

**PROGRAM SECTION  
INSTITUTIONAL CONTROL  
PRE-ATTORNEY-REVIEW CHECKLIST**

OGC # 15-0676  
FILE NAME: (aka Dorothy J. Flasher, Trustee) Thrifty Car Rental  
FAC ID/PROJ. #: 298625757 PROGRAM AREA: Petroleum  
Project Manager: Chuck Heintz Phone: (813) 627-2600 x1302  
Location: Hillborough Local Program

- ☒ ICOR - OGC REVIEW REQUEST - DRC PACKAGE
- ☐ ALDOCS UPLOAD OF ICOR
- ☒ FDEP CONTRACT/PROJECT/SITE MANAGER'S TRANSMITTAL MEMO TO OGC  
Includes
- ☒ CONTRACT/PROJECT/SITE MANAGER'S CHECKLIST
  - ☒ R/C DRAFTER'S TRANSMITTAL OF DRAFT R/C
  - ☒ DRAFT RESTRICTIVE COVENANT
  - ☒ EXHIBIT A Incorporated within Recital A of DRC
  - ☐ EXHIBIT B \_\_\_\_\_
  - ☐ EXHIBIT \_\_\_\_\_
  - ☐ EXHIBIT \_\_\_\_\_

- ☒ DEEDS TO THE PROPERTY by Affidavit of Successor Trustee
- ☒ TITLE SEARCH REPORT O+E Report date 9-18-64 to 4-27-15; updated to 12-13-15
- ☒ EXHIBIT OF LEGAL DESCRIPTION SEARCHED
  - ☒ DEEDS BACK TO ROOT OF TITLE
  - ☐ ENCUMBRANCES (EASEMENTS, LIENS, ETC)
- ☒ COUNTY PROPERTY APPRAISER INFORMATION (VERIFICATION) Verified 2-19-16
- ☐ RELATED PARTIES OR DEP CASES  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- ☐ NOTICE SENT TO EASEMENT HOLDER OR BANK
- ☐ MISCELLANEOUS \_\_\_\_\_



# HILLSBOROUGH COUNTY PROPERTY APPRAISER

(<http://www.hcpafl.org>)

## Parcel Result

**Folio:** 112050-0000

### PROPERTY RECORD CARD



FLASHER DOROTHY J TRUSTEE

Mailing Address

336 HANSELS LEA

SEVIERVILLE, TN 37876-1193

Site Address

1965 N WEST SHORE BV, TAMPA

PIN: A-17-29-18-ZZZ-000005-48450.0

Folio: 112050-0000

Prior PIN:

Prior Folio: 000000-0000

Tax District: TA TAMPA

**Property Use:** 2702 AUTO SALES B

Plat Book / Page: /

Neighborhood: 207002.00 | Westshore Area N of 275, W of Dale Mab

Subdivision: ZZZ | UNPLATTED

Value Summary GIS Map

Value Summary

Taxing District Market Value Assessed Value Exemptions Taxable Value



# INSTITUTIONAL CONTROL TRANSMITTAL PACKAGE

- ☒ DECLARATION OF RESTRICTIVE COVENANT  
☐ MEMORANDUM OF AGREEMENT for RESTRICTIVE COVENANT  
☐ RESTRICTIONS RELYING ON LOCAL GOV'T ORDINANCE  
☐ OTHER: \_\_\_\_\_

The following information is required to open a case in OGC:

TODAY'S DATE: 11/2/15

PARTY/CLIENT NAME: Dorothy J. Flasher, Trustee  
(this is the name of the PROPERTY OWNER executing the document)

FACILITY/SITE ID: 298625751  
(FAC ID; COM\_/PROJ#)

SITE NAME: Thrifty Car Rental  
(If referred to by a specific project or the prior owner reference, i.e.: Former Joe's Junk Shop)

DISCHARGE DATE: 11/13/97  
(for petroleum cleanup sites)

BSRA EXECUTION DATE: N/A  
(for Brownfield sites)

SITE ADDRESS: 1965 N. Westshore Blvd., Tampa  
(should be the physical address or location for these matters)

PROGRAM AREA: FDEP Petroleum Restoration Program (PRP)  
DISTRICT: FDEP Southwest District  
COUNTY: Hillsborough

PROJECT/SITE MANAGER: N/A  
(DEP staff)

CONTACT INFO: N/A  
(Phone) (Email)

PROJECT/SITE MANAGER: Carl J. "Chuck" Heintz (EPCHC Petroleum Cleanup Section)  
(DELEGATED Program staff, if any)

CONTACT INFO: (813) 627-2600 ext. 1302 heintz@epchc.org  
(Phone) (Email)

RELATED CASE(s) #: EPC Enforcement Case #03-25751  
(if any – may be enforcement matter, or prior DRC)

PARCEL ID # if KNOWN: AA-17-29-18-ZZZ-000005-48450.0



PROPERTY OWNER NAME: Dorothy J. Flasher, Trustee  
ADDRESS: 336 Hansels Lea [sic], Sevierville, TN 37876-1193  
EMAIL: unknown  
PHONE: unknown

PROPERTY REP NAME: Ronald Noble, Esq., (Buchanan Ingersoll & Rooney PC)  
ADDRESS: 501 E. Kennedy Blvd., Ste. 1700, Tampa, FL 33602  
EMAIL: ronald.noble@bipc.com  
PHONE: (813) 222-1175

CONSULTANT NAME: William C. Kelly, P.G. (AECOM fka URS Corporation)  
ADDRESS: 4168 Southpoint Parkway South, Ste. 205, Jacksonville, FL 32216  
EMAIL: william.c.kelly@aecom.com  
PHONE: (904) 383-3444

\*If another Responsible Party, other than the property owner, is involved in the cleanup, please include their information:

RESPONSIBLE PARTY NAME: Larry Nieves  
CONTACT INFO: Laser Leasing Inc  
5600 Butler National Dr.  
Orlando, FL 32812-3000

\*If you are aware of a sale pending the processing of this IC, please include the purchaser's information:

BUYER NAME: unknown  
CONTACT INFO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THE DRC PACKAGE DOCUMENTS: The IC Package should be scanned into Oculus as a single document. The email to the Agency Clerk requesting OGC Review of the IC Package should contain the link to the IC Package to be reviewed.

**EMAIL completed form and link to: LEA CRANDALL, AGENCY CLERK**  
Agency\_Clerk@dep.state.fl.us

**SITE/PROJECT SRCO WITH CONDITIONS**

The EPCHC has reviewed documentation related to a Site Rehabilitation Completion Order (SRCO) with Conditions recommendation for the above-referenced facility, which has a petroleum discharge dated 11/13/97. The request for the SRCO with Conditions contains the information required in the FDEP Institutional Controls Procedures Guidance Document dated November 2013. Herein I have provided a rationale for the FDEP Petroleum Restoration Program's (PRP) concurrence with the SRCO with Conditions recommendation.

Remaining contamination is located only in the groundwater.

**RATIONALE:**

The EPCHC has determined that the requirements of Rule 62-780.680(2), F.A.C., have been met for the above-referenced discharge.

Specifically,

- The residual groundwater contamination is being addressed through a restriction in the Draft Declaration that prohibits the use of the groundwater for the entire property. A restriction is also proposed to prohibit the installation of any water use wells and any new stormwater features on the property, which are not pre-approved by FDEP.

It is the EPCHC's opinion that the restrictions proposed in the Draft Declaration are adequate to ensure that remaining contamination will not pose an unacceptable risk to human health.

You will find the Attachment 5 Checklist, proof of property ownership (screenshot from county property appraiser website) and the Draft Institutional Control package at the following link to Oculus:

[http://depeds.deps.state.fl.us:80/Oculus/servlet/shell?command=getEntity&\[guid=11.3184348.1\]&\[profile=Cleanup\\_Remediation](http://depeds.deps.state.fl.us:80/Oculus/servlet/shell?command=getEntity&[guid=11.3184348.1]&[profile=Cleanup_Remediation)



# Buchanan Ingersoll & Rooney PC

**Ron H. Noble**  
Direct Dial: 813 222 1175  
ronald.noble@bipc.com

501 East Kennedy Blvd., Suite 1700  
Tampa, Florida 33602  
T 813 228 7411  
F 813 229 8313  
www.bipc.com

September 23, 2015

**VIA EMAIL ONLY [Heintz@epchc.org](mailto:Heintz@epchc.org)**

Mr. Chuck Heintz, P.G.  
Waste Management Division  
Environmental Protection Commission  
of Hillsborough County  
3629 Queen Palm Drive  
Tampa, FL 33619

Re: Final Declaration of Restrictive Covenant Package for the former  
Thrifty Car Rental Site Rehabilitation Project located at  
1965 N. Westshore Boulevard, Tampa, Hillsborough County, Florida  
FDEP Facility ID #298625751

Dear Mr. Heintz:

The purpose of this correspondence is to submit the final revised Declaration of Restrictive Covenant package for the former Thrifty Car Rental site rehabilitation project located at 1965 N. Westshore Boulevard, Tampa, Hillsborough County, Florida. As we have discussed, the former Thrifty Car Rental property has minor levels of petroleum product contamination from the historical operation of the former underground storage tanks at the property, and the small remaining groundwater contaminant plume is stable. Enclosed please find the final revised Declaration of Restrictive Covenant package for this property which includes supporting documentation for the above-referenced property and conditional closure project pursuant to Chapter 62-780, Florida Administrative Code. Specifically, I have enclosed for EPC and the FDEP's review and approval the following documentation:

1. The revised final Declaration of Restrictive Covenant prohibiting the use of groundwater and new stormwater features at the subject property;
2. A copy of the Warranty Deed recorded in the Public Records of Hillsborough County, Florida at Book 9800, Page 1181, documenting June C. Campbell, as Trustee of the June C. Campbell Revocable Trust. Also enclosed please find the Affidavit of Successor Trustee, recorded at Book 13548, page 1229, documenting

Mr. Chuck Heintz, P.G.  
September 23, 2015  
Page 2

Dorothy J. Flasher as the Successor Trustee of the Trust as the current real property owner;

3. An updated and current Ownership & Encumbrance Report prepared by Old Republic National Title Insurance Company for the subject property with all supporting documentation dated May 7, 2015.

This correspondence will also confirm we have performed a detailed review of all encumbrances and/or other recorded documents identified in the Title Report to confirm that none of the provisions of those encumbrances or recorded documents materially conflict with the provisions of the Declaration of Restrictive Covenant.

Thank you in advance for EPC's attention regarding the above matters and please do not hesitate to contact me should you have any questions regarding the above matters or if you require any additional information.

Sincerely yours,

BUCHANAN INGERSOLL & ROONEY PC



Ron H. Noble

Enclosures

48071291v1



## ATTACHMENT 5: DECLARATION OF RESTRICTIVE COVENANT CHECKLIST

Does site meet statutory and rule requirements that allow an SRCO with conditions?  
Yes X No     

What restrictions are necessary to reduce or eliminate the risk of exposure? Consider all affected media (i.e., groundwater, soil, surface water, and/or sediments), and determine which type of restrictions are required for each affected medium.

