APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

January 17, 2024 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

1. Market on Fifth Street - Every Friday Night year round except holidays - 15 East 5th Street - 5:00 PM - 10:00 PM

FUTURE LAND USE AMENDMENT

1. 2584 West Kelly Park Road - Small Scale Future Land Use Amendment (SSFLUM), 2nd Submittal

SITE PLAN:

CONSTRUCTION SITE PLAN

1. Marden Ridge Fence - Construction Site Plan Revision (CSP), 3rd Submittal

PLAT

1. Bronson's Ridge - Replat, 1st Submittal

DISCUSSION

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

Special Event Permit Application

A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Once we have the complete special event application we will schedule for review and approval. Please note this may take time, as we suggest that all applications submitted at least 60 to 90 days prior to the event.

Incomplete applications will not be reviewed. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Lexi Lahendro – Events Coordinator
events@apopka.net
407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60-90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application (Online Form or print form can be requested at events@apopka.net).
- Event Description
- A non-refundable application fee of $50.00 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name	Propagate Social House
Name of Applicant	Ella Duke
Mailing Address	15 E. 5th st
City	Apopka
State	Florida
Zip Code	32703
Cell Phone	4079889103
Email	hello@propagatesocialhouse.com
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	No
State of Florida Tax ID Number	834316808
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	

Name of the Event	Market on Fifth Street - A weekly Downtown Apopka Farmers Market
Date(s) of the Event	Every Friday Night year round with the exception of major holidays
Hours of the Event	5PM to 10PM
Location of the Event	5the street in Downtown Apopka
Does the location of the event take place on Public or Private Property?	Yes
Anticipated attendance:	100

Briefly describe the event and all activities that will occur during the event:	Indulge in the vibrant atmosphere of our weekly Farmers Market on 5th Street in Downtown Apopka, every Friday evening from 5-10 PM. Spanning both sides of the street between Halls on Feed and the nearest entrance to the public parking lot just before Farm City, our strategic setup ensures minimal disruption to events at the VFW or activities at Farm City. Featuring 50+ vendors, our market showcases a curated selection of local farm-fresh delights from the Central Florida region. We go beyond traditional offerings by inviting a carefully chosen group of Makers, Artists, and Musicians to infuse the night market with creativity and color. Adding to the experience, local restaurants will showcase their on-the-go dishes, providing a delicious opportunity to promote their establishments and further elevate the culinary scene in Apopka. Join us for an evening of community, culinary delights, and creativity at our Farmers Market on 5th Street.
Event Category	• Other
Please specify	Farmers Market
Are there flyers or advertisements for this event?	No
Additional Event Information	Propagate Social House is proud to host this event. With a successful track record of curating and running our monthly Farmers Market for over a year, we're excited to expand our reach to include all downtown neighbors. To foster inclusivity, we're rebranding the event as "Market On Fifth Street." This change reflects our commitment to creating an event that is welcoming and engaging for all members of our vibrant community.
Will there be admission fees to your event?	No
Will you be serving alcohol?	No
Is your event open to the public?	Yes
Does your event include food concession?	Yes
Do you intend to have food trucks at your event?	Yes
How many?	2
Will there be merchandising vending at your event?	No
Will they need electric?	No
Will you be hiring a private security company for the event?	No
Do you require overnight security?	No
Are there musical entertainment features related to your event?	No
Will amplified sound be used during the event?	No
Will any streets be closed or will the flow of traffic be affected by the event?	Yes
Please indicate the road names	5th Street between Park Ave and Central Ave

Does your event include the use of tents?	Yes

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents?	10x10
Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date	02/02/2024
Start Time	3:00 PM (EST)
End Time	4:30 PM (EST)

Event Dates

Date	02/02/2024
Start Time	5:00 PM (EST)
End Time	10:00 PM (EST)

Take Down/Load Out

Date	02/02/2024
Start Time	10:00 PM (EST)
End Time	11:00 PM (EST)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature	Ella M. Duke
Name of Applicant	Ella Duke
Title of Applicant	Owner
Date Submitted	01/04/2024

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than **thirty (30) business days prior to the event**.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.

- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of $1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of $2,000,000. Products and completed operations aggregate shall be $1,000,000. Damage to rented premises shall be included at $100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of $300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of $1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self–insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant	Ella M. Duke
Name of Applicant	Ella Duke
Title of Applicant	Owner
Sponsoring Organization Name	Apopka Chamber of Commerce

CITY OF APOPKA - RESTAURANT/CAFE/DELI/SNACK BAR

CITY OF APOPKA
120 E MAIN ST
APOPKA, FL 32703
407-703-1712

License Id: 24-02560 **Issued Date:** 09/30/23
Effective Date: 10/01/23 **Expiration Date:** 09/30/24
License Type: RESTAURANT/CAFE/DELI/SNACK BAR
L19000086478
G21000039200
Business Name: PROPAGATE SOCIAL HOUSE
Business Location: 40 E 5TH ST
Conditions:

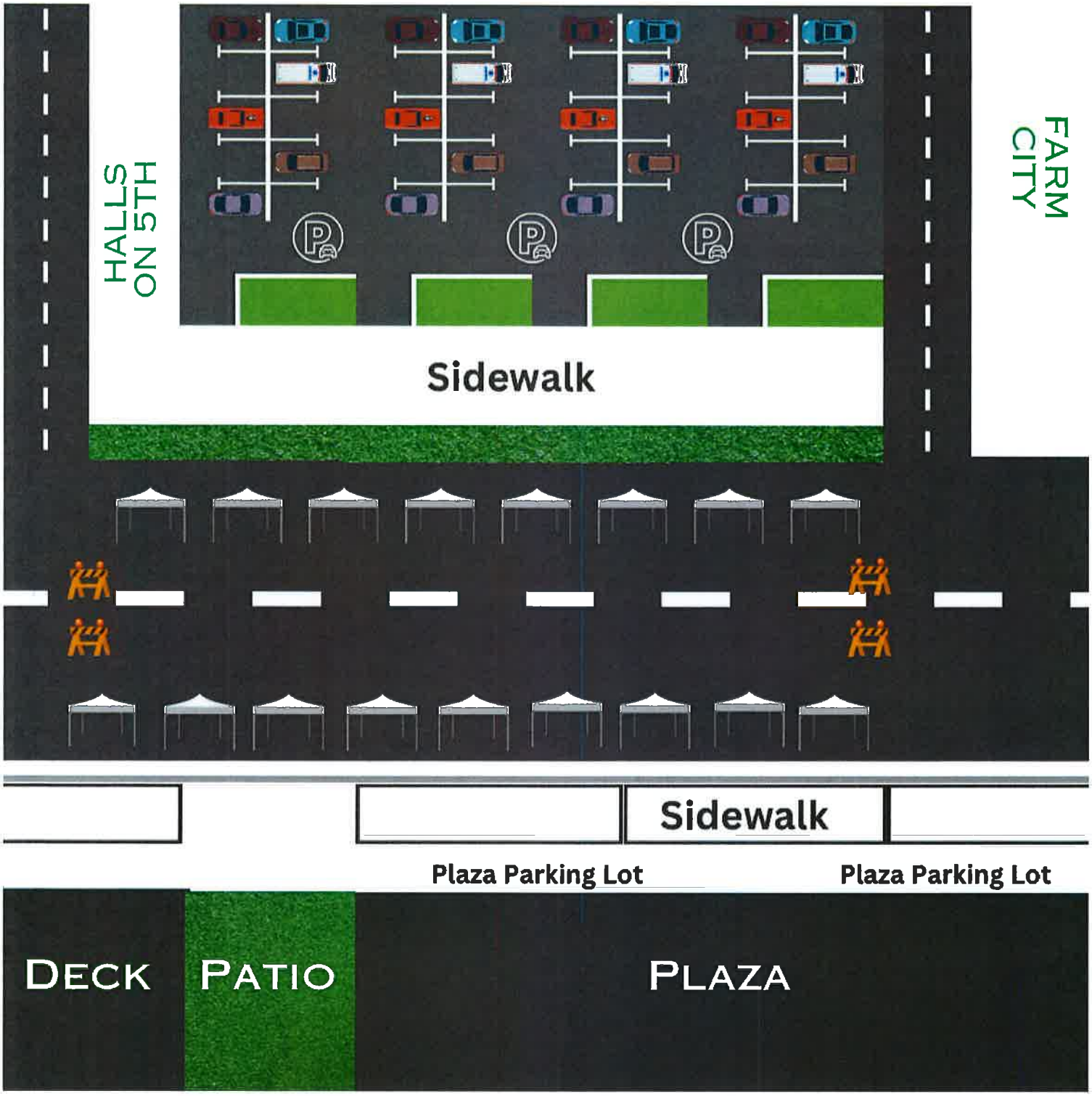
DBPR SEA5815306 EXP 04/01/2024

BEV5813923 EXP 09/30/2024

Description
RESTAURANT/CAFE'/DELI

Please note that this is verification that you have paid your City of Apopka business tax. This does not give you permission to operate your business.

NON-TRANSFERABLE TO BE PLACED IN A CONSPICUOUS PLACE


HALLS ON 5TH
FARM CITY
Sidewalk
Sidewalk
Plaza Parking Lot
Plaza Parking Lot
DECK
PATIO
PLAZA

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BUSINESSOWNERS

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IMPORTANT NOTICE

NOTICE OF TERRORISM INSURANCE COVERAGE

NOTICE - DISCLOSURE OF PREMIUM

Applies to all Commercial Policies, except for Farmowners Multiperil, Business Auto and Crime

(This disclosure notice does not provide coverage, and it does not replace any provisions of your policy. You should read your policy for complete information on the coverages you are provided. If there is any conflict between the policy and this notice, the provisions of the policy shall prevail.)

Coverage for acts of terrorism is included in your policy. You are hereby notified that the Terrorism Risk Insurance Act, as amended in 2019, defines an act of terrorism in Section 102(1) of the Act: The term "act of terrorism" means any act or acts that are certified by the Secretary of the Treasury—in consultation with the Secretary of Homeland Security, and the Attorney General of the United States—to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion. Under your coverage, any losses resulting from certified acts of terrorism may be partially reimbursed by the United States Government under a formula established by the Terrorism Risk Insurance Act, as amended. However, your policy may contain other exclusions which might affect your coverage, such as an exclusion for nuclear events. Under the formula, the United States Government generally reimburses 80% beginning on January 1, 2020, of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. The Terrorism Risk Insurance Act, as amended, contains a $100 billion cap that limits U.S. Government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses exceeds $100 billion in any one calendar year. If the aggregate insured losses for all insurers exceed $100 billion, your coverage may be reduced.

Other than for Workers Compensation, the portion of your annual premium that is attributable to coverage for acts of terrorism is $0 and does not include any charges for that portion of losses covered by the United States Government under the Act.

For Workers Compensation, the portion of your annual premium that is attributable to coverage for acts of terrorism is shown on your declarations page and does not include any charges for the portion of losses covered by the United States government under the Act.

We appreciate your business and look forward to continuing to serve you. If you have any questions, or would like to learn about additional coverage options, please contact your Nationwide agent.

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IMPORTANT NOTICE

Nationwide®

Flood Insurance Notice
Thank you for choosing Nationwide® to help you protect what's important to you. We value your business and want to ensure you have current information about your policy.

What you need to know
Your policy does not cover damage from floods to any property resulting directly or indirectly from "water".

Excluded "water" losses include, but are not limited to those caused by:
- Flood
- Surface water
- Waves
- Tides
- Tidal waves
- Overflow of any body of water, or their spray, all whether driven by wind or not.

These types of loss or damage caused by "water" are excluded regardless of any other cause or event that contributes concurrently or in any sequence to the loss. You'll need to read your policy for all of the details about excluded water losses. This is just a summary of the excluded water losses to highlight some important flood-related issues.

Additional information
In most communities you can obtain flood insurance policies backed by the federal government's National Flood Insurance Program, through your agent. In those qualifying communities, you can obtain flood insurance protection for your property regardless of your flood zone or flood risk.

Your agent can assist you in:
- Determining if your community participates in the National Flood Insurance Program
- Assessing your flood risk
- Understanding flood policy availability

To learn more about flood insurance and your risk of flooding, access the National Flood Insurance Program's consumer website at www.FloodSmart.gov.

As you consider the risk of flooding in your area and consider your options for obtaining valuable protection, consider that:
- All property is in a flood zone, regardless of whether an area has been defined as high risk or low risk.
- Nearly 25% of all flood claims are for properties located in lower-risk flood areas or locations where flooding is not expected.
- Floods can happen anywhere, at any time, causing anguish, destruction, and financial damage.
- Changing weather patterns, as well as residential and business development, may increase your chance of experiencing a flood.
- Flooding can occur as a result of clogged, overloaded, or inadequate storm drains. You don't have to live near a body of water to be flooded.
- Federal disaster assistance is often a loan and must be repaid with interest.

Ask your agent about obtaining flood insurance for your property today.

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IMPORTANT NOTICE

Florida Building Code Effectiveness Grading Schedule
Thank you for choosing Nationwide® to help you protect what's important to you. We value your business and want to ensure you have current information about your policy.

What you need to know
The Building Code Effectiveness Grading Schedule (BCEGS) is a program developed by The Insurance Services Office, a rating bureau used by many insurance companies that grades the adequacy of the building construction codes in a community and the enforcement of those codes. Building insurance premiums can receive credits or debits based on a community's grade. BCEGS was developed in response to the high cost and frequency of catastrophes such as windstorm, hurricane and earthquake. The goal is to reduce property losses, as well as the economic and social disruption that catastrophes can cause.

