.

PARCEL IV:

Lots 8, 9 and 10, Block A, New Athens City, according to the Plat thereof as recorded in Plat Book 55, Page 57 of the Public Records of Pinellas County, Florida.

LESS existing road right-of-way.

Grantor: The Pick Pwik Corporation
Grantee: A & M INVESTMENTS #405W, INC.

KARLEEN F. DE BLAKER, CLERK OF COURT
PINELLAS COUNTY, FLORIDA (727) 464-3267
SD135167 07-25-2003 11:19:44 STM
55 DOC-02000507CI GMAC COMMERCIAL #
UCN # = 522002CA000507XXCICI
DOC STAMP DR219 1 \$.70

**CIRCUIT/COUNTY COURT
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION**

UCN: 522002CA000507XXCICI

REF: 02000507CI

TOTAL: \$.70
CASH AMT. TENDERED: \$1.00
CHANGE: \$.30

01
No Recording Fee
41 Doc Stamps \$.70

03-364057 AUG-27-2003 12:23pm
PINELLAS CO BK 13019 PG 2161

**GMAC COMMERCIAL MORTGAGE
CORPORATION**

Plaintiff(s),

vs.

A AND M INVESTMENTS 405W INC

Defendant(s)

Documentary Tax Pd. \$ 70
Intangible Tax Pd.
Karleen F. De Blaker, Clerk, Pinellas County
By _____ Deputy Clerk

CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that she executed and filed a Certificate of Sale in this action on JULY 25, 2003, for the property described herein and that no objections to the sale have been filed within the time for filing objections.

The following property in Pinellas County, Florida:

SEE COPY OF COMPOSITE EXHIBIT "A" ATTACHED.

was sold to: **GULF COAST ENERGY, LLC**

whose address is **C/O JUAN ZORILLA, 2200 S. DIXIE HWY, STE 306, MIAMI, FL 33133**

WITNESS my hand and the seal of this Court on AUGUST 5, 2003



KARLEEN F. DE BLAKER
Clerk of the Circuit Court

By: [Signature]
Deputy Clerk

(SEAL)

Rev 1/2/2003

PINELLAS COUNTY FLA.
OFF.REC.BK 10281 PG 668

Exhibit A

Lots 8, 9 and 10, Block A, New Athens City, according to the Plat thereof as recorded in Plat Book 55, Page 57 of the Public Records of Pinellas County, Florida.

LESS AND EXCEPTING THEREFROM:

Any portion of the above described property lying and being in the rights of way known as Belcher Road and Solon Avenue.

Address: 3000 Belcher Rd.
Palm Harbor, FL 34683

PINELLAS COUNTY FLA.
OFF.REC.BK 10281 PG 670

Exhibit A

Lots 1 and 2, Block 40, Re- Revised Map of Indian Beach, according to the Plat thereof, recorded in Plat Book 5, Page 6, Public Records of Pinellas County, Florida.

Address: 2411 Gulf Blvd.
Indian Rocks Beach, FL 34635

PINELLAS COUNTY FLA.
OFF.REC.BK 10281 PG 666

Exhibit A

Lots 5 and 6, Block 2, GRAY GABLES SUBDIVISION, according to the map or plat thereof, recorded in Plat Book 17, Page 26, Public Records of Pinellas County, Florida.

Address: 680 E. Tarpon Ave.
Tarpon Springs, FL

PINELLAS COUNTY FLA.
OFF. REC. BK 12098 PG 605

PINELLAS COUNTY FLA.
OFF. REC. BK 13019 PG 2162

Exhibit A

That part of Lot 14 in the Southwest 1/4 of Section 32, Township 29 South, Range 16 East, according to the plat of PINELLAS GROVES, INC., recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, described as follows:

Beginning at a point on the East boundary of said Lot 14 at a point 400.00 feet Southerly of the Northeast Corner of said Lot 14; thence Westerly along the South boundaries of tracts conveyed to James T. Phillips, et ux by Pinellas County Clerk's Instrument Number 500565A and to O'Neal Peak, et ux by Pinellas County Clerk's Instrument Number 693293A a distance of 392.99 feet more or less to the Southwest corner of said tract described in Pinellas County Clerk's Instrument Number 693293A; thence Southerly along the East boundaries of tracts conveyed to O'Neal Peak, et ux by Pinellas County Clerk's Instrument Number 396921A and to James E. Lott, et ux by Pinellas County Clerk's Instrument Number 461399A and to John L. Voss, et ux by Pinellas County Clerk's Instrument Number 612574A a distance of 255.17 feet more or less to the South boundary of said Lot 14; thence East along the South boundary of said Lot 14 to the Southeast corner of said Lot 14; thence North along the East boundary of said Lot 14 to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM any portion of the above-described property lying and being in the rights of way known as 62nd Street North and 150th Avenue North.

4C109347 JNF	10-26-1998	13:12:22
01 NTC-PICK KWIK CORP		
RECORDING	1	\$150.00
DOC STAMP COLLECTION	2	\$19,250.00
INTANGIBLE TAX	4	\$8,572.00
TOTAL:		\$27,972.00
CHECK AMT. TENDERED:		\$27,972.00
CHANGE:		\$1.00

Address: 6201 N. 150th Ave.
Clearwater, FL 34620

File No: FL98-1467E

PINELLAS COUNTY FLA.
OFF. REC. BK 12038 PG 606

PINELLAS COUNTY FLA.
OFF. REC. BK 13019 PG 2169

Exhibit A

PARCEL I:

Commence at the Southeast corner of the Northeast quarter of said Section 11; thence run North 0°32'30" East along the east line of said Northeast quarter of Section 11, for 667.44 feet to the Southeast corner of the North half of the Southeast quarter of the Northeast quarter of said Section 11; thence run South 89°17'10" West for 132.04 feet to a point on the West right-of-way of U.S. 41 (State Road 45) and the POINT OF BEGINNING; thence continue South 89°17'10" West along the North line of PINE MANOR SUBDIVISION, UNIT NO. 2, as recorded in Plat Book 10, Page 40, Public Records of Lee County, Florida, (said line also being the South line of said North half of the Southeast quarter of the Northeast quarter of said Section 11) for a distance of 300.00 feet; thence run North 0°32'30" East parallel with said East line of the Northeast quarter of Section 11, for 205.67 feet to a point lying 127.91 feet southerly of the North line of the South half of said North half of the Southeast quarter of the Northeast quarter of said Section 11; thence run North 89°16'05" East parallel with said North line of the South half of the North half of the Southeast quarter of the Northeast quarter for 300.00 feet to a point on said West right-of-way of U.S. 41; thence run South 0°32'30" West along said West right-of-way of U.S. 41 for 205.77 feet to the POINT OF BEGINNING.

PARCEL II:

A perpetual easement for ingress and egress as defined in EASEMENT AGREEMENT, dated May 17, 1976, recorded May 17, 1976 in O.R. Book 1139, Page 1830, Public Records of Lee County, Florida.

PARCEL III:

A non-exclusive easement for ingress and egress as defined in INDENTURE, dated January 12, 1977, recorded January 20, 1977 in O.R. Book 1178, Page 891, Public Records of Lee County, Florida.

Address: 11150 S. Cleveland Ave.
Ft. Myers, FL 33907

File No: FL98-1467A

3K3028 P63413

PINELLAS COUNTY FLA.
OFF. REC. BK 12038 PG 607

PINELLAS COUNTY FLA.
OFF. REC. BK 13019 PG 2164

**** OFFICIAL RECORDS ****
BK: 1226 PG: 383

Exhibit A

Lot 5, less the North 24 inches thereof and all of Lot 6 Block 51, GULF COAST RETREATS UNIT NO. 5 REPLAT, according to the plat thereof as recorded in Plat Book 7, Page 4, Public Records of Hernando County, Florida.