The following technical checklist applies to RMO II sites, which most commonly have contaminated groundwater and/or soil. For RMO III sites, please explain in the cover memo for the RC package how the rule criteria are met and what restrictions are being proposed for the source property and any other affected properties. Decisions for RMO III contaminated sites are very site-specific and may be based on risk assessment analysis or include properties other than the source property; therefore, these sites do not lend themselves to a simple checklist for the technical aspects of site closure. Additionally, the checklist below is a shortened summary of the details provided in Section .680(2) of Chapters 62-770, 780, 782 and 785, F.A.C. Please refer to the rules for the specific criteria that must be met.

If **groundwater** is contaminated:

No Is an interim control proposed?;

OR

Yes (a) Is the plume stable or shrinking?

Yes (b) Is the plume contained within the property boundaries?

Yes (c) Is the plume less than ¼ acre in size? If not, then which of the following alternative scenarios applies (check one or more, as applicable):

☐ groundwater meets low yield or poor quality designation. Please refer to guidance available at [http://www.dep.state.fl.us/waste/quick\\_topics/publications/wc/Guidance\\_for\\_Evaluation\\_of\\_Low\\_Yield\\_Poor\\_Quality\\_Criteria.pdf](http://www.dep.state.fl.us/waste/quick_topics/publications/wc/Guidance_for_Evaluation_of_Low_Yield_Poor_Quality_Criteria.pdf);

☐ an engineering control (EC) prevents plume migration. If an EC is used, e.g., a slurry wall, it must be in place and PE-certified, and it must be identified on an exhibit to the RC (usually Exhibit B) that is a Survey showing the size and location of the EC including State Plane Coordinates or geographical coordinates for four corners .

☐ plume affects or may potentially affect *only* a marine surface water body.

No (d) Does the Property currently include stormwater swales, stormwater detention or retention facilities or ditches? If so, the PRSR must include an exhibit to the RC (usually Exhibit B) that is a survey map identifying the size and location of the existing stormwater features. The RC must include language stating that these existing stormwater features shall not be

altered, modified or expanded without prior FDEP Division of Waste Management approval in writing, followed by a recorded amendment to the RC.

If soil is contaminated: No: Not Applicable

- \_\_\_\_(a) **Direct Exposure** criteria have been met. Check one or more of the following, as applicable:
- ☐ The Chapter 62-777, F.A.C., commercial/industrial SCTLs are met;
  - ☐ An engineering control (EC) prevents direct exposure to contaminated soils (which may exceed the commercial/industrial SCTLs with an EC) [See \*Note below];
  - ☐ The soil meets alternative SCTLs using site-specific soil properties;
  - ☐ Soil concentrations of the site-specific fractions of TRPHs do not exceed the Chapter 62-777, F.A.C., commercial/industrial SCTLs for the TRPH fractions;
  - ☐ The 95% UCL approach is utilized to calculate average soil contaminant concentrations. If the 95% UCL approach is used, please describe this in the cover memo and include the exposure unit and parcel size.
- \_\_\_\_(b) **Leachability** criteria have been met. Check one or more of the following, as applicable:
- ☐ Soil contaminant concentrations do not exceed the alternative leachability-based SCTLs established pursuant to Ch. 62-777, F.A.C., Figure 8;
  - ☐ Direct leachability testing was used to meet rule criteria (e.g., SPLP or TCLP); please refer to guidance at [http://www.dep.state.fl.us/waste/quick\\_topics/publications/wc/GuidanceforDeterminingLeachabilitybySPLPAnalysisDraftVersion1-8.pdf](http://www.dep.state.fl.us/waste/quick_topics/publications/wc/GuidanceforDeterminingLeachabilitybySPLPAnalysisDraftVersion1-8.pdf);
  - ☐ An EC that prevents water infiltration has been implemented (e.g., an *impervious* cap such as a concrete slab, parking lot, building foundation, etc.) [See \*Note below];
  - ☐ The soil meets alternative SCTLs using site-specific soil properties;
  - ☐ Soil concentrations of the site-specific fractions of TRPHs do not exceed the alternative leachability-based SCTLs for the TRPH fractions;
  - ☐ PRSR has demonstrated, based on site-specific conditions and at least a year of groundwater monitoring data that contaminants will not leach at concentrations that exceed the rule criteria.

**\*Note:** If an EC is used to address either Direct Exposure or Leachability for soil contamination, it must be in place and PE-certified, and it must be identified on an exhibit to the RC (usually Exhibit B) that is a Survey showing the size and location of the EC and including State Plane Coordinates or geographical coordinates for four corners.

\_\_\_\_ If soil contamination presents a Direct Exposure threat, and the PRSR is not utilizing an EC, then the Land Use Restriction language listing the prohibited uses is included in the RC.

\_\_\_\_\_ If the PRSR has elected to use an EC to prevent exposure to contaminated soil, then the Land Use Restriction language has been deleted from the RC.

Restriction Location: Entire Property ☒ Portion of Property \_\_\_\_\_

Why are these restrictions adequate? (Found in letter to owner preliminarily agreeing to use of conditional SRCO.)  
\_\_\_\_\_

SRCO will be issued after RC recorded (Final RC). ☒, or  
SRCO will *not* be issued after RC recorded (Interim RC). \_\_\_\_\_

If a restrictive covenant is appropriate, the following supporting documents must be provided to the FDEP OGC:

Copy of the deed is included. Yes ☒ No \_\_\_\_\_

Does the name of the owner/grantee on the deed match the name of the person who claims to be the property owner? Yes ☒ No \_\_\_\_\_

Property ownership confirmed on county internet web site. Yes ☒ No \_\_\_\_\_

Legal description of the entire property (Exhibit A to covenant) is included even if only a portion of the property will be encumbered/restricted. Yes ☒ No \_\_\_\_\_

If only a portion of the parcel will be restricted, then:

A Specific Purpose Survey, Boundary Survey or Sketches to Accompany Descriptions (as defined under Chapter 5J-17, F.A.C.) prepared using the minimum technical standards (MTS)(collectively referred to as a "Survey") must be provided, and it must include four corners labeled with the State Plane Coordinates (SPC) system or geographical coordinates, clearly labeling the attachment as Exhibit "B," and labeling the encumbered area on the attachment as "restricted area" or another phrase that tracks the RC language] (Exhibit B to covenant).

Yes \_\_\_\_\_ No \_\_\_\_\_ N/A \_\_\_\_\_

Title Report is included [Title search commences with instrument constituting root of title under Marketable Record Title Act (MRTA) that is at least 30 years old and includes review of all subsequently recorded instruments, and prior recorded instruments that are not eliminated by MRTA.] Yes ☒ No \_\_\_\_\_

Tax Lien information – either that lien has been removed or copy of lien—is included.  
Yes \_\_\_\_\_ No \_\_\_\_\_ N/A ☒

Easements are included (list of any easements & copies of recorded easements.)

Yes \_\_\_ No \_\_\_ N/A X

A Diagram of the location of the easements in relation to the restricted area is included.

Yes \_\_\_ No \_\_\_ N/A X

Leases – copies of all recorded leases, subleases and assigned leases are included.

Yes \_\_\_ No \_\_\_ N/A X

UCC Liens – copies of and releases from any liens are included.

Yes \_\_\_ No \_\_\_ N/A X

A completed and signed Subordination or Joinder and Consent is included only for any liens, leases, easements or other encumbrances that are in material conflict with the provisions of the RC. Yes \_\_\_ No \_\_\_ N/A X

A completed and signed Subordination of Mortgage is included only for each financial institution or lender of existing mortgages for which a material conflict exists with the provisions of the RC. Yes \_\_\_ No \_\_\_ N/A X

Is 95% UCL analysis used? Yes \_\_\_ No X

If yes, what is the exposure unit and parcel size? \_\_\_\_\_, \_\_\_\_\_

Has the PRSR provided actual notice of the proposed IC/EC to all mortgagors and holders of liens, leases or other encumbrances on the property?

Yes \_\_\_ No \_\_\_ Not Applicable

Has the PRSR published constructive notice regarding use of IC/EC based upon preliminary approval of the Conditional No Further Action Proposal?

Yes \_\_\_ No X (awaiting FDEP review and approval of DRC)

If yes, where \_\_\_\_\_ and when \_\_\_\_\_?

Has the 30 day comment period elapsed? Yes \_\_\_ No X

Cover memo to Tallahassee is included. Yes \_\_\_ No \_\_\_

Site/Project Mgr. Name Carl J. "Chuck" Heintz, P.G.

Address Hillsborough County EPC, 3629 Queen Palm Drive, Tampa, FL 33619

Email Heintz@epchc.org

Phone 813-627-2600 (ext. 1302)

Prop. Owner Rep. Name Ron H. Noble

Address P.O. Box 1438, Tampa, FL 33601

Email ronald.noble@bipc.com

Phone (813) 222-1175

Prop. Owner Name Dorothy J. Flasher, Trustee

Address c/o Ron H. Noble (above)

Email ronald.noble@bipc.com

Phone (813) 222-1175

Contractor Name URS Corporation

Address 4168 Southpoint Parkway, Suite, 205, Jacksonville, FL 32216

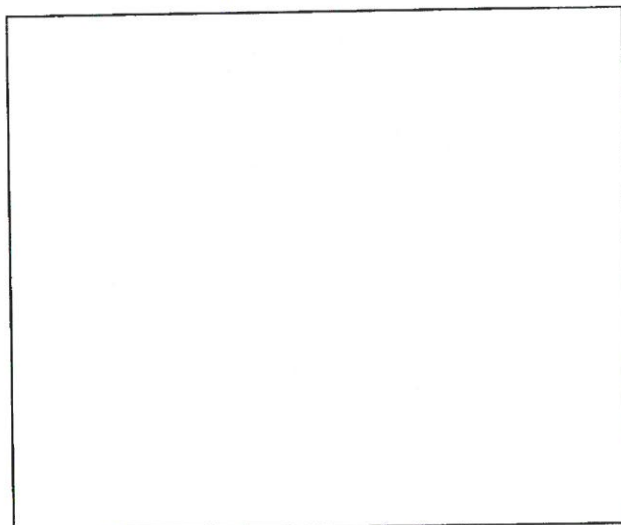
Email \_\_\_\_\_

Phone (904) 281-9251

**MAIL:**

- District lead sites – mail directly to appropriate program attorney (or, if the site is in enforcement, to the enforcement attorney) in FDEP OGC Tallahassee.
- Contracted local government lead sites – mail directly to the FDEP liaison who will contact the appropriate Tallahassee technical support for review prior to OGC review.