Any credit or debit that currently applies to your building has already been calculated into your premium. You will not receive a separate refund or billing for BCEGS. The BCEGS program began in 1995, so not all buildings are eligible to receive a credit or debit. You will be subject to a small debit if your community is not participating in BCEGS. You will only receive a credit if the windstorm cause of loss is not excluded, or if earthquake cause of loss is provided, and your building was constructed after your community was graded, recertified as a result of an addition or significant alteration after your community was graded, or if your building has been individually graded.

Additional information
If you believe your building deserves a credit, or a better credit than the community is graded for, you can apply for individual grading. A building design professional must inspect the structure and either recertify it complies with your community's current building codes or certify it complies with the natural hazard provisions of a nationally recognized model building code. The Southern Building Code is an example.

There are cases in which you may want to consider individual grading:
1) Your building was constructed before your community was graded;
2) The community received less than the best possible grade;
3) The community has not yet been graded; or
4) The community has decided not to participate in the BCEGS program (Non-participating communities receive a debit).

An additional consideration with individual grading is the building design professional will bill you for the cost. The fee is set by the inspector and is anticipated to cost several hundred dollars.

For more information about the BCEGS program, call your agent.

What you need to do
Please read this notice carefully. No coverage is provided by this notice nor can it be construed to replace any provision of your policy. You should read your policy and review your declarations page for complete information on the coverages you are provided. If there is any conflict between the policy and this notice, the provisions of the policy shall prevail.

You can always count on us to be there
We appreciate your business and look forward to continuing to serve you. If you have any questions, or would like to learn about additional coverage options, please contact your Nationwide agent.

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IMPORTANT NOTICE

Nationwide®

Thank you for choosing Nationwide® to help you protect what's important to you. We value your business and want to ensure you have the current Florida customer service contact information if you need assistance.

What you need to know
We want to make it as easy as possible for you to be able to contact us when you have a claim or a question regarding your insurance. Our aim is to provide you the service you need.

If you have a loss and need to report a claim - just call our toll free Claims Number 1-800-421-3535, available 24 hours a day from anywhere in the country.

If you have questions about your insurance, please contact your agent. His or her name and telephone number can be found on the Policy Declaration or a Billing Notice. You may also write or call our Customer Service Department:

Nationwide Insurance Company
Attn: Customer Relations Department
One West Nationwide Blvd
Columbus OH 43215-2220

Toll Free: 877-669-6877

Web: www.nationwide.com

Written correspondance is preferable so that a record of your inquiry is maintained. When contacting your agent or the company, have your policy number available.

What you need to do
Please keep this information with your insurance policy for reference.

You can always count on us to be there
We appreciate your business and look forward to continuing to serve you.

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IMPORTANT NOTICE

Thank you for choosing Nationwide® to help you protect what's important to you. We value your business and want to ensure you have current information about your policy.

What you need to do
Please read this notice carefully. No coverage is provided by this notice nor can it be construed to replace any provision of your policy. You should read your policy and review your declarations page for complete information on the coverages you are provided. If there is any conflict between the policy and this notice, the provisions of the policy shall prevail.

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Important Notice Description(s)

Florida Insurance Guaranty Association (FIGA)

The FIGA Board of Directors may certify the need for an assessment on its member insurers to secure funds for the payment of covered claims related to new insolvencies in FIGA's Other Account. When such an assessment is certified, member insurers collect an equivalent surcharge on new and renewal policies. If a surcharge applies to your policy it is shown in the Declarations.

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IMPORTANT NOTICE

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Thank you for choosing Nationwide® to help you protect what's important to you. We value your business and want to ensure you have current information about your policy.

What you need to do
Please read this notice carefully. No coverage is provided by this notice nor can it be construed to replace any provision of your policy. You should read your policy and review your declarations page for complete information on the coverages you are provided. If there is any conflict between the policy and this notice, the provisions of the policy shall prevail.

You can always count on us to be there
We appreciate your business and look forward to continuing to serve you. If you have any questions, or would like to learn about additional coverage options, please contact your Nationwide agent.

Important Notice Description(s)

Important Notice for Renewal Policies
In an effort to keep your insurance premium as low as possible, we have streamlined your renewal policy. We have not included printed copies of policy forms and endorsements that have not changed from your expiring policy unless they include variable information that is unique to you.

Please refer to your prior policies for printed copies of these forms. If you desire copies, they are available upon request from your agent.

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Florida sinkhole loss coverage

YOUR POLICY PROVIDES COVERAGE FOR A CATASTROPHIC GROUND COVER COLLAPSE THAT RESULTS IN THE PROPERTY BEING CONDEMNED AND UNINHABITABLE. OTHERWISE, YOUR POLICY DOES NOT PROVIDE COVERAGE FOR SINKHOLE LOSSES. YOU MAY PURCHASE ADDITIONAL COVERAGE FOR SINKHOLE LOSSES FOR AN ADDITIONAL PREMIUM.

If you have a Premier Businessowners policy, the Businessowners Property Declarations pages will show by building whether Sinkhole Loss Coverage applies. Sinkhole Loss will show as either Included or Not Provided.

For other Commercial Property policies, Sinkhole Loss Coverage applies at a location if endorsement CP7130 is shown on the Property Declarations page as applicable to that location. Otherwise Sinkhole Loss Coverage is not provided.

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Florida Department Of Revenue Requires Insurance Companies To Collect Surcharges
The Florida Department of Revenue has imposed a 0.1% surcharge on fire insurance policies on commercial properties. This assessment will be charged on premiums collected on and after the first day of July, 1992. The monies collected are to be deposited to the Fire College Trust Fund.

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You may call the Taxpayer Assistance Section at 1-800-FLA DOR1 (1-800-352-3671) or 1-904-488-6800, and for the hearing impaired 1-800-DOR-TDD1 (1-800-367-8331), with questions concerning the surcharge.

The insurance industry is acting solely as a conduit for the collection of this premium surcharge and will remit all monies collected to the Florida Department of Revenue.

The surcharge amount being collected with your policy premium will be identified on your policy Declarations and Billing Notices as the "FLORIDA DOR SURCHARGE."

NI 00 23 01 17

Emergency Management, Preparedness, and Assistance Trust Fund Florida Mutual Aid Plan
The Florida Legislature created the Emergency Management, Preparedness, and Assistance Trust Fund, which is administered by the Department of Community Affairs, with appropriations allocated to:

- implement and administer state and local emergency management programs and training;
- provide for state relief assistance for non-federally declared disasters, including grants and below-interest rate loans to business for uninsured losses resulting from a disaster; and
- provide grants and loans to state or regional agencies, local governments, and private organizations to implement projects that will further state and local emergency management objectives.

In accordance with Section 252.37 of the Florida Statutes, the funds for this program are to be provided by an annual surcharge of $2 on every homeowners, mobile homeowners, tenant homeowners, condominium unit owners, farm owners and flood policies and a surcharge of $4 on every commercial fire, commercial multi peril and business owners insurance policies on property insured in Florida. The surcharge is to be paid by the policyholder, on each policy issued, new or renewed and effective on and after May 1, 1993.

The insurance industry is acting solely as a conduit for the collection of this surcharge and will remit all monies collected to the Florida Department of Revenue for deposit to the Trust Fund. The surcharge is being collected with your policy premium and will be identified on your policy Declarations and Billing Notices as the “FMAP Surcharge” or “Florida Mutual Aid Plan Surcharge.”

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Data Breach & Identity Recovery Services
Through a partnership with Hartford Steam Boiler, you have access to a data breach risk management portal called the eRisk Hub. The portal is designed to help you understand data information exposures, help you plan and be prepared for a data breach, and establish a response plan to manage the costs and minimize the effects of a data breach.

Key features of the portal include:
- **Incident Response Plan Roadmap –** Suggested steps your business can take following data breach incident; having an incident response plan prepared in advance of a breach can be useful for defense of potential litigation
- **Online Training Modules –** Ready-to-use training for your business on privacy best practices and Red Flag Rules
- **Risk Management Tools –** Assist your business in managing data breach exposures including self-assessments and state breach notification laws
- **eRisk Resources –** A directory to quickly find external resources on pre and post-breach disciplines
- **News Center –** Cyber risk stories, security and compliance blogs, security news, risk management events, and helpful industry links
- **Learning Center –** Best practices and white papers written by leading authorities

To access the eRisk Hub portal:

- Enter https://www.eriskhub.com/nationwide.php in your browser
- Complete the information, including your name and company; your User ID and Password are case-sensitive
- Enter your assigned access code: **12116-73**
- Enter the challenge word on the screen, and click "Submit" and follow the instructions to complete your profile setup

- You can now login to the portal

You also have access to a help-line to answer breach related questions. Insureds having questions pertaining to how to prepare for a breach, help in identifying a breach, or other questions pertaining to breach related best practices can call our breach preparedness help-line. Experienced professionals are able to provide insights to help insureds understand the complicated environment pertaining to breaches of personal information. The breach preparedness help-line is 877-800-5028.

In addition, you have the ability to purchase Data Compromise Insurance coverage and CyberOne Insurance coverage.

The Data Compromise coverage covers the costs incurred by an insured to respond to a data breach, including expenses related to forensic information technology review, legal review, notification to affected individuals, services to affected individuals, public relations services. Insureds will also have the ability to include Data Compromise Defense and Liability coverage which covers the liability from a suit brought by an individual affected by the data breach.

CyberOne coverage protects businesses against damage to electronic data and computer systems from a virus or other computer attack. It also protects a business's liability to third parties that may have suffered damage due to security weaknesses in the business's computer system.

Identity Recovery Services Information:
Through a partnership Hartford Steam Boiler, you will have access to a Toll-Free Identity Recovery Help Line designed to provide education about identity theft and identity theft risks. The toll-free Help Line is staffed by experienced identity theft counsellors who can answer questions and provide useful information and resources to identity theft victims. The Identity Recovery Help Line number is 877-800-5028.

In addition, you have the ability to buy Identity Recovery insurance coverage as an included element of Data Compromise coverage or separately, on its own. The Identity Recovery coverage insures against the theft of identities of the insured's key owners, officers, and resident family members. The coverage provides the services of an identity theft case manager and pays for various out-of-pocket expenses due to a covered identity theft, including:

- Legal fees for answer of civil judgments and defense of criminal charges
- Phone, postage, shipping fees
- Notary and filing fees
- Credit bureau reports
- Lost Wages and Child or Elder Care
- Mental Health Counseling costs (Not Available in NY)
- Miscellaneous Expense coverage

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CONSUMER REPORT INQUIRY NOTICE

Consumer reports, including credit history may have been ordered from a consumer reporting agency to underwrite and/or rate your insurance policy. You have the right to access this information and request correction of any inaccuracies. Your consumer reports, including your credit history are not affected in any way by our inquiry.

We are committed to respecting your privacy and safeguarding your personal information.

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NATIONWIDE GENERAL INSURANCE COMPANY
ONE WEST NATIONWIDE BLVD
COLUMBUS, OH 43215-2220
1-877 On Your Side
1 (877) 669-6877

RENEWAL

PREMIER BUSINESSOWNERS POLICY

FOOD SERVICE

COMMON DECLARATIONS

Policy Number:	ACP BP013220375063
Named Insured:	CO PACKING USA, LLC - DBA PROPAGATE SOCIAL HOUSE
Mailing Address:	40 E 5TH ST, APOPKA, FL 32703 APOPKA, FL 32703
Agency:	INSOCIAL RISK ADVISORS
Address:	283 S STATE ST STE 102 WESTERVILLE, OH 43081-2267
Agency Phone Number:	(614) 942-1226
Producer:	JUSTIN BUREN
Policy Period:	Effective From 05-05-2023 To 05-05-2024 12:01 AM Standard Time at your principal place of business

Premiums/Fees

Total Annual Premium	$2,307.00
Surcharge/Assessment	$52.38
Total Policy Premium	**$2,359.38**

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Form of your business entity: Limited Liability Company

IN RETURN FOR THE PAYMENT OF THE PREMIUM AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE TO PROVIDE THE INSURANCE STATED IN THIS POLICY.

These Common Policy Declarations, together with the Common Policy Conditions, Coverage Form Declarations, Coverage Forms and any endorsements issued to form a part thereof, complete the Policy numbered above.

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PREMIER BUSINESSOWNERS POLICY

FOOD SERVICE

COMMON DECLARATIONS

Policy Number: ACP BP013220375063 Policy Period: From 05-05-2023 To 05-05-2024

SCHEDULE OF NAMED INSUREDS

Named Insured:

CO PACKING USA, LLC - DBA PROPAGATE SOCIAL HOUSE

PREMIER BUSINESSOWNERS POLICY

FOOD SERVICE

PROPERTY DECLARATIONS

Nationwide®

Policy Number:	ACP BP013220375063	Policy Period:	From 05-05-2023 To 05-05-2024

Premises: 001 / **Building:** 001

Premises Address: 40 E 5TH ST, APOPKA, FL 32703
APOPKA, FL 32703

Classification: Bakeries, Coffee, Donut, and Bagel Shops - Limited Cooking

Construction Type: Joisted Masonry

Occupancy Type: Tenant

WE PROVIDE INSURANCE ONLY FOR THOSE COVERAGES INDICATED BY A LIMIT OR BY "INCLUDED".
Property Coverage is subject to a **$1,000 Deductible**, unless otherwise stated.

