

LAW OFFICES OF
STEPHEN A. FERRA, P.A.

ATTORNEY AT LAW
2380 DREW ST, SUITE 2
CLEARWATER, FL 33765
(727) 446-7204
EMAIL: FLALAW@AOL.COM

July 29, 2025

Pinellas County Development and Zoning Review Board
310 Court St.
Clearwater, FL 33756

Re: Proposed Land Use Application
Mabani, LLC

The South 87 feet of Lot 1, H. B. HATCH SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 11-T, Public Records of Pinellas County, Florida, LESS that portion described in Deed to Pinellas County recorded in O.R. Book 11051, Page 556.

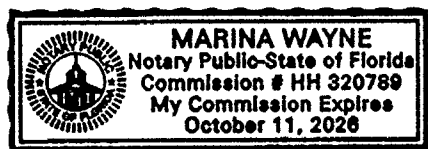
STATE OF FLORIDA
COUNTY OF PINELLAS

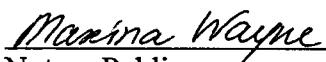
1. I am a licensed attorney in the State of Florida and have 35 years of experience in title insurance work as an agent for Attorney's Title Fund Services LLC formerly known as Attorneys' Title Insurance Fund, Inc.
2. I have examined the Official Records of Pinellas County, Florida and hereby state that the above-referenced real property is owned in fee simple by Warranty Deed granted to Mercyno, LLC, a Florida Limited Liability Company, dated October 9, 2017 (as recorded in Official Records Book 19803, Page 773, Public Records of Pinellas County, Florida.)
3. That I have also examined the corporate records maintained on <http://www.sunbiz.org> by the State of Florida and hereby state that those records indicate Mercyno, LLC changed its name by amendment filed July 29, 2021 to Mabani, LLC, that the companies are one and the same, and that therefore Mabani, LLC is the fee simple owner of the above-described property.
4. That the above-referenced property is subject to covenants, restrictions, easements of record and yearly ad valorem taxes.

Further Affiant sayeth naught.


STEPHEN A. FERRA

SWORN TO AND SUBSCRIBED before me in my physical presence this 29 day of July, 2025 by STEPHEN A. FERRA, who is personally known to me.




Notary Public

Prepared by:

Cathy A. Kranich
1st Affiliated Title Services, Inc.
9020 Rancho Del Rio Dr. Suite 101
New Port Richey, FL 34655
727-372-1555

File Number: C17-3865

Return to:

MERCYNO LLC
2323 SR 580 Unit B
Clearwater, FL 33763

Copy

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of October, 2017 between Roswitha C. Lim, Letizia Lukas, Desiree Groetzschel-Czajor and Tony Czajor whose post office address is 1342 Saddle Ct., Palm Harbor, FL 34683, grantor, and MERCYNO LLC, a Florida Limited Liability Company whose post office address is 2323 SR 580 Unit B, Clearwater, FL 33763, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Pinellas County, Florida** to-wit:

The South 87 feet of Lot 1, H. B. HATCH SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 11-T, Public Records of Pinellas County, Florida, LESS that portion described in Deed to Pinellas County recorded in O.R. Book 11051, Page 556.

Parcel Identification Number: 12-28-15-37674-000-0011

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

SUBJECT PROPERTY IS VACANT LAND AND IS NOT THE HOMESTEAD OF THE GRANTOR

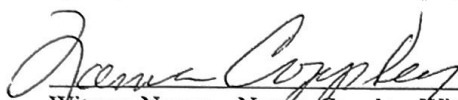
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

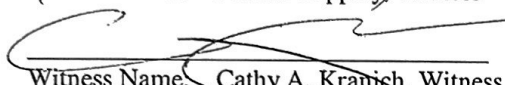
To Have and to Hold, the same in fee simple forever.

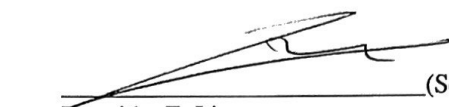
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

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

Signed, sealed and delivered in our presence:


Witness Name: Norma Coppley, Witness


Witness Name: Cathy A. Kranich, Witness


Roswitha E. Lim (Seal)

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 9th day of October, 2017 by Roswitha E. Lim, who [] is personally known or [X] has produced a driver's license as identification.

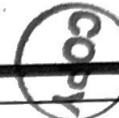
[Notary Seal]




Notary Public

Printed Name: Cathy A. Kranich

My Commission Expires: June 25, 2020



OWNER'S POLICY OF TITLE INSURANCE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:


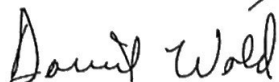
1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

(Covered Risks continued)

In Witness Whereof, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory of the Company.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111



By  President
Attest  Secretary

SERIAL
OF6-8504744

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L17000146384

Entity Name: MABANI LLC

Current Principal Place of Business:

774 RANCH ROAD
TARPON SPRINGS, FL 34688

Current Mailing Address:

774 RANCH RD
TARPON SPRINGS, FL 34688 US

FEI Number: 82-3053284

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

FARID, VIVIAN J
774 RANCH ROAD
TARPON SPRINGS, FL 34688 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: VIVIAN FARID

