



MARION COUNTY WATER MAIN EXTENSION CONNECTION AGREEMENT NO: 21-SA-42-O

SECTION 1. REQUEST. Property owner ("Owner") FL Acquisitions LLC whose complete and principal address is 210 N Bumby Ave, Orlando, FL 32803-6024, hereby requests, through payment of the non-refundable application fee and execution of this Agreement ("Agreement"), that Marion County ("County") provide service from its central utility system ("System") to Owner's parcel(s) below and as depicted on the map attached herein as "Exhibit 1." By entering into this Agreement with County, Owner understands its obligation to extend the water main line ("Main") per engineered construction plans is at its sole expense.

Parcel ID Number	Use (Structure Type)	Number of Units
8009-1149-04	Single Family Residence	one (1)

SECTION 2. BENEFITTING PARCEL(S). Main is proposed to extend past unserved parcel(s), including any future division of said parcel(s) ["Benefitting Parcel(s)"] below:

8009-1150-13	8009-1150-14	8009-1150-15	-----
8009-1150-16	8009-1149-01	8009-1149-02	8009-1149-03

Owner agrees that time is of the essence for the whole of this project. In order to preserve fair market conditions and using best available information at the time of this Agreement, Owner shall initial an option on signature page¹ to (a) accept County's bid price of \$20,777.00 for which Owner agrees to be liable; authorizing County to bill and collect for same prior to any building permit issuance; and authorizing County to coordinate Main construction pursuant to Owner's permit oversight and processing, or (b) select Owner's preferred contractor to construct Main, providing a copy of its accepted contractor's proposal at a cost not to exceed \$20,777.00 to County within 30 calendar days, and provide for construction commencement within 90 calendar days; both schedules relative to the date this Agreement is recorded in the public records of Marion County, Florida. If Owner fails to perform timely, County may cancel this Agreement without penalty, no sooner than 10 calendar days of the issuance date of County's default notice to Owner. A portion of construction costs expended by Owner may be recoverable by Owner if (a) Owner has not defaulted under any monetary obligation owed to County with regard to County's utility service to Owner, and (b) a Benefitting Parcel connects to County's System within a period not to exceed seven (7) years from Main's DEP Clearance date on file with County. County will collect a pro-rata cost ("Share") of any Benefitting Parcel identified in Section 2 prior to connection to its System. If said conditions are met, a **Benefitting Parcel Share of \$2,597.13** will be collected by County and remitted to Owner's address on file, less any delinquent amount owed by Owner to County with regard to County's utility service to Owner. Notwithstanding anything to the contrary, Owner shall not be entitled to any reimbursement from the transmission component of applicable County capital charges by virtue of constructing Main. Owner acknowledges by signature of this Agreement that circumstances outside County's control could result in **NO REIMBURSEMENT** to Owner from any Benefitting Parcel.

SECTION 3. PERMISSION TO CONNECT. County's execution of this Agreement creates no vested rights and shall not be construed as a guarantee of service capacity. County may permit connections to its System only if it may lawfully do so or would not thereby violate any permit, license, restriction, injunctions, moratorium or denial of permission to connect imposed or issued by any court of competent jurisdiction or by any applicable governmental agency. County agrees to not unreasonably deny connection to its System. County makes no other representation or agreement as to the availability of service in connection with development of the properties described in this Agreement. By entering into this Agreement, Owner acknowledges the stated limits on the permissibility to connect and hereby waives and relinquishes any right, claim, cause of action or other remedy whatsoever against County arising from, or as a result of Owner reasonably being denied connection. Once granted, the ability of Owner to connect provided by this Agreement shall be valid for a period of one (1) year from its recording date. This Agreement is non-transferable. Connection is conditioned upon and may not occur before the receipt of all necessary governmental permits, licenses, and approvals for, and completion of construction connected to System. Owner agrees to be responsible for constructing the distribution and transmission facilities in accordance with this

Agreement. This Agreement may be immediately and unilaterally terminated by the County without penalty for any default of this Agreement, to include: (a) Owner's violation or non-compliance with the provisions of this Agreement; (b) failure of Owner to fully perform any monetary obligation owed to County with regard to County's Utility service to Owner; (c) failure of Owner to comply with any conditions or requirements contained in any permits necessary for the project contemplated herein; (d) misrepresentation of fact in Owner's application; (e) failure to timely establish a new service account as needed; or (e) violation of any governing laws, rules, regulations, or codes.