Coverages	Deductible	Limit
Building		Not Provided
Business Personal Property	$1,000	$26,600
Additional Coverages - The Coverage Form includes other Additional Coverages not shown		
Business Income		Included
Actual Loss Sustained		12 Months
Waiting Period		72 Hours
Ordinary Payroll		60 Days
Extended Period Of Indemnity		60 Days
Extra Expense		Included
Actual Loss Sustained		12 Months
Waiting Period		72 Hours
Equipment Breakdown	No Separate Deductible	Included
Building Automatic Increase Percentage		Not Provided
Business Personal Property Automatic Increase Percentage		2.9%
Back Up Of Sewer And Drain Water		
Per Building Limit		$5,000
Back Up Aggregate Limit		$25,000
Increased Cost of Construction		$25,000
Optional Coverages - Other frequently purchased coverage options		
Employee Dishonesty		Not Provided

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PREMIER BUSINESSOWNERS POLICY

FOOD SERVICE

PROPERTY DECLARATIONS

Nationwide®

Policy Number: ACP BP013220375063 Policy Period: From 05-05-2023 To 05-05-2024

Premises: 001 / **Building:** 001

Coverages	Deductible	Limit
Optional Coverages - Other frequently purchased coverage options		
Ordinance Or Law Coverage		
Loss To The Undamaged Portion Of The Building (Coverage Equal To Building Limit)		Not Provided
Demolition Cost And Broadened Increased Costs Of Construction		Not Provided
Ordinance Or Law Broadened Coverage		Not Provided
Food Service PLUS		Included
Spoilage From Power Outage	See Endorsement	$10,000
Food Contamination - Loss of Income - Per Premises		$10,000
Food Contamination - Loss of Income - Aggregate Limit		$50,000
Windstorm/Hail Deductible	No Separate Deductible	
Sinkhole Loss Coverage		Excluded

Optional Increased Limits	Included Limit	Additional Limit	Total Limit
Accounts Receivable	$25,000		$25,000
Valuable Papers and Records (At the Described Premises)	$25,000		$25,000
Forgery Or Alteration	$10,000		$10,000
Money And Securities			
Inside the Premises	$10,000		$10,000
Outside the Premises (Limited)	$10,000		$10,000
Outdoor Signs	$2,500		$2,500
Outdoor Trees, Shrubs, Plants And Lawns	$10,000		$10,000
Business Personal Property Off Premises			
Property Away From Premises	$15,000		$15,000
Property Away From Premises - Transit	$15,000		$15,000
Electronic Data	$10,000		$10,000

PREMIER BUSINESSOWNERS POLICY

FOOD SERVICE

PROPERTY DECLARATIONS

Nationwide®

Policy Number: ACP BP013220375063 Policy Period: From 05-05-2023 To 05-05-2024

Premises: 001 / **Building:** 001

Optional Increased Limits	Included Limit	Additional Limit	Total Limit
Interruption Of Computer Operations	$10,000		$10,000
Building Property Of Others	$10,000		$10,000
Computer Fraud And Funds Transfer	$10,000		$10,000

PROTECTIVE SAFEGUARDS

Based on information you and/or your agent provided, this premises has Protective Safeguards as identified below. A Protective Safeguards endorsement will be added to your policy based on this information, and you risk the loss of insurance if you fail to maintain, or knew or should have known of any suspension or impairment of any Protective Safeguard(s) identified below. Note that Protective Safeguard(s) must be: in place, operational, and maintained in good working order and you must notify us immediately (at Commercial Lines Service Center by calling (866) 322-3214) in the event of any known or planned disablement of any Protective Safeguard(s).

APPLICABLE PROTECTIVE SAFEGUARDS: **NOT APPLICABLE**

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PREMIER BUSINESSOWNERS POLICY

FOOD SERVICE

LIABILITY DECLARATIONS

Nationwide®

Policy Number: ACP BP013220375063 Policy Period: From 05-05-2023 To 05-05-2024

Limits Of Insurance		Limit
Each Occurrence Limit of Insurance	Per Occurrence	$1,000,000
Medical Payments Sub Limit	Per Person	$5,000
Tenants Property Damage Legal Liability Sublimit	Per Covered Loss	$300,000
Personal And Advertising Injury	Per Person Or Organization	$1,000,000
Products-Completed Operations Aggregate Limit	All Occurrences	$2,000,000
General Aggregate (Other Than Products-Completed Operations)	All Occurrences	$2,000,000

Automatic Additional Insureds Status

The following persons or organizations are automatically insureds when you and they have agreed in a written contract or agreement that such person or organization be added as an additional insured on your policy.

Co-Owners of Insured Premises
Controlling Interest
Grantor of Franchise or License
Lessors of Leased Equipment
Managers or Lessors of Leased Premises
Mortgagee, Assignee or Receiver
Owners or Other Interest from Whom Land has been Leased
State or Political Subdivisions - Permits Relating to Premises

Liability Deductible	Deductible
None	

Optional Coverages	Deductible	Limit
Liquor Liability		Included in Each Occurrence Limit of Insurance Subject to Products Completed Operations Aggregate

PREMIER BUSINESSOWNERS POLICY

FOOD SERVICE

LIABILITY DECLARATIONS

Nationwide®

Policy Number: ACP BP013220375063 Policy Period: From 05-05-2023 To 05-05-2024

SURCHARGES AND ASSESSMENTS

FL STATE FIRE MARSHAL SURCHARGE	$2.24
EMPA TRUST FUND SURCHARGE	$4.00
FLORIDA INSURANCE GUARANTY ASSOCIATION	$46.14
Surcharge/Assessment Total	**$52.38**

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PREMIER BUSINESSOWNERS POLICY

FOOD SERVICE

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Policy Number: ACP BP013220375063 Policy Period: From 05-05-2023 To 05-05-2024

FORMS AND ENDORSEMENTS SUMMARY

Form Number	Title
PBDS01 01 18	Premier Businessowners Declarations
PB0002 01 18	Premier Businessowners Property Coverage Form
PB0006 01 17	Premier Businessowners Liability Coverages Form
PB0009 01 17	Premier Businessowners Common Policy Conditions
PB0008 01 17	Nuclear Energy Exclusion
PB0523 07 15	Cap on Losses from Certified Acts of Terrorism
PB1478 01 17	Exclusion of Loss Due to By-products of Production or Processing Operations (Rental Properties)
PB1486 11 14	Communicable Disease Exclusion
PB2002 01 17	Food Service PLUS Endorsement
PB6303 01 01	Liquor Liability Coverage
PB9009 12 22	Florida Amendatory Endorsement
PB9083 06 21	Named Insureds Endorsement
PBAI02 01 01	Acknowledgement of Additional Insured Status Managers Or Lessors Of Premises
PBAI07 01 17	Acknowledgement of Additional Insured Status State Or Political Subdivisions - Permits Relating To Premises

IMPORTANT NOTICES

Form Number	Title
NI0062 01 21	Notice of Terrorism Insurance Coverage
NI0018 01 17	Flood Insurance Notice
NI0025 01 17	Florida Building Code Effectiveness Grading Schedule
NI0060 01 17	Florida Customer Service Notification
NI0107 05 22	Florida FIGA Important Notice
NI0004 01 17	Important Notice for Renewal Policies
NI0022 01 17	Florida Sinkhole Loss Coverage
NI0023 01 17	Florida Department Of Revenue Requires Insurance Companies To Collect Surcharges

PREMIER BUSINESSOWNERS POLICY

FOOD SERVICE

Nationwide®

Policy Number:	ACP BP013220375063	Policy Period:	From 05-05-2023 To 05-05-2024

IMPORTANT NOTICES

Form Number	Title
NI0024 01 17	Emergency Management, Preparedness, and Assistance Trust Fund Florida Mutual Aid Plan
NI0035 01 17	Data Breach & Identity Recovery Services
NI0075 01 17	Consumer Report Inquiry Notice

IN WITNESS WHEREOF, the Company has caused this policy to be signed by its Secretary and President.

Secretary	***President***

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

FLORIDA AMENDATORY ENDORSEMENT

This endorsement modifies insurance provided under the following:

PREMIER BUSINESSOWNERS COMMON POLICY CONDITIONS
PREMIER BUSINESSOWNERS PROPERTY COVERAGE FORM

A. In the COMMON POLICY CONDITIONS, under condition A. CANCELLATION, paragraph 2. is replaced by the following:

2. **CANCELLATION FOR POLICIES:**

a. **In Effect 90 Days Or Less**

(1) If this policy has been in effect for 90 days or less, we may cancel this policy by mailing or delivering to the first Named Insured written notice of cancellation, accompanied by the specific reasons for cancellation, at least:

(a) 10 days before the effective date of cancellation if we cancel for nonpayment of premium; or

(b) 20 days before the effective date of cancellation if we cancel for any other reason, except we may cancel immediately if there has been:

(i) A material misstatement or misrepresentation; or

(ii) A failure to comply with underwriting requirements established by the insurer.

(2) We may not cancel:

(a) On the basis of property insurance claims that are the result of an act of God, unless we can demonstrate, by claims frequency or otherwise, that you have failed to take action reasonably necessary as requested by us to prevent recurrence of damage to the insured property; or

(b) On the basis of filing of claims for partial loss caused by "sinkhole loss", regardless of whether this policy has been the subject of a sinkhole claim, or on the basis of the risk associated with the occurrence of such a claim. However, we may cancel this policy if:

(i) The total of such property insurance claim payments equals or exceeds the policy limits of coverage, in effect on the date of loss for property damage ; or

(ii) You have failed to repair the structure in accordance with our expert engineer's recommendations upon which any loss payment or policy proceeds were based.

(c) Solely on the basis of a single property insurance claim which is the result of water damage, unless we can demonstrate that you have failed to take action reasonably requested by us to prevent a future similar occurrence of damage to the insured property.

b. **In Effect For More Than 90 Days**

(1) If this policy has been in effect for more than 90 days, we may cancel this policy only for one or more of the following reasons:

(a) Nonpayment of premium;

(b) The policy was obtained by a material misstatement;

(c) There has been a failure to comply with underwriting requirements established by us within 90 days of the effective date of coverage;

(d) There has been a substantial change in the risk covered by the policy;

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(e) The cancellation is for all insureds under such policies for a given class of insureds;

(f) On the basis of property insurance claims that are the result of an act of God, if we can demonstrate, by claims frequency or otherwise, that you have failed to take action reasonably necessary as requested by us to prevent recurrence of damage to the insured property;

(g) On the basis of filing of claims for partial loss caused by "sinkhole loss", or on the basis of the risk associated with the occurrence of such a claim, if:

(i) The total of such property insurance claim payments equals or exceeds the policy limits of coverage for property, in effect on the date of loss, for property damage; or

(ii) You have failed to repair the structure in accordance with "our"expert engineer's recommendations upon which any loss payment or policy proceeds were based; or

(h) On the basis of a single property insurance claim which is the result of water damage, if we can demonstrate that you have failed to take action reasonably requested by us to prevent a future similar occurrence of damage to the insured property.

(2). If we cancel this policy for any of these reasons, we will mail or deliver to the first Named Insured written notice of cancellation, accompanied by the specific reasons for cancellation, at least:

(a) 10 days before the effective date of cancellation if cancellation is for nonpayment of premium; or

(b) 45 days before the effective date of cancellation if cancellation is for one or more of the reasons stated in Paragraphs 1.(a) through 1.(h) above.

B. In the COMMON POLICY CONDITIONS, under condition A. CANCELLATION, paragraph 5. is replaced by the following:

5. If this policy is cancelled, we will send the first Named Insured any premium refund due. If we cancel, the refund will be pro rata. If the first Named Insured cancels, the refund may be less than pro rata. If the return premium is not refunded with the notice of cancellation or when this policy is returned to us, we will mail the refund within 15 working days after the date cancellation takes effect, unless this is an audit policy.

If this is an audit policy, then, subject to your full cooperation with us or our agent in securing the necessary data for audit, we will return any premium refund due within 90 days of the date cancellation takes effect. If our audit is not completed within this time limitation, then we shall accept your own audit, and any premium refund due shall be mailed within 10 working days of receipt of your audit.

The cancellation will be effective even if we have not made or offered a refund.

C. The following is added to the COMMON POLICY CONDITIONS and supersedes any provisions to the contrary:

NONRENEWAL

1. If we decide not to renew this policy we will mail or deliver to the first Named Insured written notice of nonrenewal, accompanied by the specific reason for nonrenewal, at least 45 days prior to the expiration of the policy.

2. Any notice of nonrenewal will be mailed or delivered to the first Named Insured's last mailing address known to us. If notice is mailed, proof of mailing will be sufficient proof of notice.

3. We may not refuse to renew this policy:

a. On the basis of property insurance claims that are the result of an act of God, unless we can demonstrate, by claims frequency or otherwise, that you have failed to take action reasonably necessary as requested by us to prevent recurrence of damage to the insured property; or

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b. On the basis of filing of claims for partial loss caused by "sinkhole loss", regardless of whether this policy has been the subject of a sinkhole claim, or on the basis of the risk associated with the occurrence of such a claim. However, we may refuse to renew this policy if:

(1) The total of such property insurance claim payments equals or exceeds the policy limits of coverage, in effect on the date of loss, for property damage; or

(2) You have failed to repair the structure in accordance with our expert engineer's recommendations upon which any loss payment or policy proceeds were based.

(3) Solely on the basis of a single property insurance claim which is the result of water damage, unless we can demonstrate that you have failed to take action reasonably requested by us to prevent a future similar occurrence of damage to the insured property.

D. In the COMMON POLICY CONDITIONS, paragraph C. CONCEALMENT, MISREPRESENTATION OR FRAUD is replaced by the following:

This policy is void in any case of fraud by you as it relates to the policy, or claim made, at any time. It is also void if you or any insured, at the time of application, conceal, misrepresent or make an incorrect statement regarding a fact material to the acceptance of the risk or hazard assumed by the company.