Address: 4307 Calienta St.
Hernando Beach, FL 34607

PINELLAS COUNTY FLA.
OFF. REC. BK 12038 PG 608

PINELLAS COUNTY FLA.
OFF. REC. BK 13019 PG 2165

File No: FL98-1467B

MORTGAGE DEED

Prepared By and RETURN to:
David W. Griffin, P.A.
565 South Duncan Avenue
Clearwater, FL 33756
Tele (727) 466-6900
Fax (727) 466-9777

FILE #28,402

SPACE ABOVE THIS LINE FOR PROCESSING DATA

THIS INDENTURE,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular, the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 8th day of June, A.D. 2004

Between M & K OF CLEARWATER, INC., hereinafter referred to as the Mortgagor, whose address is 6201 150th Avenue, Clearwater, Florida 33760,
and GULF COAST ENERGY, LLC, hereinafter referred to as the Mortgagee, whose address is 2760 North University Drive, Davie, Florida 33024

Witnesseth, that the said Mortgagor, for and in consideration of the sum of Six Thousand and no/100 Dollars (\$6,000.00), has granted, bargained and sold to the said Mortgagee, Mortgagor's interest in the following described land, situate lying and being in the County of Pinellas, State of Florida, to wit:

See Exhibit A attached.

Parcel Identification Number: 32/29/16/70362/300/1420

And the said Mortgagor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

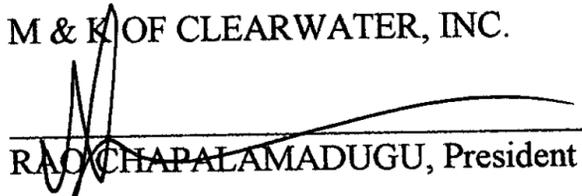
Provided always, that if said Mortgagor shall pay to the said Mortgagee a certain promissory note, and shall perform and comply with each and every stipulation, agreement and covenant of said note and of this mortgage, then this mortgage and the estate hereby created shall be void, otherwise the same shall remain in full force and virtue. And the said Mortgagor covenants to pay the interest and principal promptly when due; to pay the taxes and assessments on said property; to carry insurance against fire on the building on said land for not less than full insurable value, and windstorm insurance in the amount of full insurable value, approved by the Mortgagee, with standard mortgage loss clause payable to Mortgagee, the policy to be held by the Mortgagee, to keep the building on said land in proper repair; and to waive the homestead exemption.

Should any of the above covenants be broken, then said note and all monies secured hereby shall without demand, if the Mortgagee so elects, at once become due and payable and the mortgage be foreclosed, and all costs and expenses of collection of said monies by foreclosure or otherwise, including solicitor's fees shall be paid by the Mortgagor, and the same are hereby secured.

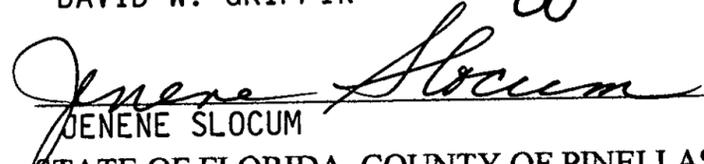
In Witness Whereof, the said Mortgagor hereunto sets her hand and seal the day and year first above written.

M & K OF CLEARWATER, INC.

By:


RAO CHAPALAMADUGU, President


DAVID W. GRIFFIN


JENENE SLOCUM

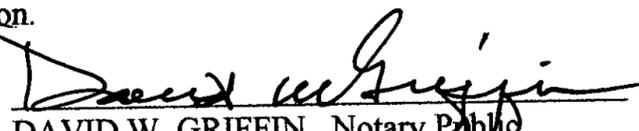
STATE OF FLORIDA, COUNTY OF PINELLAS:

The foregoing instrument was acknowledged before me this 8th day of June, 2004 by RAO CHAPALAMADUGU as President of M & K OF CLEARWATER, INC., who is personally known to me or who has produced Driver's License or other picture I.D. as identification.