SECTION 4. ACCEPTANCE BY OWNER. Owner agrees to connect to and to be served by the System for parcel(s) identified in Section 1 and to be bound fully by all applicable laws, rules, regulations, and codes, as well as any conditions and/or requirements of any permits necessary for the project contemplated herein. The party executing this Agreement certifies it is fully authorized to bind Owner and understands the penalties for misrepresentation. Owner shall indemnify, defend, and hold harmless, release, and forever discharge County and its officers, board members, employees, agents, and instrumentalities, from and against any and all fines, suits, claims, demands, penalties, liabilities, costs or expenses, losses settlements, judgments and awards and action of whatever kind or nature arising out of, relating to, or resulting from the performance of this Agreement, including a reasonable attorney's fees and costs (and a reasonable attorney's fee and costs on appeal) and damages (including, but not limited to, actual and consequential damages) arising from any negligent, willful or wrongful misconduct, knowing misrepresentation or breach of this Agreement by Owner, its employees, agents, or subcontractors, to the extent that any such claim, damages, loss, or expenses is caused by any acts or omissions of Owner or anyone directly or indirectly employed by Owner. Nothing in this Agreement shall be construed in any way to alter County's waiver of sovereign immunity or the limits established in Section 768.28, Florida Statutes. Owner hereby accepts all terms and conditions of this Agreement, and agrees to be bound hereby.

ACCEPTED AND AGREED TO BY OWNER:

OWNER: FL Acquisitions LLC

OWNER'S CONSTRUCTION OPTION:

- a paid to MCU prior to permit issuance
- b paid directly to underground contractor

Signed Giovanni Fernandez, MGR 9/17/21
 Printed, Title _____ Date _____

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

WITNESS:

[Signature]
Samira Feliciano 9/17/21
 Printed _____ Date _____

WITNESS:

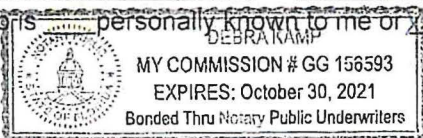
[Signature]
Debbie Karp 9/17/2021
 Printed _____ Date _____

BY A REPRESENTATIVE

STATE OF FL, COUNTY OF Orange

The foregoing **Water Main Extension Connection Agreement 21-SA-42-O** was acknowledged before me by means of physical presence or online notarization this 17 day of September, 2021 by Giovanni Fernandez (name) as manager (capacity/title) for FL Acquisitions LLC who is personally known to me or produced identification (type/# DL1702326219)

NOTARY SEAL



Signature of Notary Public, State of Florida

IN WITNESS WHEREOF, the parties hereto agree to these terms as of the date approved by the County.