This instrument prepared by:  
Ronald H. Noble, Esq.  
Buchanan Ingersoll & Rooney PC  
501 East Kennedy Blvd., Suite 1700  
Tampa, Florida 33602

### DECLARATION OF RESTRICTIVE COVENANT

THIS DECLARATION OF RESTRICTIVE COVENANT (hereinafter "Declaration") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by DOROTHY J. FLASHER, TRUSTEE (hereinafter "GRANTOR") and the Florida Department of Environmental Protection (hereinafter "FDEP").

### RECITALS

A. GRANTOR is the fee simple owner of that certain real property situated in the County of Hillsborough, State of Florida, more particularly described below (hereinafter the "Property"):

The South 197.29 feet of the North 335.95 feet of the West 150.51 feet of the East 617.48 feet of the NE ¼ of the NW ¼ of the SE ¼, Section 17, Township 29 South, Range 18 East, Hillsborough County, Florida.

B. The FDEP Facility Identification Number for the Property at the time of this Declaration is 298625751. The facility name at the time of this Declaration is the Former Thrifty Car Rental Facility. The Hillsborough County, Florida Property Appraiser identification number for the Property at the time of this Declaration is A-17-29-18-ZZZ-000005-48450.0 and the Property's address is 1965 N. Westshore Boulevard, Tampa, Hillsborough County, Florida. This Declaration addresses the historical discharge of petroleum products from a former underground storage tank system at the Property which was previously reported to the FDEP.

C. The discharge of petroleum products at the Property is documented in the following reports that are incorporated by reference:

1. Post-Active Remediation Monitoring Report dated August 18, 2011, prepared by URS Corporation; and;

2. Long-Term Natural Attenuation Monitoring Report dated February 20, 2014, prepared by URS Corporation.

D. The reports noted in Recital C set forth the nature and extent of the contamination described in Recital C that is located on the Property. These reports confirm that contaminated groundwater as defined by Chapter 62-780, Florida Administrative Code (F.A.C.), exists on the Property. Also, these reports document that the groundwater contamination does not extend beyond the Property boundary, that the extent of the groundwater contamination does not exceed 1/4 acre, and the groundwater contamination is not migrating.

E. It is the intent of the restrictions in this Declaration to reduce or eliminate the risk of exposure of users or occupants of the Property and the environment to the contaminants and to reduce or eliminate the threat of migration of the contaminants.

F. The FDEP has agreed to issue a Site Rehabilitation Completion Order with Conditions (hereinafter "Order") upon recordation of this Declaration. FDEP can unilaterally revoke the Order if the conditions of this Declaration or of the Order are not met. Additionally, if concentrations of petroleum products contaminants of concern increase above the levels approved in the Order, or if a subsequent discharge of petroleum products occurs at the Property, FDEP may require site rehabilitation to reduce concentrations of contamination to the levels allowed by the applicable FDEP rules. The Order relating to FDEP Facility No. 298625751 can be found by contacting the appropriate FDEP district office or Tallahassee program area.

G. GRANTOR deems it desirable and in the best interest of all present and future owners of the Property that an Order be obtained and that the Property be held subject to certain restrictions, all of which are more particularly hereinafter set forth.

NOW, THEREFORE, to induce FDEP to issue the Order and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the undersigned parties, GRANTOR agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. GRANTOR hereby imposes under the Property the following restrictions and requirements:
  - a. There shall be no use of the groundwater on the Property. There shall be no drilling for water conducted under the Property, nor shall any wells be installed on the Property, other than monitoring wells pre-approved in writing by FDEP's Division of Waste Management (DWM), in addition to any authorizations required by the Division of Water Resource Management and the Water Management Districts. Additionally, there shall be no new stormwater swales, stormwater detection or retention facilities, or ditches on the Property unless written approval is obtained in advance from the FDEP. For any dewatering activities, a plan approved by FDEP's DWM must be in place to address and ensure the appropriate handling, treatment, and disposal of any extracted groundwater that may be contaminated.

3. In the remaining paragraphs, all references to "GRANTOR" and "FDEP" shall also mean and refer to their respective successors and assigns.
4. For the purpose of monitoring the restrictions contained herein, FDEP is hereby granted a right of entry upon and access to the Property at reasonable times and with reasonable notice to the GRANTOR.
5. It is the intention of GRANTOR that this Declaration shall touch and concern the Property, run with the land and with the title to the Property, and shall apply to and be binding upon and inure to the benefit of GRANTOR and FDEP, and to any and all parties hereafter having any right, title or interest in the Property or any part thereof. FDEP may enforce the terms and conditions of this Declaration by injunctive relief and other appropriate available legal remedies. Any forbearance on behalf of FDEP to exercise its right in the event of the failure of GRANTOR to comply with the provisions of this Declaration shall not be deemed or construed to be a waiver of the FDEP's rights hereunder. This Declaration shall continue in perpetuity, unless otherwise modified in writing by GRANTOR and FDEP as provided in paragraph 7 hereof. These restrictions may be enforced in a court of competent jurisdiction by any other person, firm, corporation, or governmental agency that is substantially benefited by these restrictions. If GRANTOR does not or will not be able to comply with any or all of the provisions of this Declaration, GRANTOR shall notify FDEP in writing within three (3) calendar days. Additionally, GRANTOR shall notify FDEP thirty (30) days prior to any conveyance or sale, granting or transferring the Property or portion thereof, to any heirs, successors, assigns or grantees, including, without limitation, the conveyance of any security interest in said Property.
6. In order to ensure the perpetual nature of this Declaration, GRANTOR shall reference these restrictions in any subsequent lease or deed of conveyance, including the recording book and page of record of this Declaration. Furthermore, prior to the entry into a landlord-tenant relationship with respect to the Property, GRANTOR agrees to notify in writing all proposed tenants of the Property of the existence and contents of this Declaration of Restrictive Covenant.
7. This Declaration is binding until a release of covenant is executed by the FDEP Secretary (or designee) and is recorded in the public records of the county in which the land is located. To receive prior approval from FDEP to remove any requirement herein, cleanup target levels established pursuant to Florida Statutes and FDEP rules must be achieved. This Declaration may be modified in writing only. Any subsequent amendment must be executed by both GRANTOR and the FDEP and be recorded by the GRANTOR as an amendment hereto.
8. If any provision of this Declaration is held to be invalid by any court of competent jurisdiction, the invalidity of such provision shall not affect the validity of any other provisions of the Declaration. All such other provisions shall continue unimpaired in full force and effect.
9. GRANTOR covenants and represents that on the date of execution of this Declaration that GRANTOR is seized of the Property in fee simple and has

good right to create, establish, and impose this restrictive covenant on the use of the Property.

[SIGNATURE PAGES TO FOLLOW]



IN WITNESS WHEREOF, GRANTOR has executed this instrument, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

GRANTOR

DOROTHY J. FLASHER, TRUSTEE.

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Full Mailing Address:

\_\_\_\_\_  
\_\_\_\_\_

Signed, sealed, and delivered in the presence of:

\_\_\_\_\_  
(Witness) Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
(Witness) Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by \_\_\_\_\_.

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public

Commission No. \_\_\_\_\_

Commission Expires: \_\_\_\_\_



Approved as to form by the Florida Department of Environmental Protection, Office of General Counsel. \_\_\_\_\_.

IN WITNESS WHEREOF, the Florida Department of Environmental Protection has executed this instrument, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

\_\_\_\_\_  
Mary Yeargan, District Director  
Southwest District  
13051 N. Telecom Parkway  
Temple Terrace, FL 33637

Signed, sealed, and delivered in the presence of:

\_\_\_\_\_  
(Witness) Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
(Witness) Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as representative for the Florida Department of Environmental Protection.  
Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_.  
Type of Identification Produced \_\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public

Commission No. \_\_\_\_\_

Commission Expires: \_\_\_\_\_

Wetstone

THIS IS NOT  
CERTIFIED COPY

PREPARED BY AND AFTER RECORDING  
RETURN TO:  
Holger D. Gleim, Esquire  
Bronstein, Carlson, Gleim & Smith, P.A.  
150 2nd Avenue North, Suite 1100  
St. Petersburg, FL 33701  
Grantee: June C. Campbell, as Trustee  
Property Appraisers Identification  
No. 112051.0000  
112050.0000  
112048.0000

INSTR # 99268045

OR BK 09800 PG 1181

RECORDED 08/30/99 08:45 AM  
RICHARD AKE CLERK OF COURT  
HILLSBOROUGH COUNTY  
DOC TAX PD(F.5.201.02) 0.70  
DEPUTY CLERK D Ruprecht

Records - 18.00  
Doc 70  
15.70

(Space Above This Line For Recording Data)

QUIT CLAIM DEED

This Indenture made this 19 day of JULY, 1999,  
between June C. Campbell, "Grantor", and June C. Campbell, as  
Trustee of the June C. Campbell Revocable Trust dated April 14, 1999  
having an address at 5220 Spruce Street, Tampa, Florida 33607,  
"Grantee".

WITNESSETH, that the said Grantor, for and in consideration of  
the sum of Ten Dollars (\$10.00) in hand paid by the said Grantee,  
the receipt whereof is hereby acknowledged, has remised, released  
and quitclaimed, and by these presents does remise, release and  
quitclaim unto the said Grantee all of Grantor's right, title,  
interest claim and demand in and to the lot, piece or parcel of  
land, situate lying and being in the County of Hillsborough, State  
of Florida as described on Exhibit "A" attached hereto and made a  
part hereof by reference (the "Real Property").

This is a conveyance to a Trustee not pursuant to a sale  
and only minimum tax is required.

Full power and authority is granted to Grantee and her  
Successor Trustees, to protect, conserve, sell, lease,  
encumber or otherwise to manage and dispose of the land  
or any part of it; no person dealing with the Grantee or  
her Successor Trustees shall be bound to see to the  
application of any purchase money or to inquire into the  
validity, expediency or propriety of any such sale or  
other disposition.

THIS IS NOT A

OR BK 09800 PG 1182

This deed has been prepared without benefit of survey or title examination and is based on information provided by the parties to the transaction.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed the day and year above written.

WITNESSES:

Lavonne Cavanaugh  
Name: LAVONNE CAVANAUGH

Sharon B. Wenner  
Name: Sharon B. Wenner

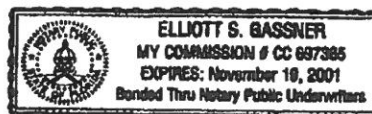
June C. Campbell  
June C. Campbell  
5220 Spruce Street  
Tampa, FL 33607

STATE OF FLORIDA  
COUNTY OF Pinellas

I HEREBY CERTIFY that on this 19 day of JULY, 1999, before me appeared June C. Campbell, who is personally known to me or who produced a \_\_\_\_\_ as identification, who executed the foregoing conveyance and acknowledged the execution thereof to be her free act and deed for the uses and purposes therein mentioned.