E. **AMENDMENTS TO THE PROPERTY COVERAGE FORM:**

1. **Sinkhole Collapse Coverage Removed**

Throughout the policy Sinkhole Collapse cause of loss is deleted from the "specified causes of loss" and is no longer an exception to the Earth Movement exclusion.

Further this policy does not insure against "sinkhole loss" unless an endorsement for "sinkhole loss" is made a part of this policy.

2. In Section A. COVERAGES, under 2. PROPERTY NOT COVERED, paragraph d. is replaced by the following:

d. Land (including land on which the property is located) or the replacement, rebuilding, restoration, stabilization or value of such land, water, growing crops or lawns;

3. **Catastrophic Ground Cover Collapse**

The following is added to Section A. COVERAGES as a Covered Cause Of Loss:

We will pay for direct physical loss or damage to Covered Property caused by or resulting from "catastrophic ground cover collapse", unless such loss is excluded elsewhere in this policy.

HOWEVER, damage consisting merely of the settling or cracking of a foundation, structure or building does not constitute loss or damage resulting from a "catastrophic ground cover collapse".

"Catastrophic ground cover collapse" does not include:

(i) Sinking or collapse of land into man-made underground cavities; or

(ii) Earthquake.

Under the Earth Movement exclusion, reference to earth sinking does not apply to "catastrophic ground cover collapse".

Even if loss or damage qualifies under, or includes, both "catastrophic ground cover collapse" and "sinkhole loss" (if that coverage is elected by "you" and included in this Coverage Part), only one Limit of Insurance will apply to such loss or damage.

4. In Section A. COVERAGES, 6. COVERAGE EXTENSIONS, under a. Newly Acquired or Constructed Property, in paragraph (1)(b), the limit of insurance for each building is replaced by $250,000 and in paragraph (2) for Business Personal Property, the limit of insurance at each premises is replaced by $100,000.

5. Under Section A. COVERAGES, 6. COVERAGE EXTENSIONS, paragraph j. is replaced by the following:

j. **Business Income and Extra Expense – Increased Period of Restoration Due to Ordinance or Law**

If a Covered Cause of Loss occurs to property at the premises described in the Declarations, coverage is extended to include the amount of actual and necessary loss you sustain during the first 30 days of the "period of restoration" of "operations" caused by or resulting from the enforcement of any ordinance or law that:

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(1) Regulates the construction or repair of any property;

(2) Requires the tearing down of parts of any property not damaged by a Covered Cause of Loss; and

(3) Is in force at the time of loss.

HOWEVER, coverage is not extended under this Business Income and Extra Expense –Increased Period of Restoration Due to Ordinance or Law Extension to include loss caused by or resulting from the enforcement of any ordinance or law which requires any insured or others to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of "pollutants".

And, if Ordinance or Law Optional Coverages, Coverage 1 – Loss to the Undamaged Portion of Building or Coverage 2 – Demolition Cost and Broadened Increased Cost of Construction apply, the 30 days limit is removed.

6. The following provisions are added to Paragraph **E.3. Duties In the Even Of Loss Or Damage** Property Loss Condition:

   a. A claim, or reopened claim for loss or damage caused by any peril is barred unless notice of claim is given to us in accordance with the term is of this Policy within two years after the date of loss. A reopened claim means a claim that we have previously closed but that has been reopened upon your request for additional costs for loss or damage previously disclosed to us.

   A supplemental claim is barred unless notice of the supplemental claim was given to us in accordance with the terms of the Policy within three years after the date of loss. A supplemental claim means a claim for additional loss or damage from the same peril which we have previously adjusted or for which costs have been incurred while completing repairs or replacement pursuant to an open claim for which timely notice was previously provided to us.

   For claims resulting from hurricanes, tornadoes, windstorms, severe rain or other weather-related events, the date of loss is the date that the hurricane made landfall or the tornado, windstorm, severe rain or other weather-related event is verified by the National Oceanic and Atmospheric Administration.

   This provision concerning time for submission of claim, supplemental claim or reopened claim does not affect any limitation for legal action against us as provided in this Policy under the Legal Action Against Us Condition including any amendment to that condition.

   b. Any inspection or survey by us, or on our behalf, of property that is the subject of a claim, will be conducted with at least 48-hour notice may be waived by you.

7. Under Section E. PROPERTY LOSS CONDITIONS, 4. Legal Action Against Us, paragraph b. is replaced by the following:

   b. Legal action against us involving direct physical loss or damage to property must be brought within 5 years from the date the loss.

8. Under Section E. PROPERTY LOSS CONDITIONS, 5. Loss Payment, paragraph e.(1) is deleted and replaced with the following at the beginning as a heading:

COINSURANCE CLAUSE:

(1) At replacement cost without deduction for depreciation, subject to the following:

(a) If, at the time of loss, the Limit of Insurance on the lost or damaged property is 80% or more of the full replacement cost of the property immediately before the loss, we will pay the cost to repair or replace, after application of the deductible and without deduction for depreciation, but not more than the least of the following amounts, subject to E.5.b. above:

(i) The Limit of Insurance under this policy that applies to the lost or damaged property;

(ii) The cost to replace, on the same premises, the lost or damaged property with other property:

i. Of comparable material and quality; and

ii. Used for the same purpose; or

(iii) The amount that you actually spend that is necessary to repair or replace the lost or damaged property.

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(b) If, at the time of loss, the Limit of Insurance applicable to the lost or damaged property is less than 80% of the full replacement cost of the property immediately before the loss, we will pay the greater of the following amounts, but not more than the Limit of Insurance under this policy that applies to the property:

(i) The "actual cash value" of the lost or damaged property; or

(ii) A proportion of the cost to repair or replace the lost or damaged property, after application of the deductible and without deduction for depreciation. This proportion will equal the ratio of the applicable Limit of Insurance to 80% of the cost of repair or replacement.

(c) You may make a claim for loss or damage covered by this insurance on an "actual cash value" basis instead of on a replacement cost basis. In the event you elect to have loss or damage settled on an "actual cash value" basis, you may still make a claim on a replacement cost basis if you notify us of your intent to do so within 180 days after the loss or damage.

(d) We will not pay on a replacement cost basis for any loss or damage:

(i) Until the lost or damaged property is actually repaired or replaced; and

(ii) Unless the repairs or replacement are made as soon as reasonably possible after the loss or damage.

9. Under Section E. PROPERTY LOSS CONDITIONS, 5. Loss Payment, paragraph h. is replaced by the following:

h. Provided you have complied with all the terms of this Policy, we will pay for covered loss or damage upon the earliest of the following:

(1) Within 20 days after we receive the sworn proof of loss and reach written agreement with you; or

(2) Within 30 days after we receive the sworn proof of loss and there is an entry of a final judgment

10. If "windstorm" is a Covered Cause of Loss, and Covered Property is located in:

a. Monroe County; or

b. East of the west bank of the Intra-Coastal Waterway in

(1) Broward County;

(2) Dade County;

(3) Indian River County;

(4) Martin County;

(5) Palm Beach County; or

(6) St. Lucie County,

and if loss or damage to Covered Property is caused by or results from "Windstorm", the following exclusion applies:

WINDSTORM EXTERIOR PAINT OR WATERPROOFING EXCLUSION

We will not pay for loss or damage caused by "windstorm" to:

(1) Paint; or

(2) Waterproofing material;

applied to the exterior of Buildings unless the Building to which such loss or damage occurs also sustains other loss or damage by "windstorm" in the course of the same storm event. But such coverage applies only if "windstorm" is a Covered Cause of Loss.

When loss or damage to exterior paint or waterproofing material is excluded, we will not include the value of paint or waterproofing material to determine:

(1) The amount of the Windstorm or Hail Deductible; or

(2) The value of Covered Property.

11. If "windstorm" or hurricane is a Covered Cause of Loss and the Covered Property suffers a "windstorm" or hurricane loss, your claim, supplemental claim or reopened claim is barred unless notice is given to us within 3 years after the hurricane first made landfall or the windstorm first caused the covered damage.

For purposes of this section, the term "supplemental claim" or "reopened claim" means any additional claim for recovery from us for losses from the same hurricane or "windstorm" which we have previously adjusted pursuant to the initial claim.

1. Under 5. Additional Coverages, e. Collapse, paragraphs (1), (2) (3) and (5) are deleted and replaced by the following:

(1) For the purpose of this Collapse Additional Coverage collapse means an abrupt falling down or caving in of a building

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or any part of a building that results in the entire building completely falling down and reduced to ruble.

(2) We will pay for direct physical loss of or damage to Covered Property, caused by abrupt collapse of a building that is insured under this policy or that contains Covered Property insured under this policy, if such collapse is caused by one or more of the following:

(a) Building decay of a supporting or weight-bearing building structural member that is "hidden" from view, unless the presence of such decay is not "hidden" to any "insured" prior to the abrupt collapse;

(b) Insect or vermin damage to a supporting or weight-bearing building structural member that is "hidden" from view, unless the presence of such damage is not "hidden" to any "insured" prior to the abrupt collapse.

(c) Use of defective material or methods in construction, remodeling or renovation if the abrupt collapse occurs during the course of the construction, remodeling or renovation.

(d) Use of defective materials or methods in construction, remodeling or renovation if the abrupt collapse occurs after the construction, remodeling or renovation is complete, but only if the abrupt collapse is caused in part by:

(i) A cause of loss listed in paragraph (2)(a) or (2)(b);
(ii) One or more of the "specified causes of loss";
(iii) Breakage of building glass;
(iv) Weight of people or personal property; or
(v) Weight of rain, snow, sleet or ice, that collects on a roof.

(3) This Collapse Additional Coverage does not apply to:

(a) A building that is in danger of falling down or caving in;
(b) A building that is standing, even if it has separated from another part of the building; or
(c) A building that is standing, even if it shows evidence of cracking, bulging, sagging, bending, leaning, settling, shrinkage or expansion.

(5) If personal property abruptly falls down or caves in and such collapse is not the result of abrupt collapse of a building, we will pay for loss of or damage to Covered Property caused by such collapse of personal property only if:

(a) The collapse of personal property was caused by a Cause of Loss listed in (2)(a) through (2)(d) above;

(b) The personal property which collapses is inside a building; and

(c) The property which collapses is not of a kind listed in paragraph (4), regardless of whether that kind of property is considered to be personal property or real property.

The coverage stated in this paragraph (5) does not apply to personal property if marring and/or scratching is the only damage to that personal property caused by collapse.

13. Under H. Property Definitions 2. "**Actual Cash Value**" is deleted and replaced by the following:

2. "Actual Cash Value" means the cost to repair or replace Covered Property, at the time of the loss or damage, whether that property has sustained partial or total loss or damage, with material of like kind and quality, subject to a deduction for deterioration, depreciation, and obsolescence as determined by "us."

I. **DEFINITIONS**

The following definitions are added:

"Catastrophic ground cover collapse" means geological activity that results in all of the following:

1. The abrupt collapse of the ground cover;
2. A depression in the ground clearly visible to the naked eye;
3. Structural damage to the "covered building", including the foundation; and
4. The insured structure being condemned and ordered to be vacated by the governmental agency authorized by law to issue such an order for that structure.

"**Contemporaneous**" means active.

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"**Covered Building**" means the principal building that is identified in the declarations that is covered by a roof. However, "covered building" specifically excludes any property under Additional Coverage – Appurtenant Structures."

"**Hidden**" means something that a reasonable person would not be aware of because it is out of sight or not readily apparent only if there were no signs, evidence, occurrences or issues that would lead a reasonable person to investigate further or hire an expert to inspect which would reveal the unknown circumstance.

"**Sinkhole loss**" means structural damage to the "covered building, including the foundation, caused by "sinkhole activity".

"**Sinkhole activity**" means settlement or systematic weakening of the earth supporting the covered building only if the settlement or systematic weakening results from "contemporaneous" movement or raveling of soils, sediments, or rock materials into subterranean voids created by the effect of water on a limestone or similar rock formation. "Sinkhole activity" does not include:

1. Sinking or collapse of land into man-made underground cavities; or
2. Earthquake.

"**Structural damage**" means a covered building, regardless of the date of its construction, has experienced the following:

(1) Interior floor displacement or deflection in excess of acceptable variances as defined in ACI 117-90 or the Florida Building Code, which results in settlement related damage to the interior such that the interior building structure or members become unfit for service or represents a safety hazard as defined within the Florida Building Code;

(2) Foundation displacement or deflection in excess of acceptable variances as defined in ACI 318-95 or the Florida Building Code, which results in settlement related damage to the primary structural members or primary structural systems that prevents those members or systems from supporting the loads and forces they were designed to support to the extent that stresses in those primary structural members or primary structural systems exceeds one and one-third the nominal strength allowed under the Florida Building Code for new buildings of similar structure, purpose, or location;

(3) Damage that results in listing, leaning, or buckling of the exterior load bearing walls or other vertical primary structural members to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base as defined within the Florida Building Code;

(4) Damage that results in the building, or any portion of the building containing primary structural members or primary structural systems, being significantly likely to imminently collapse because of the movement or instability of the ground within the influence zone of the supporting ground within the sheer plane necessary for the purpose of supporting such building as defined within the Florida Building Code; or

(5) Damage occurring on or after October 15, 2005, that qualifies as "substantial structural damage" as defined in the Florida Building Code.

"Primary structural member" means a structural element designed to provide support and stability for the vertical or lateral loads of the overall structure.

"Primary structural system" means an assemblage of primary structural members.

"Windstorm" means wind, wind gusts, rain, snow, sand, dust, tornadoes, cyclones, tropical storms, tropical waves, tropical depressions or hurricanes caused by or resulting from a storm system.