MARION COUNTY, FLORIDA,
 a political subdivision of the State of Florida

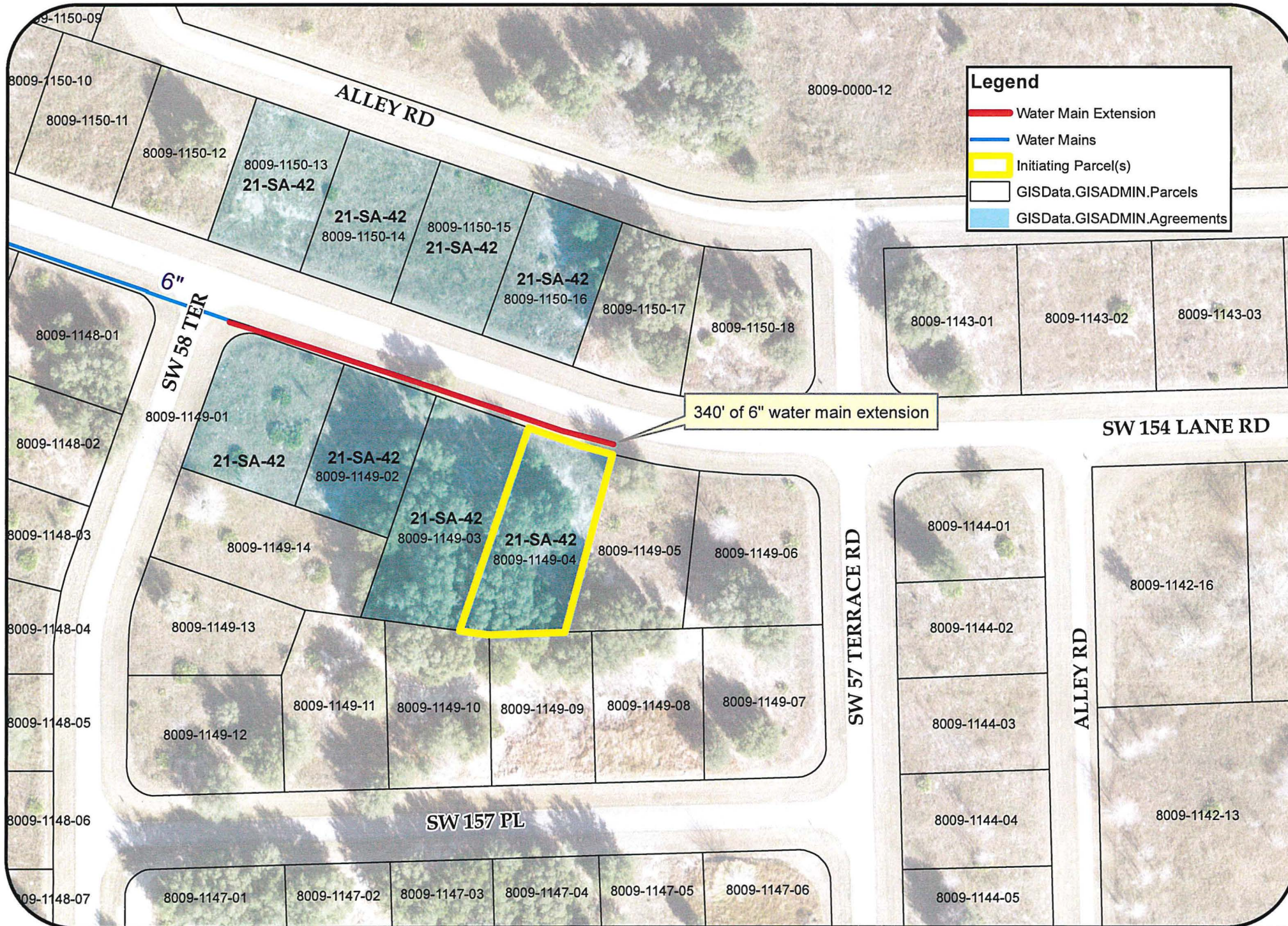
 Jeff Gold, Chairman Date _____

ATTEST:

 Gregory C Harrell, Clerk Date _____

FOR USE AND RELIANCE BY MARION COUNTY ONLY
APPROVED AS TO FORM AND LEGAL SUFFICIENCY

[Signature]
 Matthew G. Minter, County Attorney



Legend

- Water Main Extension
- Water Mains
- Initiating Parcel(s)
- GISData.GISADMIN.Parcels
- GISData.GISADMIN.Agreements

340' of 6" water main extension





Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2021 Property Record Card

8009-1149-04

Prime Key: 1331307

Beta MAP IT+

Current as of 6/2/2021

Property Information

FL ACQUISITION LLC
 210 N BUMBY AVE
 ORLANDO FL 32803-6024

Taxes / Assessments:
 Map ID: 152
Millage: 8002 - UNINCORPORATED

M.S.T.U.
 PC: 00
 Acres: .29

Current Values NOT Available

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2020	\$5,600	\$0	\$0	\$5,600	\$4,173	\$0	\$4,173
2019	\$4,100	\$0	\$0	\$4,100	\$3,794	\$0	\$3,794
2018	\$3,900	\$0	\$0	\$3,900	\$3,449	\$0	\$3,449

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>7410/1231</u>	03/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$12,000
<u>6214/0499</u>	05/2015	07 WARRANTY	0	U	V	\$100
<u>3427/0730</u>	05/2003	51 AGR-DED	5 V-OTHER MLSAGENT	U	V	\$17,100
<u>3270/0541</u>	10/2002	41 CORP	8 ALLOCATED	U	V	\$49,500
<u>3083/0537</u>	11/2001	07 WARRANTY	8 ALLOCATED	U	V	\$9,900
<u>1087/1380</u>	02/1976	07 WARRANTY	0	U	V	\$5,195

Property Description

SEC 21 TWP 17 RGE 21
 PLAT BOOK O PAGE 164
 MARION OAKS UNIT 9
 BLK 1149 LOT 4

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		76.0	167.0	R1	1.00	LT							
Neighborhood 9069 - MARION OAKS UNIT 9 INT LOTS													
Mkt: 9 70													

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Detail by Entity Name

Florida Limited Liability Company

FL ACQUISITION, LLC

Filing Information

Document Number L20000317331
FEI/EIN Number 85-3791257
Date Filed 10/15/2020
State FL
Status ACTIVE

Principal Address

210 N. BUMBY AVENUE
ORLANDO, FL 32803

Mailing Address

P.O. BOX 536818
ORLANDO, FL 32853

Registered Agent Name & Address

KOCHE, DAVID L
601 BAYSHORE BLVD., SUITE 700
TAMPA, FL 33606

Authorized Person(s) Detail

Name & Address

Title Manager

Fernandez, Giovanni
P.O. BOX 536818
ORLANDO, FL 32853

Annual Reports

Report Year	Filed Date
2021	05/01/2021

Document Images

05/01/2021 -- ANNUAL REPORT	View image in PDF format
10/15/2020 -- Florida Limited Liability	View image in PDF format