01/31/2025

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title AMBR
Name FARID, ANGELA
Address 774 RANCH ROAD
City-State-Zip: TARPON SPRINGS FL 34688

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ANGELA FARID

AMBR

01/31/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date

Adam Ross, Pinellas County Tax CollectorP.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2024 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov

• E-check - \$1.50 • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2024				
Pay this Amount	\$5781.90				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R128317		PHMT

MABANI LLC
2323 STATE ROAD 580 UNIT B
CLEARWATER, FL 33763-1144PARCEL NO.: 12/28/15/37674/000/0011
SITE ADDRESS: 620 COUNTY ROAD 1, PALM HARBOR
PLAT: 3 PAGE: 11
LEGAL:
HATCH, HUGH B. SUB
87FT OF LOT 1 LESS W 50FT
FOR CR 1**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5947	305,041	0	305,041	1,401.57
HEALTH DEPARTMENT	0.0713	305,041	0	305,041	21.75
EMS	0.8050	305,041	0	305,041	245.56
PALM HARBOR FIRE	2.0000	305,041	0	305,041	610.08
SCHOOL-STATE LAW	3.0740	414,834	0	414,834	1,275.20
SCHOOL-LOCAL BD.	2.7480	414,834	0	414,834	1,139.96
MSTU	2.0857	305,041	0	305,041	636.22
PALM HARBOR COMM. SVCS.	0.5000	305,041	0	305,041	152.52
SW FLA WTR MGMT.	0.1909	305,041	0	305,041	58.23
PINELLAS COUNTY PLN.CNCL.	0.0200	305,041	0	305,041	6.10
JUVENILE WELFARE BOARD	0.8250	305,041	0	305,041	251.66
SUNCOAST TRANSIT AUTHORITY	0.7342	305,041	0	305,041	223.96
TOTAL MILLAGE 17.6488 GROSS AD VALOREM TAXES					\$6,022.81

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	
	\$0.00

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$6,022.81
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax CollectorPay in U.S. funds to **Pinellas County Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2024 REAL ESTATE TAX**

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SITE ADDRESS: 620 COUNTY ROAD 1, PALM HARBOR
PLAT: 3 PAGE: 11
LEGAL:
HATCH, HUGH B. SUB
87FT OF LOT 1 LESS W 50FT
FOR CR 1



Parcel Summary (as of 20-Nov-2024)				Parcel Map
Parcel Number 12-28-15-37674-000-0011				
Owner Name MABANI LLC				
Property Use 0000 Vacant Residential - lot & acreage less than 5 acres				
Site Address 620 COUNTY ROAD 1 PALM HARBOR, FL 34683 (Unincorporated)				
Mailing Address 2323 STATE ROAD 580 UNIT B CLEARWATER, FL 33763-1144				
Legal Description HATCH, HUGH B. SUB 87FT OF LOT 1 LESS W 50FT FOR CR 1				
Current Tax District PALM HARBOR COM SVC (PHMT)				
Year Built				
Living SF	Gross SF	Living Units	Buildings	
			0	

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
19803/0773	\$488,600	272.08	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	3/11

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$414,834	\$305,041	\$305,041	\$414,834	\$305,041

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$500,325	\$277,310	\$277,310	\$500,325	\$277,310
2022	N	\$333,366	\$252,100	\$252,100	\$333,366	\$252,100
2021	N	\$300,735	\$229,182	\$229,182	\$300,735	\$229,182
2020	N	\$224,609	\$208,347	\$208,347	\$224,609	\$208,347
2019	N	\$342,308	\$189,406	\$189,406	\$342,308	\$189,406

2024 Tax Information



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 **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	17.6488	(PHMT)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
09-Oct-2017	\$175,000	Q	V	LIM ROSWITHA C	MERCYNO LLC	19803/0773
25-Sep-2017	\$100	U	V	LUKAS LETIZIA	LIM ROSWITHA C	19800/0557
25-Sep-2017	\$100	U	V	GROETZSCHEL-CZAJOR DESIREE	LIM ROSWITHA C	19800/0559
25-Sep-2017	\$100	U	V	CZAJOR TONY	LIM ROSWITHA C	19800/0555
07-Jan-2015	\$100	U	V	LIM ROSWITHA C PERSONAL REPRESENTATIVE	LIM ROSWITHA C	18735/2068

2024 Land Information

Land Area: \cong 111,518 sf \cong 2.56 acres			Frontage and/or View: None			Seawall: No	
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value	
Vacant	87x1283	\$210,000	2.5600	AC	.9000	\$483,840	

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

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
PER-H-CB262801	DEMOLITION	10/09/2002	\$0

ASSIGNMENT OF MEMBERSHIP INTEREST

THIS ASSIGNMENT OF MEMBERSHIP INTEREST is entered into and effective this 8 day of January, 2026, between **Ashraf S. Farid, Personal Representative of the Estate of Vivian J. Farid**, Member (the "Assignor") to effect the assignment of all of her Membership Rights and Interest in **MABANI, LLC**, organized with the Secretary of State of Florida, (hereafter referred to as the "Company") and **ASHRAF S. FARID**, (the "Assignee"), recites and provides:

WHEREAS, the Assignor, is the owner of NINETY-FIVE (95%) percent membership interest in **MABANI, LLC** (the "Company"), constituting NINETY-FIVE (95%) percent of all equity ownership in the Company;

WHEREAS, the Company currently is operated by Two Members, under an Operating Agreement; and

WHEREAS, the Assignor has agreed to assign, transfer and convey to Assignees One Hundred Percent of their membership interest in the Company, the Assignor now wishes to assign and transfer to the Assignee all of the Assignor's right, title and interest in and to the Assigned Interest by the execution and delivery of this Agreement.