K. If CYBERONE COVERAGE, form PB 58 07, is a part of this policy, then coverage provided on that form is amended as follows:

ADDITIONAL CONDITIONS C. Extended Reporting Periods; the second paragraph in 2.b. is deleted and replaced with the following:

To obtain the Supplemental Extended Reporting Period, you must request it in writing and pay the additional premium due, within 30 days of the effective date of cancellation or nonrenewal. If we do not receive the written request as required, you may not exercise this right at a later date.

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OH 61487

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NAMED INSUREDS ENDORSEMENT

This endorsement modifies insurance provided under the following:

PREMIER BUSINESSOWNERS PROPERTY COVERAGE FORM

The insurance afforded under this Property Coverage Form applies to all persons or organizations listed in the SCHEDULE OF NAMED INSUREDS, subject to the following provisions:

1. The first Named Insured is authorized to act on behalf of each Named Insured in all matters pertaining to this insurance.
2. The first Named Insured declares that all firms named in the policy as Named Insureds are owned or financially controlled by the same interests.

All terms and conditions of this policy apply unless modified by this endorsement.

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ACKNOWLEDGEMENT OF ADDITIONAL INSURED STATUS - MANAGERS OR LESSORS OF LEASED PREMISES

Person or Organization Designated as an Additional Insured:
HAI KIM
40 E 5TH ST
APOPKA, FL 32703

Designated Premises (Part Leased to the Named Insured):
40 E 5TH ST, APOPKA, FL 32703
APOPKA, FL 32703

This form has been sent to you to acknowledge your status as an additional insured under our, meaning the issuing Company stated below, insurance policy issued to the Named Insured shown below.

Under our Premier Businessowners Liability Coverage Form, Section II. WHO IS AN INSURED provides as follows:

> Any of the following persons or organizations are automatically insureds when you [i.e. the Named Insured stated below] and such person or organization have agreed in a written contract or agreement that such person or organization be added as an additional insured on your policy providing general liability coverage.
>
> **Managers or Lessors of Leased Premises**
>
> Any person or organization from whom you lease premises is an additional insured, but only with respect to their liability arising out of your use of that part of the premises leased to you, subject to the following additional exclusion:
>
> This insurance, including any duty we have to defend "suits", does not apply to structural alterations, new construction or demolition operations performed by or for such person or organization.
>
> HOWEVER, their status as additional insured under this policy ends when you cease to be a tenant of such premises.

The policy language set forth above is subject to all of the terms and conditions of the policy issued to the Named Insured shown below. For your information, our Named Insured, the Policy Number, Policy Term and Limits of Insurance are stated below.

Named Insured: CO PACKING USA, LLC

Issuing Company: NATIONWIDE GENERAL INSURANCE COMPANY

Policy Number: ACP BP013220375063

Policy Term: 05-05-2023 To 05-05-2024

Limits of Insurance: Per Occurrence $1,000,000
All Occurrences $2,000,000

4930400036521 1
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OH 61487

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ACKNOWLEDGEMENT OF ADDITIONAL INSURED STATUS - STATE OR POLITICAL SUBDIVISIONS - PERMITS RELATING TO PREMISES

Person or Organization Designated as an Additional Insured:
THE CITY OF APOPKA
120 E MAIN ST.
APOPKA, FL 32703

Designated Premises:
40 E 5TH ST, APOPKA, FL 32703
APOPKA, FL 32703

4930400036522 7

This form has been sent to you to acknowledge your status as an additional insured under our, meaning the issuing Company stated below, insurance policy issued to the Named Insured shown below.

Under our Premier Businessowners Liability Coverage Form, Section II. WHO IS AN INSURED provides as follows:

Any of the following persons or organizations are automatically insureds when you [i.e. the Named Insured stated below] and such person or organization have agreed in a written contract or agreement that such person or organization be added as an additional insured on your policy providing general liability coverage.

State or Political Subdivisions - Permits Relating to Premises

Any state or political subdivision which has issued a permit in connection with premises insured by this policy which you own, rent, or control is an additional insured, but only with respect to the following hazards:

(1) The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoistaway openings, sidewalk vaults, street banners, or decoration and similar exposures;

(2) The construction, erection, or removal of elevators; or

(3) The ownership, maintenance, or use of any elevators covered by this insurance.

HOWEVER, their status as additional insured under this policy ends when the permit ends.

The policy language set forth above is subject to all of the terms and conditions of the policy issued to the Named Insured shown below. For your information, our Named Insured, the Policy Number, Policy Term and Limits of Insurance are stated below.

Named Insured: CO PACKING USA, LLC

INSURED COPY

OH 61487

Issuing Company: NATIONWIDE GENERAL INSURANCE COMPANY

Policy Number: ACP BP013220375063

Policy Term: 05-05-2023 To 05-05-2024

Limits of Insurance: Per Occurrence $1,000,000
All Occurrences $2,000,000

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LEGAL DESCRIPTION: (as provided by the client)

PARCEL 1:

BEGIN AT THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN S01°10'19"1329.10 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE S87°54'10"W, 484.85 FEET; THENCE N00°39'10"E, 663.87 FEET; THENCE N87°51'36"E, 293.90 FEET; THENCE N01°10'19"E, 664.39 FEET; THENCE N87°49'30"E, 197.00 FEET TO THE POINT OF BEGINNING. ALL OF SAID LANDS LYING AND BEING IN ORANGE COUNTY, FLORIDA. LESS AND EXCEPT RIGHT-OF-WAY FOR KELLY PARK ROAD.

PARCEL 2:

BEGIN 328.77 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; RUN NORTH 20 FEET; RUN EAST 657.29 FEET; RUN SOUTH 20 FEET; RUN WEST TO THE POINT OF BEGINNING.
(NOTE: PARCEL 2 IS INCLUDED WITHIN THE PARCEL 3 DESCRIPTION)

PARCEL 3:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 87°54'10" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SAID SECTION 18, 249.69 FEET, TO THE POINT OF BEGINNING. THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°42'46" EAST, 643.32 FEET; THENCE RUN NORTH 87°51'36" EAST, 423.85 FEET; THENCE RUN NORTH 00°57'29" EAST, 653.80 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST KELLY PARK ROAD; THENCE RUN NORTH 87°49'05" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE SAID WEST KELLY PARK ROAD, 609.34 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 01°10'18" WEST, 634.35 FEET; THENCE RUN SOUTH 87°51'36" WEST, 292.33 FEET; THENCE RUN SOUTH 00°39'10" WEST, 663.87 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 87°54'10" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18, 739.23 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 132 FEET OF THE EAST 330 FEET OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

ALSO LESS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 86°43'53" WEST, 916.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°43'53" WEST, 553.83 FEET; THENCE SOUTH 00°32'44" EAST, 331.96 FEET; THENCE NORTH 86°45'16" EAST, 1466.89 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 00°01'38" WEST, 15.02 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 86°45'16" WEST, 697.84 FEET; THENCE NORTH 00°35'58" WEST, 90.75 FEET; THENCE SOUTH 89°24'02" WEST, 215.18 FEET; THENCE NORTH 00°35'58" WEST, 216.47 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 86°43'53" WEST, 916.44 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE SOUTH 86°43'53" WEST, 553.83 FEET; THENCE SOUTH 00°32'44" EAST, 331.96 FEET; THENCE NORTH 86°45'16" EAST, 1466.89 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 00°01'38" WEST, 15.02 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 86°45'16" WEST, 697.84 FEET; THENCE NORTH 00°35'58" WEST, 90.75 FEET; THENCE SOUTH 89°24'02" WEST, 215.18 FEET; THENCE NORTH 00°35'58" WEST, 216.47 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

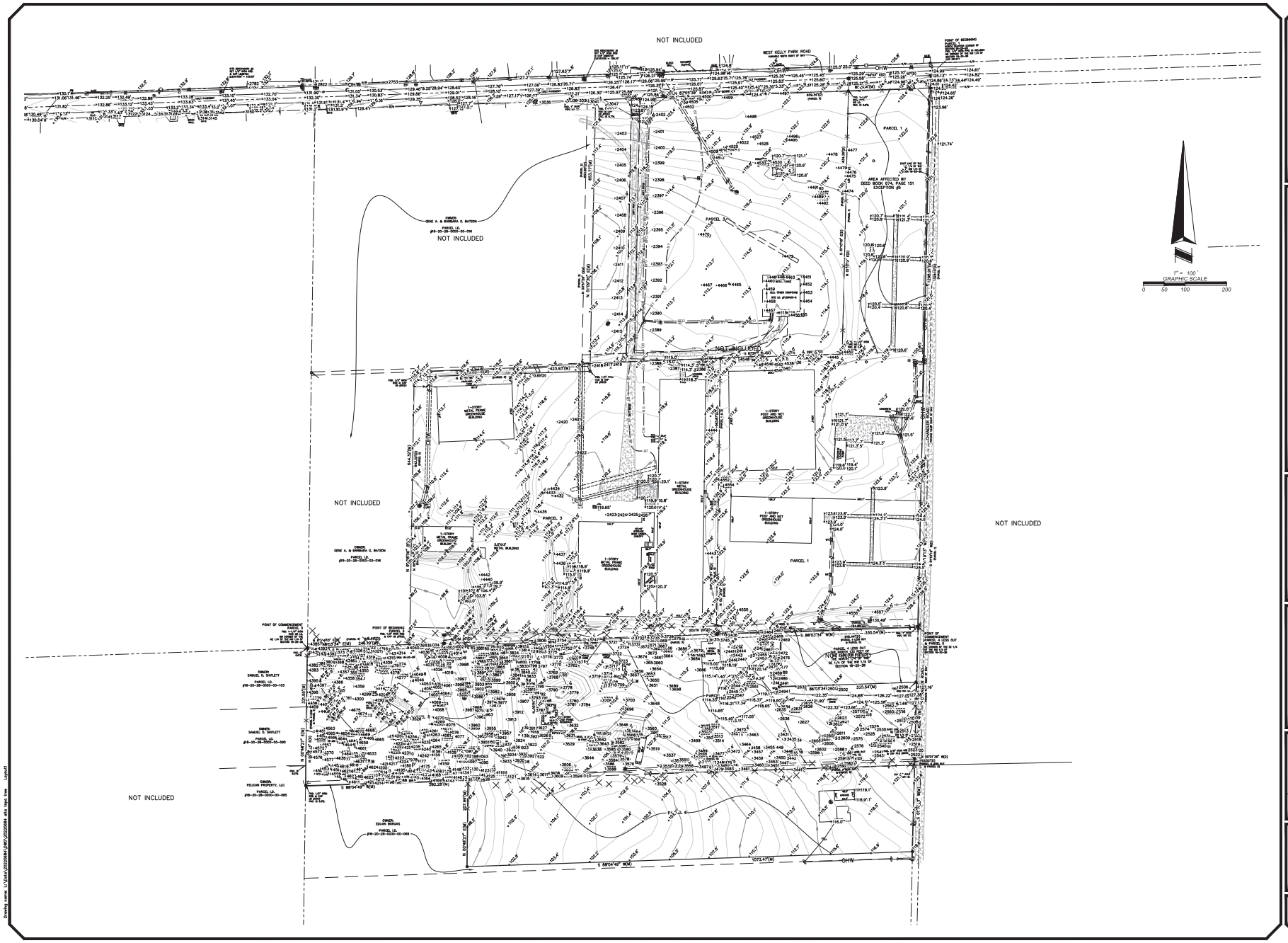
THE NORTH 7 1/2 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

LESS:

THE WEST 391.84 FEET OF THE NORTH 7 1/2 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

ALSO LESS THE SOUTH 15 FEET, LESS THE WEST 391.84 FEET OF THE NORTH 7 1/2 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

SITE
W Kelly Park Rd
W Kelly Park Rd
W Kelly Park R
Kelly Park Rd
Jason Dwyer Blvd
Wekiva Springs Rd
Golden Gem Rd
Mt. Dorsey Rd
Chandler Rd
Wheeler Rd
Hawthorne Ln
Wolfe Creek Dr
Wolfe Creek Ln
Wolfe Creek Cir
Wolfe Creek Ct
Wolfe Creek Way
Wolfe Creek Pl
Wolfe Creek Trl
Wolfe Creek Loop
Wolfe Creek Run



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WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB#6723