My Commission Expires:



DAVID W. GRIFFIN
MY COMMISSION # DD 161791
EXPIRES: October 29, 2006
Bonded Thru Budget Notary Services


DAVID W. GRIFFIN, Notary Public

1150
211
12-

EXHIBIT "A"

That part of Lot 14 in the SW 1/4 of Section 32, Township 29 South, Range 16 East, according to the plat of PINELLAS GROVES, INC., recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, described as follows:

Beginning at a point on the East boundary of said Lot 14 at a point 400.00 feet Southerly of the NE corner of said Lot 14; thence Westerly along the South boundaries of tracts conveyed to James T. Philips, et ux by Pinellas County Clerk's Instrument #500565A and to O'Neal Peak, et ux by Pinellas County Clerk's Instrument #693293A a distance of 392.99 feet more or less to the SW corner of said tract described in Pinellas County Clerk's Instrument #693293A; thence Southerly along the East boundaries of tracts conveyed to O'Neal Peak, et ux by Pinellas County Clerk's Instrument #396921A and to James E. Lott, et ux by Pinellas County Clerk's Instrument #461399A and to John L. Voss, et ux by Pinellas County Clerk's Instrument #612574A a distance of 255.17 feet more or less to the South boundary of said Lot 14; thence East along the South boundary of said Lot 14 to the SE corner of said Lot 14; thence North along the East boundary of said Lot 14 to the Point of Beginning.

Property Address: 6201 150th Ave. N.
Clearwater, FL 33760

Initials: Ree

QUIT CLAIM DEED

Prepared By and RETURN to:

David W. Griffin, Esquire
David W. Griffin, P.A.
565 South Duncan Avenue
Clearwater, FL 33756
(727) 466-6900
FILE# 29,010

THIS INDENTURE

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 10TH day of OCTOBER ~~SEPTEMBER~~, 2006
Between, M&K OF CLEARWATER, INC., a Florida corporation, whose mailing address is 6201 150th Avenue, Clearwater, Florida 33760, party of the first part, and

VASANTHA, L.L.C., a Florida limited liability company, whose mailing address is 6201 150th Avenue North, Clearwater, Florida 33760, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of PINELLAS, State of FLORIDA, to wit:

That part of Lot 14 in the SW 1/4 of Section 32, Township 29 South, Range 16 East, according to the plat of PINELLAS GROVES, INC., recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, described as follows:

Beginning at a point on the East boundary of said Lot 14 at a point 400.00 feet Southerly of the NE corner of said Lot 14; thence Westerly along the South boundaries of tracts conveyed to James T. Philips, et ux by Pinellas County Clerk's Instrument #500565A and to O'Neal Peak, et ux by Pinellas County Clerk's Instrument #693293A a distance of 392.99 feet more or less to the SW corner of said tract described in Pinellas County Clerk's Instrument #693293A; thence Southerly along the East boundaries of tracts conveyed to O'Neal Peak, et ux by Pinellas County Clerk's Instrument #396921A and to James E. Lott, et ux by Pinellas County Clerk's Instrument #461399A and to John L. Voss, et ux by Pinellas County Clerk's Instrument #612574A a distance of 255.17 feet more or less to the South boundary of said Lot 14; thence East along the South boundary of said Lot 14 to the SE corner of said Lot 14; thence North along the East boundary of said Lot 14 to the Point of Beginning.

Less and Excepting therefrom any portion fo the above-described property lying and being in the rights of way known as 62nd Street North and 150th Avenue North.

Parcel Identification No.: 32 - 29 - 16 - 70362 - 300 - 1420
a/k/a 6201 150th Avenue North, Clearwater, Florida 33760

This Deed shall be deemed delivered upon its execution notwithstanding subsequent recording in the Public Records.

To Have and to Hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Lesley Johantgen
LESLEY JOHANTGEN, Witness

David W. Griffin
DAVID W. GRIFFIN, Witness

M&K OF CLEARWATER, INC.

By: [Signature]
RAO CHAPALAMADAGU, Director
& PRESIDENT

**STATE OF FLORIDA
COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me this 10th day of ~~September~~ ^{OCTOBER}, 2006 by RAO CHAPALAMADAGU, Director of M&K OF CLEARWATER, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced Driver's License or other picture I.D. as identification.