Elliott S. Gassner  
Print Name: ELLIOTT S. GASSNER  
NOTARY PUBLIC

135223



THIS IS NOT A  
CERTIFIED COPY

OR BK 09800 PG 1183

EXHIBIT 'A'

WESTSHORE PROPERTIES LEGAL DESCRIPTIONS

PARCEL ONE

The South 98.54 feet of the North 434.59 feet of the West 150.51 feet of the East 617.48 feet of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 17, Township 29 South, Range 18 East of the Public Records of Hillsborough County, Florida.

PARCEL TWO

The South 197.29 feet of the North 335.95 feet of the West 150.52 feet of the East 617.48 feet of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 17 Township 29 South, Range 18 East, Hillsborough County, Florida.

PARCEL THREE

The South 49.33 feet of the North 148.66 feet of the West 150.81 feet of the East 617.78 feet of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 29 South, Range 18 East and the South 59.33 feet of the North 89.33 feet of the West 150.87 feet of the East 617.84 feet of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 29 South, Range 18 East, LESS that part deeded to State of Florida in O.R. Book 500, page 574 and O.R. Book 500, page 576, all lying and being in Hillsborough County, Florida.

135223

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

**DO NOT REMOVE THIS  
PAGE FROM DOCUMENT**

This Represents the Validation Required Pursuant to Florida Statute 28.222 and 695.26.(1)(e) and/or Rule 2.055 (c) of the Rules of Judicial Administration for the recordation of the following document in the Official Records of Hillsborough County, Florida



PREPARED BY AND AFTER RECORDING  
RETURN TO:  
Holger D. Gleim, Esquire  
Bronstein, Carlson, Gleim & Smith, P.A.  
150 2nd Avenue North, Suite 1100  
St. Petersburg, FL 33701

Fee 24.00  
St.             
Int.             
TOTAL 24.00

THIS IS NOT A  
CERTIFIED COPY

KARLEEN F. DE BLAKER, CLERK OF COURT  
PINELLAS COUNTY FLORIDA  
INST# 2004016554 01/16/2004 at 07:53 AM  
OFF REC BK: 13297 PG: 177-181  
DocType: AFF RECORDING: \$24.00

AFFIDAVIT OF SUCCESSOR TRUSTEE

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

DOROTHY J. FLASHER, being first duly sworn, deposes and says:

1. Under the June C. Campbell Revocable Trust dated April 14, 1999, also known as the June C. Campbell Trust dated April 14, 1999 (the "Trust"), Dorothy J. Flasher was appointed as Successor Trustee of the Trust.

2. June C. Campbell died on November 1, 2003.

3. Dorothy J. Flasher has accepted her trusteeship, has agreed to be bound by the terms of the Trust, and is the current duly qualified Successor Trustee of the Trust.

4. The Trust is the owner and/or beneficial holder of interest in real property as title holder or as Mortgagee located in Pinellas and Hillsborough Counties, Florida.

5. Under the Trust, the Trustee or Successor Trustee has full power and authority to sell, transfer, exchange, convert or otherwise dispose of Trust assets and may invest and reinvest the Trust property in mortgages and to compromise or abandon claims in favor of the Trust. These powers are in addition to the powers provided by Florida law to a trustee. Attached hereto as Exhibit "A" are the excerpted pages from the Trust setting forth the Powers of the Trustee.

6. The Trust has been in full force and effect since April 19, 1999.

7. Therefore, as the duly qualified and acting Successor Trustee of the Trust, and pursuant to the power and authority granted to the Trustee and Successor Trustee under the Trust,

THIS IS NOT A  
Dorothy J. Flasher is executing this Affidavit of Successor Trustee  
to indicate her authority to perform the duties of the Trustee or  
Successor Trustee under the Trust.  
DATED this 15 day of December, 2003.

Dorothy J. Flasher  
Dorothy J. Flasher

Subscribed and sworn to before me this 15<sup>th</sup> day of December,  
2003, by Dorothy J. Flasher who is personally known to me or who  
produced a N/A as identification.

Mary A. Gaganis  
NOTARY PUBLIC  
Print Name: \_\_\_\_\_

168026



Mary A. Gaganis  
MY COMMISSION # CC925631 EXPIRES  
May 11, 2004  
BONDED THRU TROY FAIR INSURANCE, INC.

EXHIBIT "A"  
THIS IS NOT A  
ARTICLE VII  
INVESTMENT AND ADMINISTRATIVE POWERS  
7.1 RIGHTS RESERVED TO SETTLOR  
CERTIFIED COPY

(a) During the lifetime of the Settlor, the Settlor reserves the right to elect, at any time and from time to time, to advise the Trustee and to direct the Trustee as to any investments the Settlor deems advisable for the Trustee to purchase or sell. Should the Settlor elect to exercise Settlor's right to advise or direct the Trustee to purchase or to sell any investment, Settlor shall do so in writing; or, if that is not practical, Settlor shall, as soon thereafter as is practical, approve of such purchase or sale in writing, as requested or required by the Trustee. The Trustee is hereby specifically relieved of all liability for loss which may be occasioned by the purchase or sale of any asset of the trust estate when it has been directed or advised to make such purchase or sale by the Settlor, except for willful default or gross neglect.

(b) The Settlor as Trustee shall have all rights and powers granted Trustees under the laws of Florida and, as Trustee, shall not be governed by fiduciary standards in the investment, management or operation of the trust estate. Further, the Settlor as Trustee may borrow funds and pledge, sell and/or mortgage trust assets (including real property) for whatever purpose. The sole object of Settlor as Trustee shall be the Settlor as beneficiary.

(c) The Settlor as Trustee shall not be limited to the type and character of investments in which it may invest funds of this trust and such investments may include, but not be limited to, margin accounts, options and commodity accounts.

7.2 INVESTMENT POWERS FOLLOWING THE SETTLOR'S DEATH OR DISCHARGE. Except as otherwise provided in this Agreement, the Successor Trustee upon Settlor's death or discharge as Trustee, shall have the following general powers, in addition to and not by way of limitation of the powers provided by law, said powers to be exercised in the Successor Trustee's discretion, provided that the Successor Trustee uses reasonable prudence and judgment in the exercise of such discretion:

(a) To purchase United States Treasury Bonds quoted at a discount and redeemable at par for the payment of federal estate taxes and, if payment of such taxes is required or authorized by this Agreement, tender such Bonds in payment of such taxes.



THIS IS NOT A

(b) To make distribution of the trust estate or of the principal of any trust created hereunder in kind and to cause any share to be composed of cash, property or undivided fractional shares in property different in kind from any other share.

(c) To invest any part or all of the principal of the trust estate in any mutual fund or funds (including proprietary mutual funds), any of which mutual funds may be established and operated by and under the control of the Trustee (or its affiliates, if not prohibited by law).

(d) If the Trustee considers that any partial distribution from a trust hereunder other than pursuant to a power to withdraw or appoint is a taxable distribution subject to a generation-skipping tax as provided for under the Internal Revenue Code of 1986, as amended, payable by the distributee, the Trustee shall augment the distribution by an amount which the Trustee estimates to be sufficient to pay the tax and shall charge the same against the trust to which the tax relates. If the Trustee considers that any termination of an interest in or power over trust property hereunder is a taxable termination subject to a generation-skipping tax, the Trustee, shall pay the tax from the trust property to which the tax relates, without adjustment of the relative interests of the beneficiaries in that trust. If the tax is imposed in part by reason of trust property hereunder and in part by reason of other property, the Trustee shall pay that portion thereof which the value of the trust property bears to the total property taxed, taking into consideration deductions, exemptions and other factors which the Trustee deems pertinent.

(e) For convenience of administration or investment, the Trustee may hold separate trusts created hereunder as a common fund, dividing the income proportionately among such trusts, assigning undivided interests to such trusts and making joint investments of the funds belonging in such trusts. The Trustee may consolidate any separate trust with any other trust with similar provisions for the same beneficiary or beneficiaries, which consolidation would not result in any alteration of the time for vesting of such interests in such beneficiary or beneficiaries due to the operation of the rule against perpetuities.

(f) The Successor Trustee shall have the right and authority to make all elections, decisions, payments and distributions hereunder consistent with minimizing the impact of estate and income taxes upon Settlor's estate or this trust.

(g) In making all such elections, decisions, payments and distributions hereunder, the Successor Trustee is directed not

THIS IS NOT A

to make adjustments between income or principal or between property interests passing to beneficiaries hereunder which may be substantially affected as a result of any elections under this Article. The Trustee shall be exonerated from all liability for any such election(s) and no beneficiary shall have any claim against the Trustee by reason of the exercise of the Trustee's judgment in this respect.

(h) If a trust hereunder would be partially exempt from generation-skipping tax by reason of an allocation of generation-skipping tax exemption to it, before the allocation, the Trustee, in its discretion, may divide the trust into two separate trusts of equal or unequal value, to permit allocation of the exemption solely to one trust which will be entirely exempt from generation-skipping tax. In addition, if a trust hereunder is entirely exempt or nonexempt from generation-skipping tax and adding property to the trust would partially subject it to generation-skipping tax, the Trustee, in its discretion, may hold that property as a separate trust in lieu of making the addition. Except as otherwise provided in this Trust Agreement, such two trusts shall have the same terms and conditions, but the Trustee shall not make discretionary distributions from the income or principal of the exempt trust to beneficiaries who are nonskip persons so long as readily marketable assets remain in the nonexempt trust. Upon division or distribution of an exempt trust and a nonexempt trust held hereunder, the Trustee, in its discretion may allocate property from the exempt trust first to a share from which a generation-skipping transfer is more likely to occur.

7.3 ALLOCATION OF PRINCIPAL AND INCOME. In matters of allocation and accounting of principal, income, expenses, receipts and disbursements, the Successor Trustee shall be governed by Florida Statutes 738, "Principal and Income", or its successor statute, as the same may from time to time exist, except as otherwise provided in this Agreement, provided, however, the Trustee shall have the option of charging all or any portion of the expenses incurred in connection with the settlement of Settlor's estate against either income or principal of the trust estate.





**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

1410 N. Westshore Blvd. Ste. 800

Tampa, FL 33607

Phone: 813-228-0555

Fax: 866-596-8764

**OWNER & ENCUMBRANCE SEARCH REPORT**

Agent File No.: FLASHER DOROTHY TRUSTEE

File No: 15048798

Buchanan Ingersoll & Rooney PC

401 E. Jackson Street

Suite 2400

Tampa, FL 33602

Phone: 813-228-7411

ATTN: Ufemia Zimmer

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

**Legal Description:**

The South 197.29 feet of the North 335.95 feet of the West 150.51 feet of the East 617.48 feet of the NE 1/4 of the NW 1/4 of the SE 1/4, Section 17, Township 29 South, Range 18 East, Hillsborough County, Florida.

**Last Record Title Holder:**

Dorothy J. Flasher, as Successor Trustee of the June C. Campbell Revocable Trust dated April 14, 1999

**Documents of Record (copies attached):**

**Period Searched:**

From September 18, 1964 to December 13, 2015 @ 8:00 A.M..