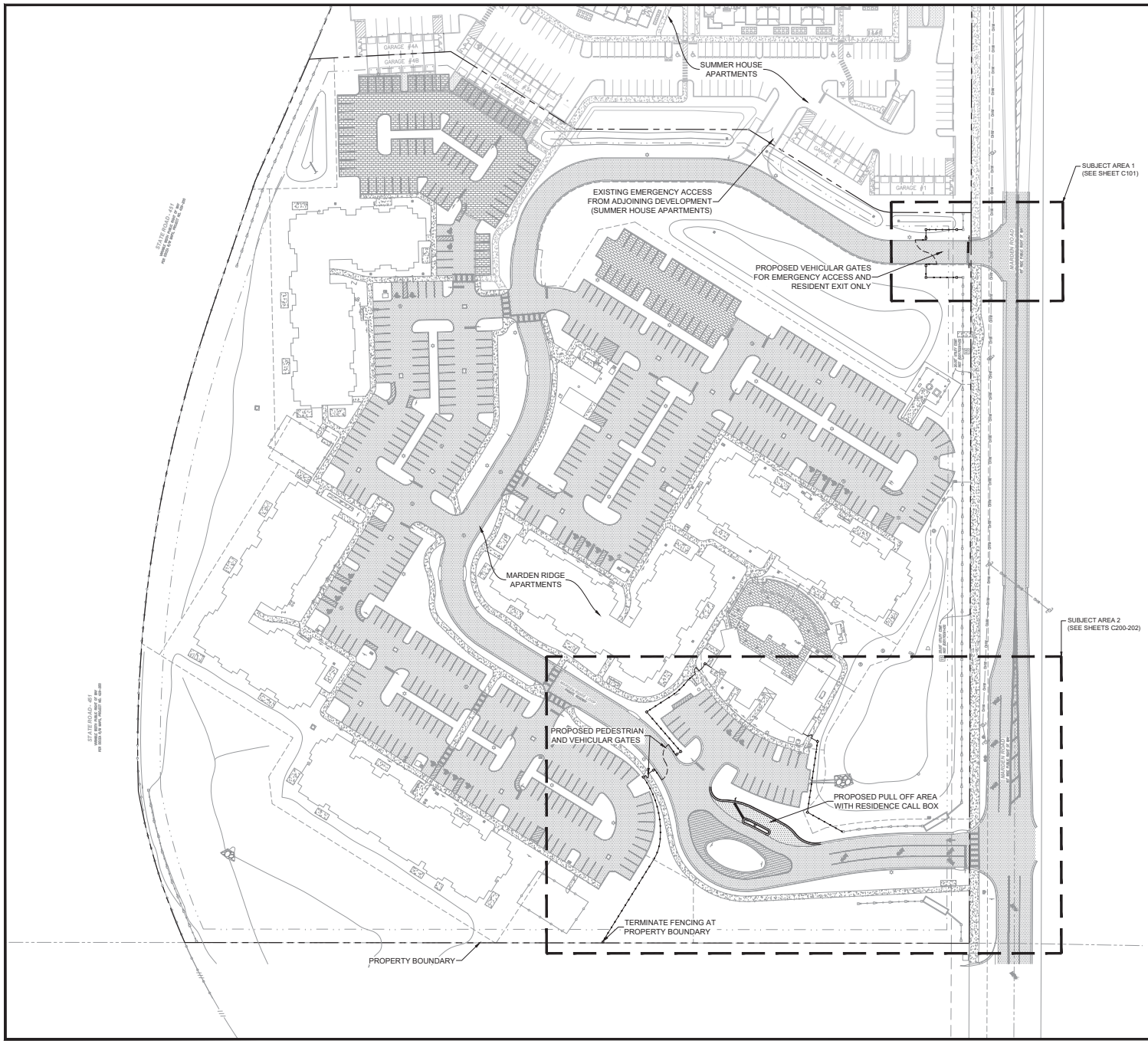
BOUNDARY SURVEY
OF
WEST KELLY PARK ROAD SITE
SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR: INB HOMES

DATE	REVISIONS

JOB #	20230238
DATE:	10/25/2023
SCALE:	1" = 100'
CALC BY:	DY
FIELD BY:	MW
DRAWN BY:	CDK/MCD
CHECKED BY:	DY

SHEET 2 OF 2



GRAPHIC SCALE
SCALE: 1" = 50'

SITE DATA	
PARCEL ID	17-21-28-5501-02-000
PROJECT SITE AREA	18.39 AC.
ZONING	PD
ADJACENT ZONING	NORTH - PD
	WEST - N/A (SR 451)
	EAST - R2/R3
	SOUTH - PD
FUTURE LAND USE	RESIDENTIAL HIGH

NOTE:

CONTRACTOR TO ENSURE 3 POINTS OF ACCESS ARE INSTALLED FOR EMERGENCY VEHICLES. A KEYPAD WITH AFD PRIVATE CODE, KNOX KEY LOCK, AND SOS.

1

KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS
6300 HAZELTINE NATIONAL DR, STE. 118 ORLANDO, FL 32822
PHONE (407)410-8624 COA 32059

REV NO	BY	DATE	REMARKS
8	RM		
7	RM		
6	RM		
5	RM		
4	RM		
3	RM	12/18/2023	CITY OF APOPKA COMMENTS
2	RM	11/13/2023	CITY OF APOPKA COMMENTS
1	RM	10/13/2023	CITY OF APOPKA PERMITTING

STATUS: CONSTRUCTION PLANS

REV NO	BY	DATE	REMARKS
10	RM		
9	RM		
8	RM		
7	RM		
6	RM		
5	RM		
4	RM		
3	RM	12/20/2023	ADDRESSING CITY OF APOPKA COMMENTS
2	RM	11/20/2023	ADDRESSING CITY OF APOPKA COMMENTS
1	RM		

OVERALL SITE PLAN

MARDEN RIDGE APARTMENTS FENCING IMPROVEMENTS

CAUTION
0 1/2 1
IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
LICENSE No 66501
December 21, 2023
STATE OF FLORIDA
RAMESH MISHRA
FL REG. NO. 66501

JOB NO:	23-0214.000
DESIGN:	RM
DRAWN:	MN
APPROVED:	RM
SHEET NO.	C100
REV:	1

P:\23\23-0214 MARDEN RIDGE APARTMENTS FENCING\DESIGN\PLANS\CONSTRUCTION\C100 SUBJECT AREA 1 PLAN_MARDEN.DWG 12/21/2023

BRONSON'S RIDGE REPLAT

A REPLAT OF BRONSON'S RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LOCATED IN SECTIONS 17 AND 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK PAGE

LEGAL DESCRIPTION:

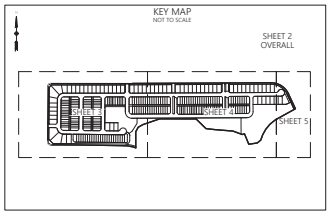
A REPLAT OF BRONSON'S RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LYING IN SECTIONS 17 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF SOUTHEAST 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 00°00'38" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18 FOR A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF BOY SCOUT ROAD AND THE POINT OF BEGINNING; THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 89°43'16" EAST FOR A DISTANCE OF 2037.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 282.10 FEET, A CENTRAL ANGLE OF 65°18'11"; THE CHORD OF WHICH BEARS SOUTH 57°31'34" EAST FOR A DISTANCE OF 304.41 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 321.53 FEET TO A NON-TANGENT POINT; THENCE RUN SOUTH 24°58'59" EAST FOR A DISTANCE OF 241.59 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 61°02'54" WEST FOR A DISTANCE OF 300.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 585.00 FEET; A CENTRAL ANGLE OF 42°32'53"; THE CHORD OF WHICH BEARS SOUTH 39°46'17" WEST FOR A DISTANCE OF 366.41 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 374.97 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 18°30'04" WEST FOR A DISTANCE OF 34.88 FEET; THENCE RUN SOUTH 50°22'51" WEST FOR A DISTANCE OF 66.34 FEET; THENCE RUN SOUTH 80°59'54" WEST FOR A DISTANCE OF 127.19 FEET; THENCE RUN NORTH 22°27'50" WEST FOR A DISTANCE OF 167.34 FEET; THENCE RUN SOUTH 71°32'08" WEST FOR A DISTANCE OF 34.37 FEET; THENCE RUN NORTH 69°38'20" WEST FOR A DISTANCE OF 144.79 FEET; THENCE RUN NORTH 85°25'10" WEST FOR A DISTANCE OF 268.38 FEET; THENCE RUN NORTH 83°2'57" WEST FOR A DISTANCE OF 130.71 FEET; THENCE RUN NORTH 45°18'26" WEST FOR A DISTANCE OF 203.03 FEET; THENCE RUN NORTH 89°57'27" WEST FOR A DISTANCE OF 536.22 FEET; THENCE RUN SOUTH 71°09'55" WEST FOR A DISTANCE OF 261.11 FEET; THENCE RUN SOUTH 60°11'51" WEST FOR A DISTANCE OF 79.12 FEET; THENCE RUN SOUTH 28°41'04" WEST FOR A DISTANCE OF 73.35 FEET; THENCE RUN SOUTH 00°03'18" WEST FOR A DISTANCE OF 238.05 FEET TO A NON-TANGENT POINT OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 544.50 FEET, A CENTRAL ANGLE OF 18°32'50"; THE CHORD OF WHICH BEARS NORTH 79°40'53" WEST FOR A DISTANCE OF 175.65 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 176.42 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 88°57'48" WEST FOR A DISTANCE OF 483.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 3065.00 FEET, A CENTRAL ANGLE OF 01°01'04"; THE CHORD OF WHICH BEARS NORTH 89°28'20" WEST FOR A DISTANCE OF 533.99 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 534.00 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89°58'51" WEST FOR A DISTANCE OF 128.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 55.00 FEET; A CENTRAL ANGLE OF 90°32'40"; THE CHORD OF WHICH BEARS NORTH 44°42'11" WEST FOR A DISTANCE OF 78.15 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 86.92 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00°33'49" EAST FOR A DISTANCE OF 810.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89°27'28"; THE CHORD OF WHICH BEARS NORTH 45°17'53" EAST FOR A DISTANCE OF 49.26 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 54.65 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°58'43" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1202.51 FEET; THENCE RUN NORTH 00°00'58" WEST FOR A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 59.44 ACRES, MORE OR LESS.

LOCATION MAP
NOT TO SCALE

KEY MAP
NOT TO SCALE



SHEETS

SHEET 1 =	COVER/GENERAL NOTES
SHEET 2 =	OVERALL
SHEETS 3-5 =	DETAILS

PROPERTY INFORMATION REPORT

3. Planned Development Agreement (The Ridge) by and among the City of Apopka, Apopka Development Opportunity, LLC, Apopka Centerline Development, LLC, Ruth Ina Bronson Trust, Troy S. Bronson Trust, Troy S. Bronson Family LP, Binion Partners, LLC, and John and Donna Kirkland recorded August 3, 2021 in Official Records Instrument No. 20210532978, together with the Transportation Improvements Development Agreement and Grant of Easement attached thereto as Exhibit B; First Amendment to Planned Development Agreement recorded December 9, 2021 in Official Records Instrument No. 20210751331; Second Amendment to Planned Development Agreement recorded October 7, 2022 in Official Records Instrument No. 20220608956. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)

5. Covenants, conditions and easements, as contained in that certain Covenant for Bronson's Ridge recorded December 21, 2021 in Official Records Instrument No. 20210778846 (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)

8. Temporary Construction Easement by and between AG EHC II (LEN) Multi State 1, LLC, a Delaware limited liability company, Grantor, and Ridge at Apopka Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, Grantee, recorded June 1, 2022 in Official Records Instrument No. 20220541246. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18 (CERTIFIED CORNER RECORD #92631) TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18 (CERTIFIED CORNER RECORD #92634), BEING A BEARING OF NORTH 89° 58' 43" WEST.
2. PURSUANT TO F.S. CHAPTER 177.091(28), ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THE ABOVE SHALL NOT APPLY TO ANY PRIVATE EASEMENTS, IF ANY, GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. CABLE TELEVISION SERVICES CONSTRUCTION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
3. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
4. TRACT AM-1 (AMENITY TRACT) SHALL BE OWNED AND MAINTAINED BY BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC., A WALL EASEMENT IS HEREBY DEDICATED OVER SAID TRACT.
5. TRACTS P-4 AND P-5 (POND TRACTS) SHALL BE OWNED AND MAINTAINED BY BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER SAID TRACTS AND ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF APOPKA FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE CITY OF APOPKA TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM. A WALL EASEMENT IS HEREBY DEDICATED OVER SAID TRACT P-5.
6. TRACTS OS-5, OS-6, OS-8, OS-9, OS-10 AND OS-11 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC.
7. TRACTS OS-1, OS-2, OS-3, OS-4, OS-7, OS-12, OS-13, OS-14 AND OS-15 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC., A WALL EASEMENT IS HEREBY DEDICATED OVER SAID TRACTS.
8. A UTILITY EASEMENT IS HEREBY DEDICATED OVER SAID TRACTS OS-4 AND OS-15 (OPEN SPACE).
9. THERE IS A 10.00 FOOT UTILITY EASEMENT RESERVED ALONG THE FRONT OF ALL LOTS AND TRACTS ADJACENT TO RIGHT OF WAY (UNLESS OTHERWISE NOTED).
10. THERE IS A 5.00 FOOT DRAINAGE EASEMENT RESERVED ALONG THE FRONT OF ALL LOT LINES (UNLESS OTHERWISE NOTED).
11. THERE IS A 7.50 FOOT DRAINAGE EASEMENT RESERVED ALONG THE REAR OF ALL LOT LINES (UNLESS OTHERWISE NOTED).
12. DRAINAGE EASEMENTS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.
13. WALL EASEMENTS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC.
14. A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS THE STREETS, TRACTS A-4, A-5 AND A-6 (ALLEY) AND ALL UTILITY EASEMENTS SHOWN HEREON IS HEREBY DEDICATED FOR THE USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.
15. TRACTS A-1, A-2, A-3, A-4, A-5, A-6 AND A-7 (ALLEY) SHALL BE OWNED AND MAINTAINED BY BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC. AND ARE RESERVED FOR THE EXCLUSIVE BENEFIT OF THE FOLLOWING ENTITIES AND FOR THE FOLLOWING PURPOSES; (I) FOR THE PURPOSE OF EXERCISING ALL POWERS AND RESPONSIBILITIES DELEGATED TO BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC. (II) THE OWNERS OF THE LOTS WITHIN THE PROPERTY FOR PURPOSES OF ACCESS TO AND FROM PUBLIC STREETS AND LOTS LYING ADJACENT TO SUCH ALLEY TRACTS AND (III) CITY OF APOPKA AND ITS EMPLOYEES AND AGENTS SOLELY FOR THE PURPOSE OF PERFORMING MUNICIPAL AND GOVERNMENT FUNCTIONS REASONABLY NECESSARY TO PROVIDE FOR AND PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PROPERTY AND OWNERS THEREOF OR RESIDENTS THEREON, AS WELL AS SUCH OWNERS' GUESTS AND INVITEES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE AND EMERGENCY MEDICAL SERVICES. ANY ACCESS IMPROVEMENTS AND APPURTENANCES AND RELATED FACILITIES CONSTRUCTED WITHIN TRACTS A-1, A-2, A-3, A-4, A-5, A-6 AND A-7 (ALLEY) ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND SHALL BE MAINTAINED BY BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC.
16. PURSUANT TO SECTION 193.0235, F.S., ALL TRACTS DEDICATED TO A HOMEOWNER'S ASSOCIATION HEREUNDER ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

vhb
225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Licensed Business #7153

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Municipality.