My Commission Expires:

David W. Griffin
DAVID W. GRIFFIN, Notary Public



DAVID W. GRIFFIN
MY COMMISSION # DD 161791
EXPIRES: October 29, 2006
Bonded thru Budget Notary Services

Permit Number _____
Parcel ID Number 32-29-16-70362-300-1420

NOTICE OF COMMENCEMENT

State of Florida
County of Pinellas

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): PINELLAS GROVES SW 1/4, E 358.82FT OF W 618.82FT OF S 242.7FT OF N 642.7FT OF LOT 14
a) Street (job) Address: 6201 150TH AVE N CLEARWATER, FL 33760-2019

2. General description of improvements: Reroof

3. Owner Information or Lessee information if the Lessee contracted for the improvement:
a) Name and address: VASANTHA LLC 6201 150TH AVE N CLEARWATER, FL 33760-2019
b) Name and address of fee simple titleholder (if different than Owner listed above) _____
c) Interest in property: Owner

4. Contractor Information
a) Name and address: Classic Construction LTD Co. 14450 46th street North Suite 110 Clearwater Florida 33762
b) Telephone No.: 727-329-8023 Fax No.: (optional) _____

5. Surety (if applicable, a copy of the payment bond is attached)
a) Name and address: _____
b) Telephone No.: _____
c) Amount of Bond: \$

6. Lender
a) Name and address: _____
b) Telephone No.: _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:
a) Name and address: _____
b) Telephone No.: _____ Fax No.: (optional) _____

8. a. In addition to himself or herself, Owner designates _____ of _____
to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.
b) Phone Number of Person or entity designated by Owner: _____

9. Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified): _____, 20____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

X [Signature] (Signature of Owner or Lessee, or Owner's or Lessee's (Authorized Officer/Director/Partner/Manager)
The foregoing instrument was acknowledged before me this 13 day of Jan, 2025
by Nageswararaj Chinnamudugu as OWNER (type of authority, e.g. officer, trustee, attorney in fact)
for _____, as _____ (type of authority, e.g. officer, trustee, attorney in fact)
for _____ (name of party on behalf of whom instrument was executed)

Personally Known Produced ID
Type of ID FL-DL1195-636-S9-211-0

Notary Signature [Signature]
Print name Mara Talley



BEFORE PINELLAS COUNTY CODE ENFORCEMENT
SPECIAL MAGISTRATE
CASE NUMBER: CCM-25-00009

Pinellas County,
Petitioner,

vs.

VASANTHA LLC
6201 150TH AVE N
CLEARWATER, FL 33760-2019,
Respondent(s).

**ORDER ASSESSING AN ADMINISTRATIVE FINE UNTIL COMPLIANCE IS
ACHIEVED**

This case was heard before the Special Magistrate on March 10, 2025. The Petitioner, Pinellas County, appeared and was represented by B. Hughes, Special Magistrate Officer of Pinellas County Code Enforcement Division. George Pappas, Esq, representing Respondent(s), Vasantha LLC, did appear. Craig Taraszki, Esq, representing tenant of property, Green Energy Transport ("G.E.T."); and Azim Virani, on behalf of G.E.T. tenant of property, appeared as witnesses for Respondent. Steve Kawohl, property owner of neighboring property, 6280 150th Ave, N, Clearwater, FL 33760, appeared as an independent witness.

Findings of Fact

Based upon the evidence and sworn testimony received, the Special Magistrate finds that:

The property located 6201 150th Ave N, Clearwater, FL 33760-2019 ("Property") contains the deficiencies as listed in the Affidavit of Violation and Request for Hearing dated February 7, 2025 and each is herein incorporated by reference.

Respondent(s), Vasantha LLC is/are the Owner(s) of record of the Property. Parcel ID: 32/29/16/70362/300/1420.