For and in consideration of the premises and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Assignment. The Assignor hereby assigns and transfers to the Assignee all of the Assignor's right, title and transferrable interest in and to the Assigned Interest, including all voting, consent and financial rights now or hereafter existing and associated with ownership of the Assigned Interest.

2. Representations and Warranties of Assignor: The Assignor represents and warrants that (a) Assignor is the true and lawful owner of the Assigned Interest and has good title to the same; (b) the Assignor has made no prior assignment or sale of the Assigned Interest and that no other person or entity has any right, title or interest therein; (c) the execution and delivery hereof by the Assignor and the assignment of all of its right, title and interest in and to the Assigned Interest does not contravene any agreement to which the Assignor is a party or by which its property, or the Company's property is bound; (d) no liens, encumbrances, charges or security interests of any kind exist on the date hereof against the Assigned Interest; (e) Assignor is not in default of the performance of any obligations under the provisions of the Operating Agreement, if any; (f) Assignor hereby warrants and defends title to the Assigned Interest to Assignee against the claims and demands of all persons.

3. Indemnification. Assignor hereby indemnifies and holds Assignee, the Company, and its manager, directors, employees, members and agents harmless against and in respect of any and all losses, costs and out-of-pocket expenses (including reasonable attorney's fees) arising out of any breach of a representation or agreement contained herein or in the Contract for Sale and Purchase, which representations and warranties shall survive closing, and any obligations of Assignor to the extent such claim pertains to alleged conduct which occurred prior to the date hereof.

4. Acceptance by Assignee. The Assignee (a) accepts the assignment of all of the Assignor's right, title and interest in and to the Assigned Interest and (b) agrees to be bound by all of the terms, covenants and conditions hereof. Assignee hereby indemnifies and holds Assignor harmless, in the manner and to the extent hereinafter provided, against and in respect of any and all losses, costs and out-of-pocket expenses (including reasonable attorney's fees) arising out of any obligations of Assignee relating to the Assigned Interest which occur on or after or arise from events occurring on or after the date hereof.

5. Absolute Conveyance. The conveyance of the Assigned Interest hereunder is an absolute transfer to Assignee, free and clear of all liens and restrictions.

6. Further Assurances and Power of Attorney. The Assignor hereby covenants and agrees to execute and deliver, or cause to be executed and delivered, and to do or make, or cause to be done or made, upon the reasonable request of the Assignee, and at no cost to Assignor, any and all instruments, papers, deeds, acts or things, supplemental, confirmatory or otherwise, as may be reasonably required by the Assignee for the purpose of effecting, completing, insuring and perfecting the conveyance and transfer to Assignee and its successors and assigns, of all of the right, title and interest of Assignor in and to the Assigned Interest hereby conveyed, assigned and delivered. In addition, Assignor hereby appoints Assignee as its true and lawful attorney-in-fact, irrevocably, with full power of substitution to execute any and all documents to complete, insure, and perfect the conveyance and transfer to Assignee and its successors and assigns, of all the right, title, and interest of Assignor in and to the Assigned Interest hereby conveyed. The authority hereby conferred by the foregoing sentence is and shall be irrevocable and is deemed coupled with an interest.

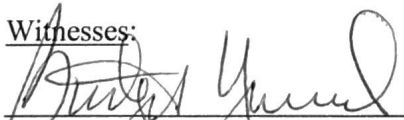

7. Heirs, Successors and Assigns. This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors and assigns.

8. Governing Law. This Agreement and all other instruments referred to herein shall be governed by and shall be construed according to the laws of the State of Florida.

9. Counterparts. To facilitate execution, this Agreement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of both parties hereto appear on each counterpart hereof, and it shall be sufficient that the signature on behalf of each party hereto appear on one or more such counterparts. All counterparts shall collectively constitute a single agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Assignment Agreement as of the day and year first above written.

Witnesses:


BRIDGET YURECKA

LISA B KALMAN

ASSIGNOR:

**ASHRAF S. FARID, Personal Representative of
the Estate of Vivian J. Farid, Member**

By: 

ACCEPTANCE OF ASSIGNMENT BY ASSIGNEE

The undersigned Assignee hereby accepts the assignment, sale, conveyance, and transfer of the membership interest in the Company.

Dated: January 8, 2026.

Witnesses:


BRIDGET YURECKA


LISA B. KALMAN

By:


ASHRAF S. FARID