_____
Mayor

Attest: _____
City Clerk

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

Examined and Approved _____
Chairman Date

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved _____
Richard Earp, P.E. Date

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Part 1 of the Florida Statutes and that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signature: _____ Date: _____

Print Name: Andrew A. Parry, P.S.M.

Registration Number: 6124

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on September 12, 2022 I completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands surveyed and platted; and that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Orange County, Florida.

By: _____ Date: _____

Surveyors Name: Wm. David McCrory P.L.S.
Registration Number: 4853
Florida Professional Land Surveyor

Registration Number Of Legal Entity: L.B. 7153
Vanasse Hangen Brustlin, Inc.
225 E. Robinson Street, Suite 300
Orlando, Florida 32801

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS, That AG EHC II (LEN) Multi State 1, LLC, a Delaware limited liability company, being the owner in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and further dedicates all rights of way and the utility easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed and attested by the Officer named below on

_____.

AG EHC II (LEN) Multi State 1, LLC, a Delaware limited liability company

By: Essential Housing Asset Management, LLC, an Arizona limited liability company, its Authorized Agent

By: _____
Name: Steven S. Benson
Title: Manager

Signed and sealed in the presence of: _____

Printed Name: _____

_____

Printed Name: _____

STATE OF ARIZONA COUNTY OF MARICOPA

This foregoing instrument was acknowledged before me by means of _____physical presence or _____online notarization, this _____day of _____, 2023, By Steven S. Benson, the manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 1, LLC, a Delaware limited liability company, who is personally known to me or has produced the following Identification: Drivers License, and he did / did not take an oath, that he is the person described and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC: Signature: _____

Printed Name: _____

My Commission expires: _____

Commission Number: _____

IN WITNESS WHEREOF, the undersigned, BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC., has caused these present to be executed and acknowledged by its undersigned Officer thereto duly authorized on this _____day of _____, 2023.

BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC.

_____
Signature of Witness

_____
Printed Name of Witness

_____ By: _____
Signature of Witness Name

_____ _____
Printed Name of Witness Printed Name

_____
Title

STATE OF FLORIDA COUNTY OF ORANGE

This foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization, this _____ day of _____, 2023, By_____ as _____ of _____ He/She is personally known to me or has produced_____as Identification.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC:

_____
Signature of Notary Public:

_____
Printed Name of Notary Public:

_____
My Commission expires:

_____
Commission Number:

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on _____, 2023.

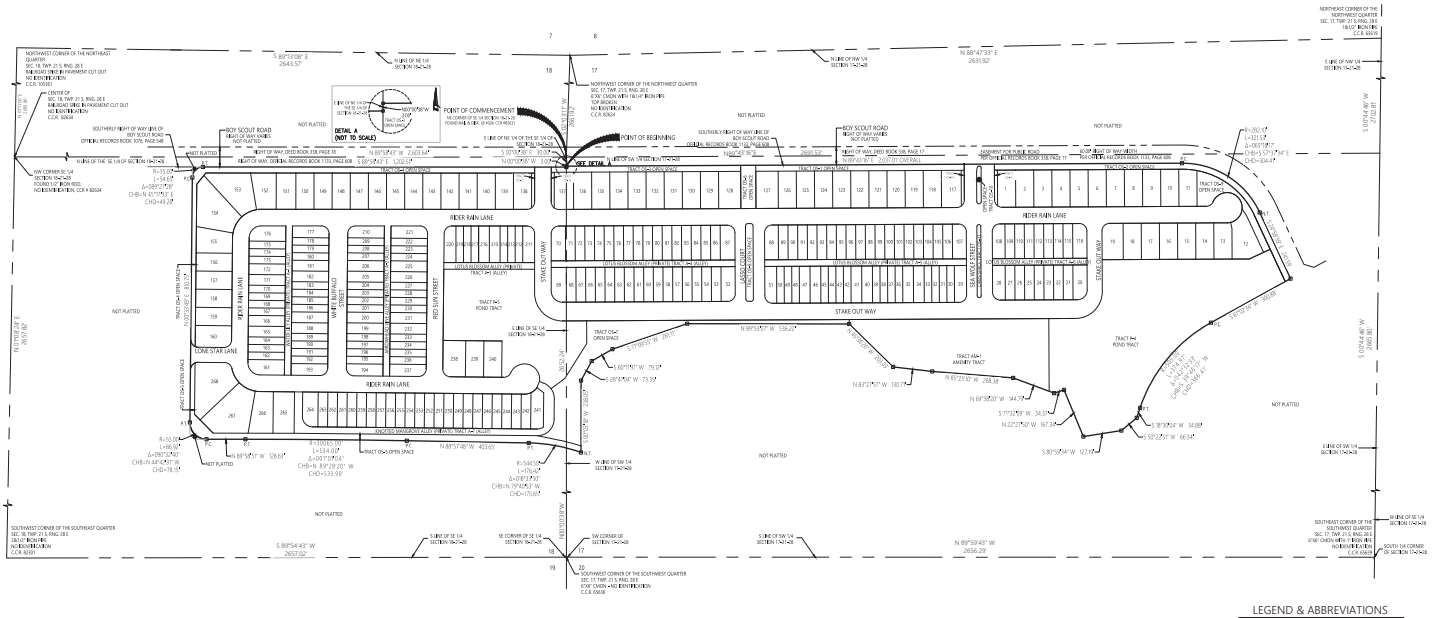
Document #: _____

_____
County Comptroller in and for Orange County, Florida.

PLAT BOOK	PAGE

BRONSON'S RIDGE REPLAT

A REPLAT OF BRONSON'S RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LOCATED IN SECTIONS 17 AND 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

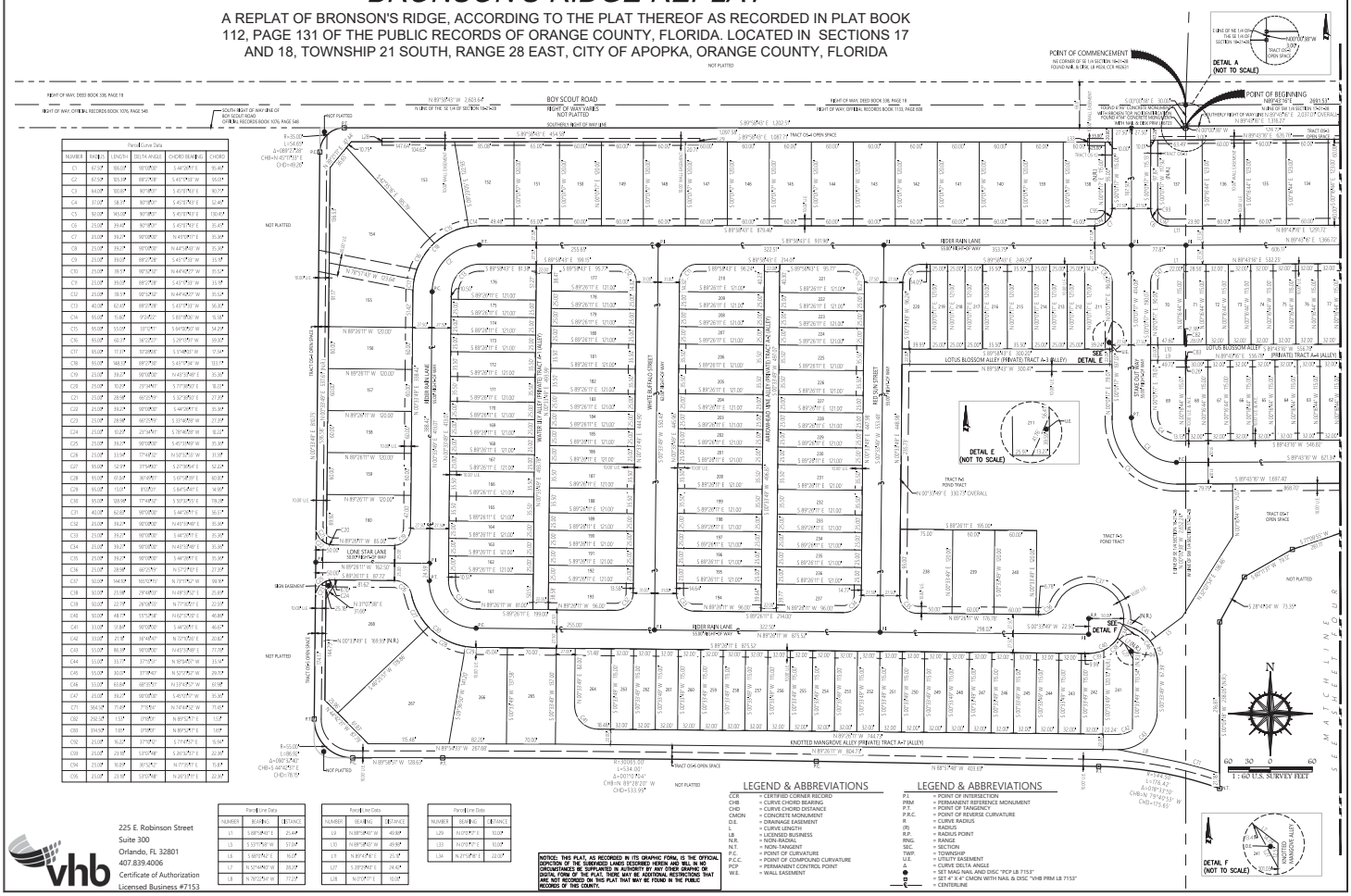


SHEET 3 OF 5

PLAT BOOK PAGE

BRONSON'S RIDGE REPLAT

A REPLAT OF BRONSON'S RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LOCATED IN SECTIONS 17 AND 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA



Period Curve Data				
NUMBER	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1	67.5'	106.0'	90°00'00"	S 44°26'41" E	95.46'
C2	67.5'	105.9'	89°52'04"	S 45°17'43" W	95.33'
C3	84.0'	130.6'	90°38'41"	S 45°02'16" E	117.5'
C4	37.0'	58.1'	90°38'41"	S 45°02'16" E	52.4'
C5	92.0'	145.0'	90°38'41"	S 45°02'16" E	130.4'
C6	25.0'	39.4'	90°38'41"	S 45°02'16" E	35.4'
C7	25.0'	39.2'	90°00'00"	N 45°00'21" E	35.3'
C8	25.0'	39.2'	90°00'00"	N 44°59'40" W	35.3'
C9	25.0'	39.0'	89°52'04"	S 45°17'43" W	35.1'
C10	25.0'	39.5'	90°38'41"	N 44°56'25" W	35.5'
C11	25.0'	39.0'	89°52'04"	S 45°17'43" W	35.1'
C12	25.0'	39.5'	90°38'41"	N 44°56'25" W	35.5'
C13	40.0'	62.8'	89°52'04"	S 45°17'43" W	56.5'
C14	95.0'	15.6'	9°24'02"	S 89°38'56" W	15.6'
C15	95.0'	55.0'	33°10'11"	S 64°03'42" W	54.2'
C16	95.0'	62.3'	36°52'07"	S 29°51'17" W	61.2'
C17	95.0'	17.3'	10°26'08"	S 11°40'31" W	17.3'
C18	95.0'	148.3'	89°52'04"	S 45°17'43" W	133.7'
C19	25.0'	39.2'	90°00'00"	N 44°59'40" E	35.3'
C20	25.0'	10.2'	23°34'01"	S 77°18'50" E	10.1'
C21	25.0'	28.9'	66°25'59"	S 32°06'50" E	27.3'
C22	25.0'	39.2'	90°00'00"	S 44°26'41" E	35.3'
C23	25.0'	28.9'	66°25'59"	S 33°40'50" W	27.3'
C24	25.0'	10.2'	23°34'01"	S 76°46'58" W	10.1'
C25	25.0'	39.2'	90°00'00"	S 45°03'20" W	35.3'
C26	25.0'	33.9'	77°43'05"	N 50°15'25" W	31.3'
C27	95.0'	52.9'	31°54'00"	S 27°38'41" E	52.2'
C28	95.0'	61.9'	36°45'01"	S 61°58'25" E	60.8'
C29	95.0'	15.0'	9°02'56"	S 84°52'44" E	15.0'
C30	95.0'	139.9'	77°42'02"	S 32°15'15" E	129.3'
C31	40.0'	62.8'	90°00'00"	S 44°26'41" E	56.5'
C32	25.0'	39.2'	90°00'00"	N 45°33'40" E	35.3'
C33	25.0'	39.2'	90°00'00"	S 44°26'41" E	35.3'
C34	25.0'	39.2'	90°00'00"	N 45°33'40" E	35.3'
C35	25.0'	39.2'	90°00'00"	S 44°26'41" E	35.3'
C36	25.0'	28.9'	66°25'59"	N 57°53'10" E	27.3'
C37	92.0'	144.5'	90°00'00"	N 70°15'42" W	130.1'
C38	92.0'	25.9'	16°08'00"	N 18°11'25" E	25.8'
C39	92.0'	22.7'	14°08'42"	N 17°12'45" E	22.6'
C40	92.0'	48.7'	30°35'58"	N 40°31'28" E	48.1'
C41	92.0'	12.8'	8°00'00"	S 44°26'41" E	12.8'
C42	92.0'	21.0'	13°04'43"	N 70°15'42" E	20.9'
C43	92.0'	86.3'	53°45'00"	N 43°33'28" E	83.1'
C44	92.0'	33.7'	21°00'42"	N 10°56'52" W	33.5'
C45	92.0'	30.0'	18°39'40"	N 50°52'52" W	29.9'
C46	92.0'	63.8'	39°33'43"	N 33°42'52" W	62.6'
C47	92.0'	36.2'	22°32'18"	N 6°03'43" W	35.9'
C48	92.0'	71.6'	44°35'42"	N 39°24'52" W	69.8'
C49	92.0'	1.3'	0°49'41"	N 61°52'13" E	1.3'
C50	194.0'	1.6'	0°28'41"	N 89°52'13" E	1.6'
C51	25.0'	9.2'	21°05'42"	S 77°42'13" E	9.1'
C52	25.0'	23.8'	53°03'48"	S 26°16'21" E	22.9'
C53	25.0'	23.8'	53°03'48"	N 26°16'21" E	22.9'
C54	25.0'	10.2'	23°34'01"	N 77°18'50" E	10.1'
C55	25.0'	23.8'	53°03'48"	N 26°16'21" E	22.9'