**Tax Information:**

Tax ID            112050-0000  
Number:


2015 Taxes are Paid  
Back Taxes: Paid

Note: Taxes for the year 2015 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2015 in the gross amount of \$26,226.94 are Paid. Tax ID Number 112050-0000.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

**NOTE: The limit of liability under this certificate for the information furnished herein or for any reason whatsoever, whether based on contract or negligence, shall not exceed \$1,000 and shall be confined to the applicant to whom the certificate is addressed.**

**Date: December 30, 2015**

  
Authorized Signatory

## **OLD REPUBLIC**

### **National Title Insurance Company**

1410 N. Westshore Blvd. Ste. 800

Tampa, FL 33607

Phone: 813-228-0555

Fax: 866-596-8764

## **OWNER & ENCUMBRANCE SEARCH REPORT**

Agent File No.: FLASHER DOROTHY TRUSTEE

File No: 15048798

Buchanan Ingersoll & Rooney PC

501 E. Kennedy Blvd

Suite 1700

Tampa, FL 33602

Phone: 813-228-7411

ATTN: Ufemia

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

### **Legal Description:**

The South 197.29 feet of the North 335.95 feet of the West 150.51 feet of the East 617.48 feet of the NE 1/4 of the NW 1/4 of the SE 1/4, Section 17, Township 29 South, Range 18 East, Hillsborough County, Florida.

### **Last Record Title Holder:**

Dorothy J. Flasher, as Successor Trustee of the June C. Campbell Revocable Trust dated April 14, 1999

### **Documents of Record (copies attached):**

#### **CHAIN OF TITLE DOCS:**

AFF	20755-1659	
AFFST	13548-1228	
DC	13382-990	June C. Campbell
QCD	9800-1181	pcl 2

AFFCM	8632-1558	
QCD	8489-768	re-rec pcl 3
DC	8489-767	Robert J. Campbell
DC	8478-740	Robert J. Campbell
PRO	8463-385	Robert J. Campbell
PRO	8463-377	Robert J. Campbell
QCD	8456-1623	pcl 3
QCD	8397-1620	pcl 3
FSD	1419-923	S.01 of N188
WD	1364-42	S49.32 of N335.95
WD	1354-707	S49.33 of N187.99
WD	1351-994	S49.31 of N286.63
WD	1346-440	S49.32 of N237.32

NOTE: No Open Mortgages/Liens/Encumbrances found of record.

**Period Searched:**

From September 18, 1964 to April 27, 2015 @ 8:00 A.M..

**Tax Information:**

Tax ID Number: 112050-0000

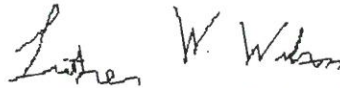
2014 Taxes are Paid

Back Taxes: Paid

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

**NOTE: The limit of liability under this certificate for the information furnished herein or for any reason whatsoever, whether based on contract or negligence, shall not exceed \$1,000 and shall be confined to the applicant to whom the certificate is addressed.**

**Date: May 07, 2015**



Luther "Luke" W. Wilson, CLS



**AFFIDAVIT OF NO LIENS**

STATE OF FLORIDA       )  
COUNTY OF PINELLAS   )

BEFORE ME, the undersigned authority, this day personally appeared Dorothy J. Flasher, as successor Trustee of the June C. Campbell Revocable Trust dated April 14, 1999, as amended (hereinafter referred to as "Affiant"), who first being duly sworn, deposes and says that:

1. In making this Affidavit, Affiant has relied upon Ownership and Encumbrance Reports issued for the Property by Fidelity National Title Insurance Company as Order Numbers 3553904, 3553912, and 3553921 and provided to Affiant by the attorneys for Lea Lillian Hunt and Roberta Pouliot (copies of which are attached hereto and incorporated herein by reference) (hereinafter "the O & E Reports"), and states that all matters contained herein are true and correct to the best of her knowledge and belief.

2. Affiant is the owner of certain real property more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "Property").

3. No person or entity is in possession of all or any portion of the Property other than Outdoor Advertising Systems pursuant to billboard leases identified in the O & E Reports; and a tenant pursuant to Lease dated February 1, 2004, between tenant and Affiant; and a subtenant of said tenant. **NOTE: No lease found against subject parcel dated 2/1/2004**

4. The Property is free and clear of all liens, taxes, special assessments, municipal or county liens, encumbrances and claims of every kind, nature and description whatsoever, except for the lien of real estate taxes and assessments for the current year and subsequent years; the matters disclosed in the O & E Reports; the leases described in paragraph 3, above; environmental agreements and other matters relating to contamination or remediation of the Property; and the Mediated Settlement Agreement between Dorothy J. Flasher, individually and as successor Trustee of the June C. Campbell Revocable Trust dated April 14, 1999, as amended, and Lea C. Hunt and Roberta Pouliot dated June 28, 2011.

5. There are no easements or claims of easements of any type or nature whatsoever not shown by the public records.

6. There have been no improvements, alterations or repairs to the Property for which the costs thereof remain unpaid, except for agreements and other matters relating to contamination or remediation of the Property.

7. There are no construction, mechanic's, materialmen's or laborer's liens against the Property.

8. There are no violations of Municipal Ordinances pertaining to the Property.



EXHIBIT "A"

The South 49.33 feet of the North 138.66 feet of the West 150.81 feet of the East 617.78 feet of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 29 South, Range 18 East, Hillsborough County, Florida.

TOGETHER WITH:

The South 197.29 feet of the North 335.95 feet of the West 150.51 feet of the East 617.48 feet of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 29 South, Range 18 East, Hillsborough County, Florida.

TOGETHER WITH:

The South 98.64 feet of the North 434.59 feet of the West 150.51 feet of the East 617.48 feet of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 29 South, Range 18 East, Hillsborough County, Florida.



**INSTR # 2004053865**

**O BK 13548 PG 1228**

**Pgs 1228 - 1233: (6pgs)**

**RECORDED 02/12/2004 09:49:34 AM**

**RICHARD AWE CLERK OF COURT**

**HILLSBOROUGH COUNTY**

**DEPUTY CLERK P Beckham**

# **DO NOT REMOVE THIS PAGE FROM DOCUMENT**

**This Represents the Validation Required  
Pursuant to Florida Statute 28.222 and  
695.26.(1)(e) and/or Rule 2.055 (c) of the  
Rules of Judicial Administration for the  
recording of the following document in  
the Official Records of Hillsborough  
County, Florida**

PREPARED BY AND AFTER RECORDING  
RETURN TO:  
Holger L. Gleim, Esquire  
Bronstein, Carlson, Gleim & Smith, P.A.  
150 2nd Avenue North, Suite 1100  
St. Petersburg, FL 33701

#1

KARLEEN F. DE BLAKER, CLERK OF COURT  
PINELLAS COUNTY FLORIDA  
INST# 200401684 01/16/2004 at 07:53 AM  
OFF REC EXP: 12297 PG: 177-181  
DocType:AFF RECORDING: \$34.00

As 24.00  
By \_\_\_\_\_  
For \_\_\_\_\_  
WTM 24.00

AFFIDAVIT OF SUCCESSOR TRUSTEE

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

DOROTHY J. FLASHER, being first duly sworn, deposes and says:

1. Under the June C. Campbell Revocable Trust dated April 14, 1999, also known as the June C. Campbell Trust dated April 14, 1999 (the "Trust"), Dorothy J. Flasher was appointed as Successor Trustee of the Trust.

2. June C. Campbell died on November 1, 2003.

3. Dorothy J. Flasher has accepted her trusteeship, has agreed to be bound by the terms of the Trust, and is the current duly qualified Successor Trustee of the Trust.

4. The Trust is the owner and/or beneficial holder of interest in real property as title holder or as Mortgagee located in Pinellas and Hillsborough Counties, Florida.

5. Under the Trust, the Trustee or Successor Trustee has full power and authority to sell, transfer, exchange, convert or otherwise dispose of Trust assets and may invest and reinvest the Trust property in mortgages and to compromise or abandon claims in favor of the Trust. These powers are in addition to the powers provided by Florida law to a trustee. Attached hereto as Exhibit "A" are the excerpted pages from the Trust setting forth the Powers of the Trustee.

6. The Trust has been in full force and effect since April 19, 1999.

7. Therefore, as the duly qualified and acting Successor Trustee of the Trust, and pursuant to the power and authority granted to the Trustee and Successor Trustee under the Trust,



Dorothy J. Flasher is executing this Affidavit of Successor Trustee to indicate her authority to perform the duties of the Trustee or Successor Trustee under the Trust.

DATED this 15 day of December, 2003.

Dorothy J. Flasher  
Dorothy J. Flasher

Subscribed and sworn to before me this 15<sup>th</sup> day of December, 2003, by Dorothy J. Flasher who is personally known to me or who produced a N/A as identification.

Mary A. Gagonis  
NOTARY PUBLIC  
Print Name: \_\_\_\_\_

168026



Mary A. Gagonis  
MY COMMISSION # 002541 EXPIRES  
May 11, 2004  
KORBER BELL TROT RUM INSURANCE, INC.

EXHIBIT "A"

ARTICLE VII

INVESTMENT AND ADMINISTRATIVE POWERS

7.1 RIGHTS RESERVED TO SETTLOR.

(a) During the lifetime of the Settlor, the Settlor reserves the right to elect, at any time and from time to time, to advise the Trustee and to direct the Trustee as to any investments the Settlor deems advisable for the Trustee to purchase or sell. Should the Settlor elect to exercise Settlor's right to advise or direct the Trustee to purchase or to sell any investment, Settlor shall do so in writing; or, if that is not practical, Settlor shall, as soon thereafter as is practical, approve of such purchase or sale in writing, as requested or required by the Trustee. The Trustee is hereby specifically relieved of all liability for loss which may be occasioned by the purchase or sale of any asset of the trust estate when it has been directed or advised to make such purchase or sale by the Settlor, except for willful default or gross neglect.

(b) The Settlor as Trustee shall have all rights and powers granted Trustees under the laws of Florida and, as Trustee, shall not be governed by fiduciary standards in the investment, management or operation of the trust estate. Further, the Settlor as Trustee may borrow funds and pledge, sell and/or mortgage trust assets (including real property) for whatever purpose. The sole object of Settlor as Trustee shall be the Settlor as beneficiary.

(c) The Settlor as Trustee shall not be limited to the type and character of investments in which it may invest funds of this trust and such investments may include, but not be limited to, margin accounts, options and commodity accounts.

7.2 INVESTMENT POWERS FOLLOWING THE SETTLOR'S DEATH OR DISCHARGE. Except as otherwise provided in this Agreement, the Successor Trustee upon Settlor's death or discharge as Trustee, shall have the following general powers, in addition to and not by way of limitation of the powers provided by law, said powers to be exercised in the Successor Trustee's discretion, provided that the Successor Trustee uses reasonable prudence and judgment in the exercise of such discretion:

(a) To purchase United States Treasury Bonds quoted at a discount and redeemable at par for the payment of federal estate taxes and, if payment of such taxes is required or authorized by this Agreement, tender such Bonds in payment of such taxes.