CCM-25-00009

1. Notice was mailed to the Respondent(s) on February 27, 2025, at the address listed in the Tax Collector's office for tax notices or the Property Appraiser's database.
2. An initial inspection on January 14, 2025 revealed violation(s) existed. As of February 28, 2025, the violation(s) still existed.
3. Previous notification of the aforementioned deficiencies were given as supported by the evidence received by this Special Magistrate.
4. The Petitioner incurred costs for the prosecution of this case in the amount of \$325.13.

Conclusion of Law

5. The Special Magistrate concludes that the Property continues to be in violation of the Pinellas County Ordinance Code provision(s) 22-231; 138-176; 138-90; 138-3754; 138-3507 despite prior notification and opportunity to cure afforded to the Respondent(s).
6. The Petitioner prevailed in the prosecution of this case and, pursuant to Section 2-623(g) of the Pinellas County Code, is entitled to recover all costs and expenses incurred.

Order

It is therefore adjudged as follows:

7. The Respondent(s) shall correct the violations on the aforementioned Property and come into compliance on or before 5:00 P.M. on May 9, 2025 or suffer an administrative fine in the amount of \$250.00 per day for each violation of the Pinellas County Code, Section 138-176 (Zoning), for each day thereafter that the violation(s) continue to exist.
8. The Respondent(s) shall correct the violations on the aforementioned Property and come into compliance on or before 5:00 P.M. on May 9, 2025 or suffer an administrative fine in the amount of \$250.00 per day for each violation of the Pinellas County Code, Section 138-90 (Zoning), for each day thereafter that the violation(s) continue to exist.

CCM-25-00009

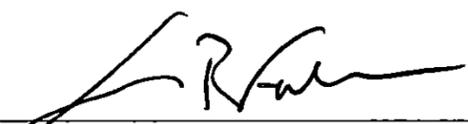
9. The Respondent(s) shall correct the violations on the aforementioned Property and come into compliance on or before 5:00 P.M. on May 9, 2025 or suffer an administrative fine in the amount of \$250.00 per day for each violation of the Pinellas County Code, Section 138-3754 (Zoning), for each day thereafter that the violation(s) continue to exist.
10. The Respondent(s) shall correct the violations on the aforementioned Property and come into compliance on or before 5:00 P.M. on May 9, 2025 or suffer an administrative fine in the amount of \$250.00 per day for each violation of the Pinellas County Code, Section 138-3507 (Zoning), for each day thereafter that the violation(s) continue to exist.
11. The Respondent(s) shall correct the violations on the aforementioned Property and come into compliance on or before 5:00 P.M. on May 9, 2025 or suffer an administrative fine in the amount of \$250.00 per day for each violation of the Pinellas County Code, Section 22-231 (Minimum Housing), for each day thereafter that the violation(s) continue to exist.
12. Separate and distinct from the fine amounts due, the Respondent(s) shall pay the Petitioner's costs incurred in the prosecution of this case in the amount of \$325.13. These costs shall be paid within thirty (30) days of this order.
13. The Respondent(s) must notify Pinellas County Code Enforcement Division at (727) 464-4761 when the property is in compliance of all violations to stop the accrual of the daily fines. Respondent(s) will allow full access to the violation property for an inspection to verify all violations have been corrected and if so an Affidavit of Compliance will be filed to stop the daily fine.
14. If the Pinellas County Housing Official determines that the property is unsafe and unfit for human habitation, the property may be condemned. Pursuant to Section(s) 22-278 through 22-280, if the property is deemed an extreme hazard, the Housing Official may take or require immediate corrective action. The terminology "to correct" includes, but is not limited to, action taken to alter, upgrade, secure, repair, remodel or demolish any unsafe building. The costs incurred shall be charged to the owner and shall constitute a lien upon the property and shall be collected in the manner provided by law.