Period Line Data		
NUMBER	BEARING	DISTANCE
L1	S 89°58'42" E	25.4'
L5	S 53°11'50" W	57.0'
L6	S 89°07'42" E	16.0'
L7	N 52°44'42" W	20.2'
L8	N 70°25'54" W	77.2'

Period Line Data		
NUMBER	BEARING	DISTANCE
L9	N 89°58'42" W	49.8'
L10	N 89°58'42" W	49.9'
L11	N 89°42'56" E	21.5'
L27	S 20°39'44" E	24.4'
L28	N 0°07'11" E	10.0'

Period Line Data		
NUMBER	BEARING	DISTANCE
L29	N 0°07'11" E	10.0'
L33	N 0°07'11" E	10.0'
L34	N 20°39'44" E	22.0'

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND & ABBREVIATIONS

CCR	= CERTIFIED CORNER RECORD
CHB	= CURVE CHORD BEARING
CHD	= CURVE CHORD DISTANCE
CMON	= CONCRETE MONUMENT
D.E.	= DRAINAGE EASEMENT
L	= CURVE LENGTH
LB	= LICENSED BUSINESS
N.R.	= NON-RADIAL
N.T.	= NON-TANGENT
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
PCP	= PERMANENT CONTROL POINT
W.E.	= WALL EASEMENT

LEGEND & ABBREVIATIONS

P.I.	= POINT OF INTERSECTION
PRM	= PERMANENT REFERENCE MONUMENT
P.T.	= POINT OF TANGENCY
P.R.C.	= POINT OF REVERSE CURVATURE
R	= CURVE RADIUS
(R)	= RADIUS
R.P.	= RADIUS POINT
RNG.	= RANGE
SEC.	= SECTION
TWP.	= TOWNSHIP
U.E.	= UTILITY EASEMENT
Δ	= CURVE DELTA ANGLE
●	= SET 4"x4" PAL AND DISC "PCP LB 7153"
●	= SET 4"x 4" CMON WITH NAIL & DISC "VHB PRM LB 7153"
℄	= CENTERLINE

vhb

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Licensed Business #7153

BRONSON'S RIDGE REPLAT

SHEET 4 OF 5

PLAT BOOK	PAGE

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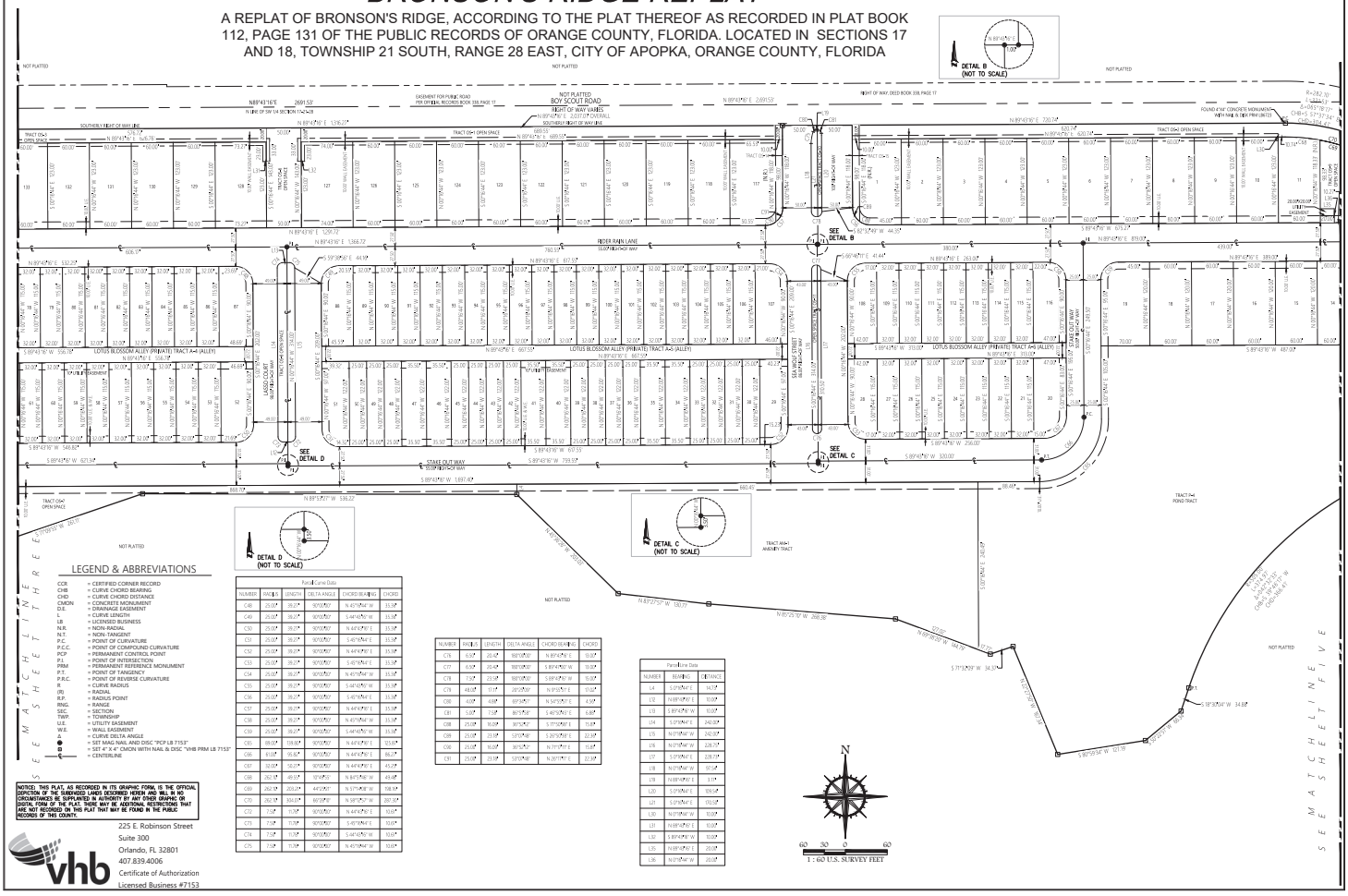
NOT PLATTED
N89°43'16"E 2691.53'
N LINE OF SW 1/4 SECTION 17-21-28
EASEMENT FOR PUBLIC ROAD PER OFFICIAL RECORDS BOOK 338, PAGE 17
NOT PLATTED
BOY SCOUT ROAD
RIGHT OF WAY VARIES
SOUTHERLY RIGHT OF WAY LINE
RIGHT OF WAY, DEED BOOK 338, PAGE 17
FOUND 4"X4" CONCRETE MONUMENT WITH NAIL & DISK PRM LB6725
TRACT O-1 OPEN SPACE
TRACT O-2 OPEN SPACE
TRACT O-3 OPEN SPACE
TRACT O-4 OPEN SPACE
TRACT O-5 OPEN SPACE
TRACT O-6 OPEN SPACE
RIDER RAIN LANE
60.00' RIGHT-OF-WAY
LOTUS BLOSSOM ALLEY (PRIVATE) TRACT A-4 (ALLEY)
LOTUS BLOSSOM ALLEY (PRIVATE) TRACT A-3 (ALLEY)
LOTUS BLOSSOM ALLEY (PRIVATE) TRACT A-1 (ALLEY)
SEA ANGLE STREET
STAGE OUT WAY
SEE DETAIL B
SEE DETAIL C
SEE DETAIL D
DETAIL B (NOT TO SCALE)
DETAIL C (NOT TO SCALE)
DETAIL D (NOT TO SCALE)
TRACT O-8 OPEN SPACE
TRACT R-1 ANGLEY TRACT
TRACT T-1 POND TRACT
S 00°09'59" W 488.07'
N 89°43'16" W 546.22'
N 89°43'16" W 1,299.72'
N 89°43'16" E 1,366.72'
N 89°43'16" E 1,376.22'
N 89°43'16" E 1,697.42'
N 89°43'16" E 1,697.53'
N 89°43'16" E 2,691.53'
N 89°43'16" E 2,695.53'
N 89°43'16" E 1,720.73'
N 89°43'16" E 1,720.73'
N 89°43'16" E 1,720.73

SHEET 5 OF 5

PLAT BOOK	PAGE

BRONSON'S RIDGE REPLAT

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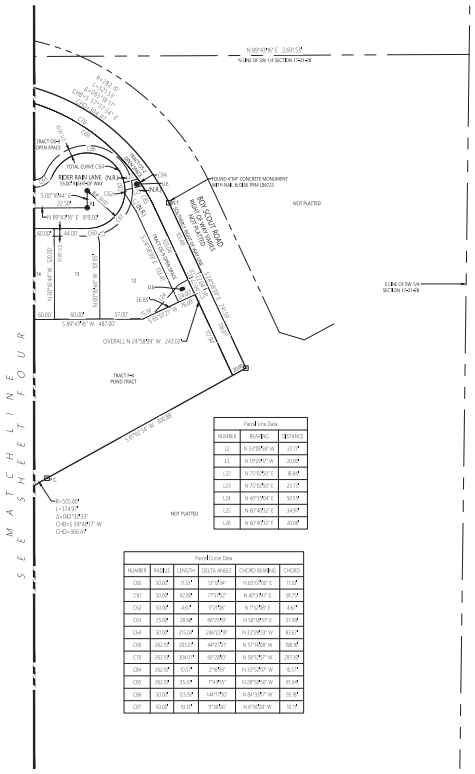

Parcel Line Data		
NUMBER	BEARING	DISTANCE
L2	N 37°04'58" W	20.11'
L5	N 19°05'47" W	33.00'
L22	N 75°55'40" E	18.84'
L23	N 70°16'40" E	23.17'
L24	N 49°13'58" E	50.03'
L25	N 87°47'02" E	34.93'
L26	N 87°47'02" E	20.00'

Parcel Curve Data					
NUMBER	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C60	30.00'	11.51'	19°14'54"	N 69°01'32" E	11.45'
C61	30.00'	62.88'	77°51'00"	N 40°13'47" E	58.17'
C62	30.00'	4.62'	9°24'08"	N 75°24'59" E	4.61'
C63	25.00'	28.99'	66°22'00"	N 58°18'27" E	27.39'
C64	30.00'	215.04'	246°23'00"	N 33°29'29" W	83.61'
C68	28.00'	203.27'	44°25'21"	N 37°14'58" W	198.18'
C70	28.00'	304.07'	60°25'05"	N 58°15'47" W	290.14'
C84	28.00'	10.01'	2°02'02"	N 33°52'29" W	10.11'
C85	28.00'	35.16'	7°43'00"	N 28°55'29" W	35.16'
C86	30.00'	155.56'	148°11'00"	N 84°31'47" W	56.38'
C87	30.00'	10.52'	9°50'00"	N 6°16'29" W	10.47'

N

60 30 0 60

1 : 60 U.S. SURVEY FEET

LEGEND & ABBREVIATIONS

CCR	= CERTIFIED CORNER RECORD
CHB	= CURVE CHORD BEARING
CHD	= CURVE CHORD DISTANCE
CMON	= CONCRETE MONUMENT
D.E.	= DRAINAGE EASEMENT
L	= CURVE LENGTH
LB	= LICENSED BUSINESS
N.R.	= NON-RADIAL
N.T.	= NON-TANGENT
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
PCP	= PERMANENT CONTROL POINT
P.I.	= POINT OF INTERSECTION
PRM	= PERMANENT REFERENCE MONUMENT
P.T.	= POINT OF TANGENCY
P.R.C.	= POINT OF REVERSE CURVATURE
R	= CURVE RADIUS
(R)	= RADIAL
R.P.	= RADIUS POINT
RNG.	= RANGE
SEC.	= SECTION
TWP.	= TOWNSHIP
U.E.	= UTILITY EASEMENT
W.E.	= WALL EASEMENT
Δ	= CURVE DELTA ANGLE
●	= SET MAG NAIL AND DISC "PCP LB 7153"
⊠	= SET 4" X 4" CMON WITH NAIL & DISC "VHB PRM LB 7153"
—℄—	= CENTERLINE

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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Certificate of Authorization
Licensed Business #7153