(b) To make distribution of the trust estate or of the principal of any trust created hereunder in kind and to cause any share to be composed of cash, property or undivided fractional shares in property different in kind from any other share.

(c) To invest any part or all of the principal of the trust estate in any mutual fund or funds (including proprietary mutual funds), any of which mutual funds may be established and operated by and under the control of the Trustee (or its affiliates, if not prohibited by law).

(d) If the Trustee considers that any partial distribution from a trust hereunder other than pursuant to a power to withdraw or appoint is a taxable distribution subject to a generation-skipping tax as provided for under the Internal Revenue Code of 1986, as amended, payable by the distributee, the Trustee shall augment the distribution by an amount which the Trustee estimates to be sufficient to pay the tax and shall charge the same against the trust to which the tax relates. If the Trustee considers that any termination of an interest in or power over trust property hereunder is a taxable termination subject to a generation-skipping tax, the Trustee, shall pay the tax from the trust property to which the tax relates, without adjustment of the relative interests of the beneficiaries in that trust. If the tax is imposed in part by reason of trust property hereunder and in part by reason of other property, the Trustee shall pay that portion thereof which the value of the trust property bears to the total property taxed, taking into consideration deductions, exemptions and other factors which the Trustee deems pertinent.

(e) For convenience of administration or investment, the Trustee may hold separate trusts created hereunder as a common fund, dividing the income proportionately among such trusts, assigning undivided interests to such trusts and making joint investments of the funds belonging in such trusts. The Trustee may consolidate any separate trust with any other trust with similar provisions for the same beneficiary or beneficiaries, which consolidation would not result in any alteration of the time for vesting of such interests in such beneficiary or beneficiaries due to the operation of the rule against perpetuities.

(f) The Successor Trustee shall have the right and authority to make all elections, decisions, payments and distributions hereunder consistent with minimizing the impact of estate and income taxes upon Settlor's estate or this trust.

(g) In making all such elections, decisions, payments and distributions hereunder, the Successor Trustee is directed not

to make adjustments between income or principal or between property interests passing to beneficiaries hereunder which may be substantially affected as a result of any elections under this Article. The Trustee shall be exonerated from all liability for any such election(s) and no beneficiary shall have any claim against the Trustee by reason of the exercise of the Trustee's judgment in this respect.

(h) If a trust hereunder would be partially exempt from generation-skipping tax by reason of an allocation of generation-skipping tax exemption to it, before the allocation, the Trustee, in its discretion, may divide the trust into two separate trusts of equal or unequal value, to permit allocation of the exemption solely to one trust which will be entirely exempt from generation-skipping tax. In addition, if a trust hereunder is entirely exempt or nonexempt from generation-skipping tax and adding property to the trust would partially subject it to generation-skipping tax, the Trustee, in its discretion, may hold that property as a separate trust in lieu of making the addition. Except as otherwise provided in this Trust Agreement, such two trusts shall have the same terms and conditions, but the Trustee shall not make discretionary distributions from the income or principal of the exempt trust to beneficiaries who are nonskip persons so long as readily marketable assets remain in the nonexempt trust. Upon division or distribution of an exempt trust and a nonexempt trust held hereunder, the Trustee, in its discretion may allocate property from the exempt trust first to a share from which a generation-skipping transfer is more likely to occur.

**7.3 ALLOCATION OF PRINCIPAL AND INCOME.** In matters of allocation and accounting of principal, income, expenses, receipts and disbursements, the Successor Trustee shall be governed by Florida Statutes 738, "Principal and Income", or its successor statute, as the same may from time to time exist, except as otherwise provided in this Agreement, provided, however, the Trustee shall have the option of charging all or any portion of the expenses incurred in connection with the settlement of Settlor's estate against either income or principal of the trust estate.

Return To:  
Bronstein, Carlson, Gilson  
& Smith, PA  
Suite 1100  
150 2nd Ave N  
St. Petersburg, FL 33701

INSTR # 2005520489

O BK 13382 PG 0990

Pgs 0990 - 991; (2pgs)

RECORDED 12/10/2003 03:50:53 PM  
RICHARD ABE CLERK OF COURT  
HILLSBOROUGH COUNTY  
DEPUTY CLERK D. Johnson

**This Represents the Validation Required  
Pursuant to Florida Statute 28.222 and  
695.26.(1)(e) and/or Rule 2.055 (c) of the  
Rules of Judicial Administration for the  
recording of the following document in the  
Official Records of Hillsborough County,  
Florida**



STATE OF FLORIDA									
OFFICE of VITAL STATISTICS									
CERTIFIED COPY									
CERTIFICATE OF DEATH									
FLORIDA									
LOCAL FILE NO.									
1. DECEDENT'S NAME FIRST MIDDLE LAST SEX									
June Corinne Campbell Female									
2. DATE OF DEATH (Month, Day, Year)									
November 01, 2003									
3. SOCIAL SECURITY NUMBER									
577-16-8579									
4. AGE (at Death) (Years) Months Days									
82 00 00									
5. DATE OF BIRTH (Month, Day, Year)									
November 20, 1920									
6. BIRTHPLACE (City and State or Foreign Country)									
Washington, District of Columbia									
7. WAS DECEASED EVER IN U.S. ARMY OR NAVY									
No									
8. PLACE OF DEATH (Check only one; see instructions on other side)									
HOSPITAL <input type="checkbox"/> Home <input checked="" type="checkbox"/> Other <input type="checkbox"/>									
9. FACILITY NAME (If not provided, give street and number)									
5220 West Spruce Street									
10. CITY, TOWN, OR LOCATION OF DEATH									
Tampa									
11. COUNTY OF DEATH									
Hillsborough									
12. DECEDENT'S USUAL OCCUPATION									
Homemaker									
13. KIND OF BUSINESS/INDUSTRY									
Own Home									
14. MARITAL STATUS - Married <input type="checkbox"/> Widowed <input checked="" type="checkbox"/> Divorced <input type="checkbox"/> Single <input type="checkbox"/>									
15. SURVIVING SPOUSE (If not, give name)									
Erma Mae Steadman									
16. RESIDENCE - STATE									
Florida									
17. COUNTY									
Hillsborough									
18. CITY, TOWN, OR LOCATION									
Tampa									
19. STREET AND NUMBER									
5220 West Spruce Street									
20. INSIDE CITY LIMITS (Yes or No)									
Yes									
21. ZIP CODE									
33607-1424									
22. WAS DECEASED OF HISpanic OR NATURAL ORIGIN?									
Specify: No									
23. RACE - American Indian <input type="checkbox"/> Black <input type="checkbox"/> White <input checked="" type="checkbox"/> Other <input type="checkbox"/>									
24. DECEDENT'S EDUCATION (Specify grade highest grade completed)									
10-12									
25. FATHER'S NAME (First, Middle, Last)									
George Adolph Watson									
26. MOTHER'S NAME (First, Middle, Last)									
Erma Mae Steadman									
27. INFORMANT'S NAME (First, Middle, Last)									
Dorothy J. Flasher									
28. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code)									
3326 Westmoreland Drive, Tampa, Florida 33618-2161									
29. METHOD OF DISPOSITION									
Burial <input type="checkbox"/> Cremation <input checked="" type="checkbox"/> Other (Specify) Entombment									
30. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place)									
Myrtle Hill Memorial Park									
31. LOCATION - City or Town, State									
Tampa, FL									
32. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH									
Mark S. Brandt									
33. LICENSE NUMBER (of Licensee)									
2644									
34. NAME AND ADDRESS OF FACILITY									
Blount & Curry, F. H. MacDill 33609									
605 S. MacDill Ave., Tampa, FL									
35. On the basis of a coroner's or other investigation, in my opinion death occurred at the time, date and place and due to the cause(s) and manner as stated (Signature and Title)									
36. DATE SIGNED (Mo., Day, Yr.)									
11/5/03									
37. HOUR OF DEATH									
3:53 PM									
38. NAME OF ATTENDING PHYSICIAN (If other than certifier, name or print)									
Michelle Moehl M.D.									
39. NAME AND ADDRESS OF CERTIFIER (Physician, Medical Examiner) (Type or Print)									
Michelle Moehl M.D. 3010 West Azalea Street Tampa, Florida 33609									
40. REGISTRAR - SIGNATURE AND DATE									
11/6/03									
41. LOCAL REGISTRAR - SIGNATURE									
NOV 06 2003									
42. DATE REGISTERED									
NOV 06 2003									
RETURN TO:									
HOLGER D. GLEIM, ESQ.									
150 2nd Avenue North, Suite 1100									
St. Petersburg, FL 33701									
THIS IS A CERTIFIED TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE									
BY <i>Lucy M. Perry</i> NOV 07 2003									
CHIEF DEPUTY REGISTRAR State Registrar									
WARNING: THIS DOCUMENT IS PRINTED OR PHOTOGRAPHED ON SECURITY PAPER WITH A WATERMARK OR THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARK.									
THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND AND AN EMBOSSED SEAL. THE BACK CONTAINS SPECIAL LINES WITH TEXT AND SEALS IN THE BACKGROUND.									
DOH FORM 1664 (10-00)									
CERTIFICATION OF VITAL RECORD									

Решено. 18.01  
20  
1870

INSTR # 99268045  
OR BK 09800 PG 1181  
RECORDED 08/30/99 08:46 AM  
RICHARD ARL CLERK OF COURT  
HILLSBOROUGH COUNTY  
DOC TAX PD (F, S, 201, 02) 0.70  
DEPUTY CLERK D Ruprecht

This Indenture made this 19 day of JULY, 1999, between June C. Campbell, "Grantor", and June C. Campbell, as Trustee of the June C. Campbell Revocable Trust dated April 14, 1999 having an address at 5220 Spruce Street, Tampa, Florida 33607, "Grantee".

This is a conveyance to a Trustee not pursuant to a sale and only minimum tax is required.

Full power and authority is granted to Grantee and her Successor Trustees, to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the land or any part of it; no person dealing with the Grantee or her Successor Trustees shall be bound to see to the application of any purchase money or to inquire into the validity, expediency or propriety of any such sale or other disposition.

This deed has been prepared without benefit of survey or title examination and is based on information provided by the parties to the transaction.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed the day and year above written.

WITNESSES:

LaVonne Cavanaugh  
Name: LaVonne Cavanaugh

Sharon B. Wenner  
Name: Sharon B. Wenner

June C. Campbell  
June C. Campbell  
5220 Spruce Street  
Tampa, FL 33607

STATE OF FLORIDA  
COUNTY OF Pinellas

I HEREBY CERTIFY that on this 19 day of July, 1999, before me appeared June C. Campbell, who is personally known to me or who produced a \_\_\_\_\_ as identification, who executed the foregoing conveyance and acknowledged the execution thereof to be her free act and deed for the uses and purposes therein mentioned.