CCM-25-00009

15. Either party may Petition the Magistrate to reconsider or rehear any Order resulting from a public hearing. The petition must be made in writing and filed with Pinellas County Code Enforcement Division (see mailing address listed below), no later than thirty (30) days after the execution of the Order and prior to the filing of any appeal. The only grounds for a Petition to Reconsider or Rehear are that there is newly discovered relevant evidence that was not available and known to the aggrieved party at the time of the public hearing, or that the Special Magistrate made a mistake in determination of a relevant fact. The Special Magistrate will not hear oral argument or evidence in determining whether to grant the Petition to Reconsider or Rehear.
16. Upon the Respondent's failure to timely comply or pay the appropriate fine for any untimely compliance, or pay the amount toward costs and expenses as set forth above, and after thirty (30) days referenced above, the Petitioner shall send the Respondent(s) an Affidavit of Noncompliance by certified mail, return receipt requested.
17. If the Respondent(s) fail to file a written objection within twenty (20) days from the date of mailing the Affidavit of Noncompliance, the Respondent(s) shall be deemed to acknowledge the noncompliance with the Order. The objection must be made in writing and filed with Pinellas County Code Enforcement Division (see mailing address listed below).
18. Thereafter, a certified copy of this Order shall be recorded in the Official Records of the Clerk of the Circuit Court for Pinellas County, Florida, and once recorded shall constitute a lien against any real or personal property owned by the Respondent(s), pursuant to Chapter 162, Florida Statutes.

Appeals: Any aggrieved party may appeal this order to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of this order.

DONE AND ORDERED this 10th day of March, 2025.

By 
Jeffrey Fuller, Special Magistrate

CCM-25-00009

I hereby certify that a copy of the foregoing Order directing the Respondent to correct the violations of the Pinellas County Ordinance Code and assessing a fine until compliance is achieved was mailed to:

VASANTHA LLC
6201 150TH AVE N
CLEARWATER, FL 33760-2019

VASANTHA, L.L.C.
14432 EAGLE POINTE DR
CLEARWATER, FL 33762

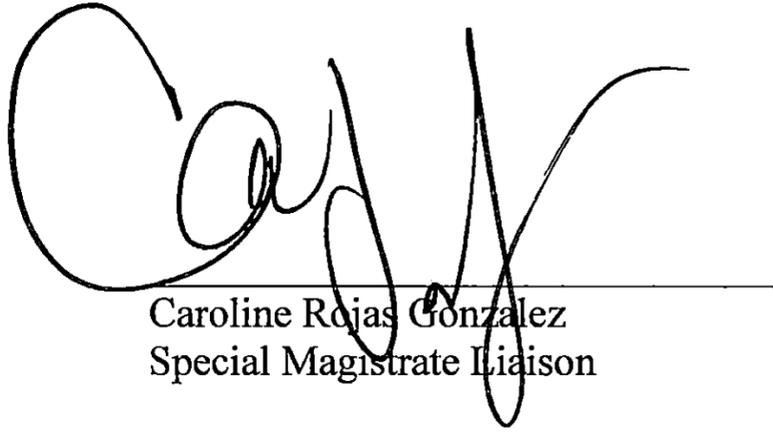
CHAPALAMADUGU, ANUPAMA, REGISTERED AGENT FOR
VASANTHA, L.L.C.
14432 EAGLE POINTE DR
CLEARWATER, FL 33762

CHAPALAMADUGU, ANUPAMA, REGISTERED AGENT FOR
VASANTHA, L.L.C.
6201-150TH AVE NORTH
CLEARWATER, FL 33760

PAPPAS PROFESSIONAL CENTER
ATTN: GEORGE G. PAPPAS, ESQ.
1822 N. BELCHER RD
STE. 200
CLEARWATER, FL 33765
GEORGE@PAPPASPA.COM

CRAIG TARASZKI, ESQ.
360 CENTRAL AVE
STE. 500
ST. PETERSBURG, FL 33701

Pinellas County
Code Enforcement Division (CED)
631 Chestnut Street
Clearwater, FL 33756



Caroline Rojas Gonzalez
Special Magistrate Liaison

NOTICE

Administrative fines, costs and expenses shall be paid by certified check or money order payable to Board of County Commissioners, and mailed to Special Magistrate Administrative Division, 631 Chestnut Street, Suite B, Clearwater, Florida 33756. Any amounts not paid may be enforced in the same manner as a court judgment.