Elliott S. Gassner  
Print Name: ELLIOTT S. GASSNER  
NOTARY PUBLIC

135223

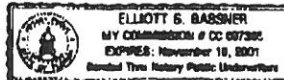


EXHIBIT 'A'

WESTSHORE PROPERTIES LEGAL DESCRIPTIONS

PARCEL ONE

The South 98.54 feet of the North 434.59 feet of the West 150.51 feet of the East 617.48 feet of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 17, Township 29 South, Range 18 East of the Public Records of Hillsborough County, Florida.

PARCEL TWO

The South 197.29 feet of the North 335.95 feet of the West 150.52 feet of the East 617.48 feet of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 17 Township 29 South, Range 18 East, Hillsborough County, Florida.

PARCEL THREE

The South 49.33 feet of the North 148.66 feet of the West 150.81 feet of the East 617.76 feet of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 29 South, Range 18 East and the South 59.33 feet of the North 89.33 feet of the West 150.87 feet of the East 617.84 feet of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 29 South, Range 18 East, LESS that part deeded to State of Florida in O.R. Book 500, page 574 and O.R. Book 500, page 576, all lying and being in Hillsborough County, Florida.

8632 61558

236

Prepared by and return to:  
Edward B. Cole, Esquire  
BONNER, HOGAN, COLEMAN & DVORNIK, P.A.  
619 Cleveland Street  
Clearwater, Florida 34615  
(813) 449-8305

*ew*

RICHARD AKE  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

AFFIDAVIT OF CONTINUOUS MARRIAGE

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

BEFORE ME, the undersigned authority, this day personally appeared JUNE CAMPBELL, who being duly sworn depose and say:

1. That your Affiant and Robert J. Campbell, Deceased, are the owners of that certain Mortgage dated December 3, 1992 and recorded on December 3, 1992 in Official Records Book 6813, Page(s) 0380, of the Public Records of Hillsborough County, Florida, that was executed and delivered by Robert H. Carlton and Ruth L. Carlton in favor of your Affiant and Robert J. Campbell, Deceased, and mortgaged the following described property:

Beginning at a point 200 feet East of the Southwest corner of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 28 South, Range 20 East, Hillsborough County, Florida, run North 354 feet, East 185 feet, South 354 feet and West 185 feet to the Point of Beginning, Less Road Right-of-Way.

2. That your Affiant and Robert J. Campbell were continuously married without interruption from 12/6/68 to Dec 30, 1996, the date that Robert J. Campbell died.

3. That your Affiant and Robert J. Campbell, Deceased were husband and wife at the time they became owners of that certain Mortgage dated December 3, 1992 and recorded on

1997 JUL 10 PM 4:27

0097176705



REC 0632 1559

December 3, 1992 in Official Records Book 6813, Page(s) 0380, of the Public Records of Hillsborough County, Florida, until Dec 30, 1996.

4. That your Affiant and Robert J. Campbell, Deceased were domiciled in the State of Florida at the time they became the owners of that certain Mortgage dated December 3, 1992 and recorded on December 3, 1992 in Official Records Book 6813, Page(s) 0380, of the Public Records of Hillsborough County, Florida, until Mr. Campbell resided in Florida until the date of his death, 12/30/96. Mrs. Campbell currently resides in Florida;

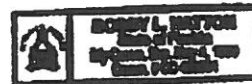
5. The social security number of your Affiant, June Campbell, is 577-14-8579.

6. This affidavit is made with full knowledge that Attorney's Title Insurance Fund, Inc. will rely on the truth of the statements made therein.

June Campbell  
JUNE CAMPBELL, AFFIANT

SWORN AND SUBSCRIBED before me this 1 day of July, 1997, by JUNE CAMPBELL, who is personally known to me or who has produced personally known as identification and who did take an oath.

Bobby L. Patton  
Print Name: Bobby L. Patton  
Notary Public, State of Florida  
My Commission No. is: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



RE-RECORD TO CORRECT SCRIVENER'S  
ERROR IN LEGAL DESCRIPTION

880456 81623

S-3682

Prepared by and return to:  
THE CLOSING TABLE, INC.  
2124 W. Kennedy Blvd., Ste "A"  
Tampa, Florida 33606

Documentary Tax Pd - F.S. 201.02 \$ 70  
Documentary Tax Pd - F.S. 201.08 \$ 0  
Intangible Tax Pd - F.S. 199 \$ 0  
Richard Ake, Clerk Hillsborough County  
By: [Signature] Deputy Clerk

TAX ID#:

THIS QUIT CLAIM DEED, Executed this 10 th day of February A.D. 1997 by

JUNE C. CAMPBELL, widow and surviving spouse of, ROBERT J. CAMPBELL,  
deceased

first party, to

RICHARD AKE  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

JUNE C. CAMPBELL, widow and surviving spouse of, ROBERT J. CAMPBELL,  
deceased

whose postoffice address is: 5220 Spruce Street  
Tampa, Florida 33607

RICHARD AKE  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires)

**WITNESSETH**, That the said first party, for and in consideration of the sum of \$10.00,  
in hand paid by said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto  
the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following  
described lot, piece, or parcel of land, situate, lying and being in the County of Hillsborough County, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A"

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

**In Witness Whereof**, The said first party has signed and sealed these presents the day and year first above  
written.

Signed, sealed and delivered in the presence of:

880489 80768

Signature [Signature]  
Printed name Bob HATTON

[Signature]  
JUNE C. CAMPBELL  
5220 Spruce Street  
Tampa, Florida 33607

Signature [Signature]  
Printed name Kathy Schulte

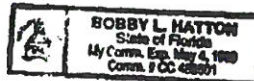
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and  
in the County aforesaid to take acknowledgements, personally appeared JUNE C. CAMPBELL, to be the  
person described in and who executed the foregoing instrument or who produced drivers license as  
identification and acknowledged before me that she executed the same.

Witness my hand and official seal in the County and state last aforesaid this 10 day of February  
1997.

Signature [Signature]  
Notary Public



1997 FEB 12 PM 1:45

97035983

1997 MAR 13 PM 1:22

97062861

EXHIBIT "A"

PARCEL 1:

The West 340 feet of the North 741.23 feet of the West 13 chains of the Northwest Quarter of the Southwest Quarter LESS the North 40 feet for Road conveyed in Deed Book 735 on Page 917 in Section 17, Township 29 South, Range 18 East, and LESS right of way for State Road as shown in Official Records 517 on Page 388, all lying and being in Hillsborough County, Florida and the West 340 feet of the North 14.6 acres of the West chains of the Northwest 1/4 of the Southwest 1/4 LESS 40 feet for road and LESS State Road right of way, Section 17, Township 29 South, Range 18 East, Hillsborough County, Florida

a/k/a 5220 Spruce Street, Tampa, Florida  
Folio number: 112031.0000

and

PARCEL 2:

The South 295.95 feet of the North 335.95 feet of the West 66.72 feet of the East 400.26 feet of the NE 1/4 of the NW 1/4 of the SE 1/3 of Section 17, Township 29 South, Range 18 East.

a/k/a 4616 Spruce Street, Tampa, Florida  
Folio number: 112046.0000

and

PARCEL 3:

The South 197.29 feet of the North 335.95 feet of the West 150.52 feet East 617.48 feet of the NE 1/4 of the NW 1/4 of the SE 1/4, Section 17, Township 29 South, Range 18 East, Hillsborough County, Florida.

a/k/a 1965 N. Westshore Blvd., Tampa, Florida  
Folio number: 112050.0000

and

PARCEL 4:

The South 98.54 feet of the North 434.59 feet of the West 150.51 feet of the East 617.48 feet of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 17, Township 29 South, Range 18 East of the Public Records of Hillsborough County, Florida.

a/k/a 1935 N. Westshore Blvd., Tampa, Florida  
Folio number: 112051.0000

and

PARCEL 5:

The North 330 feet of the West 340 feet of the South 11 acres of the West 13 chains of the NW 1/4 of the SW 1/4 of Section 17, Township 29 South, Range 18 East, lying and being in Hillsborough County, Florida.

a/k/a Spruce Street, Tampa, Florida  
Folio number: 112036.5000

and

250456 21624



Page 3

PARCEL 6:

The South 49.33 feet of the North 148.66 feet of the West 150.81 feet of the East 617.78 feet of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 39 South, Range 18 East, and the South 59.33 feet of the North 89.33 feet of the West 150.87 feet of the East 617.84 feet of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 29 South, Range 18 East, LESS that part deeded to State of Florida in O.R. Book 500, page 574 and in O.R. Book 500, page 576 all lying and being in hillsborough County, Florida.  
a/k/a 1967 N. Westshore Blvd., Tampa, Florida  
Folio number: 112048.0000

and

PARCEL 7:

Lot 38 of MARINER ESTATES, as per map or plat thereof as recorded in Plat Book 38 on page 61 of the Public Records of Hillsborough County, Florida.  
a/k/a 5805 Mariner Street, Tampa, Florida  
Folio number: 112625.0000

DEF 8458 81625

CORRECTIVE EXHIBIT "A"

PARCEL 1:

The West 340 feet of the North 741.23 feet of the West 13 chains of the Northwest Quarter of the Southwest Quarter LESS the North 40 feet for Road conveyed in Deed Book 735 on Page 917 in Section 17, Township 29 South, Range 18 East, and LESS right of way for State Road as shown in Official Records 517 on Page 388, all lying and being in Hillsborough County, Florida and the West 340 feet of the North 14.6 acres of the West chains of the Northwest 1/4 of the Southwest 1/4 LESS 40 feet for road and LESS State Road right of way, Section 17, Township 29 South, Range 18 East, Hillsborough County, Florida  
a/k/a 5220 Spruce Street, Tampa, Florida  
Folio number: 112031.0000

and

PARCEL 2:

The South 295.95 feet of the North 335.95 feet of the West 66.72 feet of the East 400.26 feet of the NE 1/4 of the NW 1/4 of the SE 1/3 of Section 17, Township 29 South, Range 18 East.  
a/k/a 4616 Spruce Street, Tampa, Florida  
Folio number: 112046.0000

and

PARCEL 3:

The South 197.29 feet of the North 335.95 feet of the West 150.52 feet East 617.48 feet of the NE 1/4 of the NW 1/4 of the SE 1/4, Section 17, Township 29 South, Range 18 East, Hillsborough County, Florida.  
a/k/a 1965 N. Westshore Blvd., Tampa, Florida  
Folio number: 112050.0000

and

PARCEL 4:

The South 98.64 feet of the North 434.59 feet of the West 285.93 feet of the East 617.48 feet of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 17, Township 29 South, Range 18 East of the Public Records of Hillsborough County, Florida.  
a/k/a 1935 N. Westshore Blvd., Tampa, Florida  
Folio number: 112051.0000

and

PARCEL 5:

The North 330 feet of the West 340 feet of the South 11 acres of the West 13 chains of the NW 1/4 of the SW 1/4 of Section 17, Township 29 South, Range 18 East, lying and being in Hillsborough County, Florida.  
a/k/a Spruce Street, Tampa, Florida  
Folio number: 112036.5000

and



Page 3

**PARCEL 6:**

The South 49.33 feet of the North 148.66 feet of the West 150.81 feet of the East 617.78 feet of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 39 South, Range 18 East, and the South 59.33 feet of the North 89.33 feet of the West 150.87 feet of the East 617.84 feet of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 29 South, Range 18 East, LESS that part deeded to State of Florida in O.R. Book 500, page 574 and in O.R. Book 500, page 576 all lying and being in hillsborough County, Florida.  
a/k/a 1967 N. Westshore Blvd., Tampa, Florida

Folio number: 112048.0000

and

**PARCEL 7:**

Lot 38 of MARINER ESTATES, as per map or plat thereof as recorded in Plat Book 38 on page 61 of the Public Records of Hillsborough County, Florida.  
a/k/a 5805 Mariner Street, Tampa, Florida

Folio number: 112625.0000

INST # 97-056084  
FEB 28, 1997 5:14PM

STATE OF FLORIDA

PINELLAS COUNTY FLA.  
OFF. REC. BK 9623 PG 1811

OFFICE of VITAL STATISTICS  
CERTIFIED COPY

3-3682  
THE CLOSING TABLE  
2124 N. KENNEDY  
STE A  
TAMPA, FL 33606

Return

CERTIFICATE OF DEATH  
FLORIDA

LOCAL FILE NO. 39-96-058996

1 DECEDENT'S NAME FIRST: Robert MIDDLE: John LAST: Campbell		2 SEX Male	
3 DATE OF DEATH (Month, Day, Year) December 30, 1996		4 SOCIAL SECURITY NUMBER 264-14-1725	
5a AGE Last Birthday (Years) 75		5b UNDER 1 YEAR Months: Days: Hours: Minutes:	
6 DATE OF BIRTH (Month, Day, Year) January 10, 1921		7 BIRTHPLACE (City and State or Foreign Country) Flinton, Ontario, Canada	
8a PLACE OF DEATH (Check only one - see instructions on other side) HOSPITAL: Inpatient: ER/Outpatient: DCA: OTHER: Nursing Home: <input checked="" type="checkbox"/> Residence: Other (Specify):		8b WAS DECEDENT EVER IN US ARMED FORCES? (Yes or No) No	
9c FACILITY NAME (If not institution, give street and number) 5220 West Spruce Street		9d CITY, TOWN, OR LOCATION OF DEATH Tampa	
9e COUNTY OF DEATH Hillsborough		9f INSIDE CITY LIMITS? (Yes or No) Yes	
10a DECEDENT'S USUAL OCCUPATION Owner & President		10b KIND OF BUSINESS/INDUSTRY Car Rental Company	
11 MARITAL STATUS - Married, Never Married, Widowed, Divorced (Specify) Married		12 SURVIVING SPOUSE (If wife, give maiden name) June C. Watson	
13a RESIDENCE - STATE Florida		13b COUNTY Hillsborough	
13c CITY, TOWN, OR LOCATION Tampa		13d STREET AND NUMBER 5220 West Spruce Street	
14a INSIDE CITY LIMITS? (Yes or No) Yes		14b ZIP CODE 33607	
14c WAS DECEDENT OF HISPANIC OR HAITIAN ORIGIN? (Specify No or Yes - If yes, specify Mexican, Cuban, Mexican, Puerto Rican, etc.) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		15 RACE - American Indian, Black, White, etc. Specify White	
16 DECEDENT'S EDUCATION (Specify only highest grade completed) High School		17 FATHER'S NAME (First, Middle, Last) Fred Campbell	
18 MOTHER'S NAME (First, Middle, Maiden Surname) Lillian Lloyd		19a MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code) 5220 West Spruce Street, Tampa, Florida 33607	
19b INFORMANT'S NAME (Type/Print) June C. Campbell		20a METHOD OF DISPOSITION Burial: <input type="checkbox"/> Cremation: <input type="checkbox"/> Removal from State: <input type="checkbox"/> Donation: <input checked="" type="checkbox"/> Other (Specify): Entombment	
20b PLACE OF DISPOSITION (Name of cemetery, crematory or other place) Myrtle Hill Memorial Park		20c LOCATION - City or Town, State Tampa, Florida	
21a SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH <i>[Signature]</i>		21b LICENSE NUMBER (If Licensee) 3197	
21c NAME AND ADDRESS OF FACILITY Curry & Son Funeral Home 605 S. MacDill Avenue, Tampa		21d FL ZIP CODE FL 33609	
22a To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) as stated. (Signature and Title) <i>[Signature]</i> 22b DATE SIGNED (Mo., Day, Yr) 1/6/97		22c HOUR OF DEATH 9:30PM	
23a On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) and manner as stated. (Signature and Title) <i>[Signature]</i> 23b DATE SIGNED (Mo., Day, Yr) 1/6/97		23c HOUR OF DEATH 9:30PM	
24 NAME AND ADDRESS OF CERTIFIER (Physician, Medical Examiner) (Type or Print) Himanshu Chandarana, M.D., 6450 38th Avenue North, #330, St. Petersburg, FL 33710		25a SUBREGISTRAR - SIGNATURE AND DATE <i>[Signature]</i> 1/6/97	
25b LOCAL REGISTRAR - SIGNATURE <i>[Signature]</i> 1/6/97		25c DATE REGISTERED JAN 09 1997	

THIS IS A CERTIFIED TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, HILLSBOROUGH COUNTY, FLORIDA.

RECORDING 1 \$6.00  
TOTAL: \$6.00  
CHECK AMT. TENDERED: \$6.00  
CHANGE: \$0.00

JAN 28 1997  
CHIEF DEPUTY REGISTRAR  
State Registrar

WARNING:  
8402795

THIS DOCUMENT IS PRINTED ON SECURITY WATERMARKED PAPER AND CONTAINS SECURITY FIBERS. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARK.

THE DOCUMENT FACE CONTAINS A PIA TH-COLORED BACKGROUND AND GOLD FIBROUS SEAL. THE BACK CONTAINS SPECIAL LINES WITH TEXT AND SEALS IN THERMOCHROMIC INK.



CERTIFICATION OF VITAL RECORD

Record and Return To:  
Bonner, Hogan, et al.  
619 Cleveland Street  
Clearwater, FL 34615

OFFICE of VITAL STATISTICS

CERTIFIED COPY

CERTIFICATE OF DEATH  
FLORIDA

LOCAL FILE NO. <b>39-96-008986</b>		STATE OF FLORIDA		00478 00740	
1. DECEDENT'S NAME <b>Robert John Campbell</b>		7. SEX <b>Male</b>			
3. DATE OF DEATH (Month, Day, Year) <b>December 30, 1996</b>		4. SOCIAL SECURITY NUMBER <b>264-14-1725</b>		5a. AGE Last Birthday (years) <b>75</b>	
8. DATE OF BIRTH (Month, Day, Year) <b>January 10, 1921</b>		7. BIRTHPLACE (City and State or Foreign Country) <b>Flinton, Ontario, Canada</b>		8. WAS DECEDENT EVER IN U.S. ARMED FORCES? (Yes or No) <b>NO</b>	
9a. PLACE OF DEATH (Check only one: see instructions on other side) <b>HOSPITAL: Inquest — ER/Outpatient — DCA — OTHER: Nursing Home — Residences — Other (Specify)</b>		9b. INSIDE CITY LIMITS? (Yes or No) <b>Yes</b>		9c. COUNTY OF DEATH <b>Hillsborough</b>	
10a. DECEDENT'S USUAL OCCUPATION <b>Owner &amp; President</b>		10b. KIND OF BUSINESS/INDUSTRY <b>Car Rental Company</b>		11. MARITAL STATUS — Married, Never Married, Widowed, Divorced (Specify) <b>Married</b>	
12. SURVIVING SPOUSE (If wife, give maiden name) <b>June C. Watson</b>		13a. RESIDENCE — STATE <b>Florida</b>		13b. CITY, TOWN, OR LOCATION <b>Hillsborough Tampa</b>	
13c. STREET AND NUMBER <b>5220 West Spruce Street</b>		14. WAS DECEDENT OF HISPANIC OR HAITIAN ORIGIN? (Specify No or Yes — If yes, specify Mexican, Puerto Rican, etc.) <b>No</b>		15. RACE — American Indian, Black, White, etc. Specify. <b>White</b>	
16. DECEDENT'S EDUCATION (Specify only highest grade completed) <b>Elementary/High School</b>		17. FATHER'S NAME (First, Middle, Last) <b>Fred Campbell</b>		18. MOTHER'S NAME (First, Middle, Maiden Surname) <b>Lillian Lloyd</b>	
19a. INFORMANT'S NAME (Type/Print) <b>June C. Campbell</b>		19b. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code) <b>5220 West Spruce Street, Tampa, Florida 33607</b>			
20a. METHOD OF DISPOSITION <b>— Burial — Cremation — Removal from State — Donation — Other (Specify) Entombment</b>		20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) <b>Myrtle Hill Memorial Park</b>		20c. LOCATION — City or Town, State <b>Tampa, Florida</b>	
21a. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH <i>[Signature]</i>		21b. LICENSE NUMBER <b>3197</b>		21c. NAME AND ADDRESS OF FACILITY <b>Curry &amp; Son Funeral Home 605 S. MacDill Avenue, Tampa FL 33609</b>	
22a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) as stated. (Signature and Title) <i>[Signature]</i>		22b. DATE SIGNED (Mo., Day, Yr.) <b>1/6/97</b>		22c. HOUR OF DEATH <b>9:30PM</b>	
23a. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print) <b>Himanshu Chandarana, M.D., 6450 38th. Avenue North, #330, St. Petersburg, FL 33710</b>		23b. LOCAL REGISTRAR — SIGNATURE <i>[Signature]</i>		23c. DATE REGISTERED <b>JAN 09 1997</b>	

1997 MAR -4 PM 2:08

97054036

THIS IS A CERTIFIED TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE: CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

FEB 7 1997

State Registrar



WARNING: 8561259

THIS DOCUMENT IS PRINTED ON PHOTOCOPIED ON SECURITY WATERMARKED PAPER AND CONTAINS SECURITY FIBERS. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARK. THE DOCUMENT FACE CONTAINS A MULTI-COLORED BACKGROUND AND GOLD EMBOSSED SEAL. THE BACK CONTAINS SPECIAL LINES WITH TEXT AND SEALS IN THERMOCHROMIC INK.



1915 FORM 1564 (7-95)

CERTIFICATION OF VITAL RECORD

97-177

4/20

SEP 8 4 63 20385

LAST WILL AND TESTAMENT

OF

ROBERT J. CAMPBELL

RICHARD AKE  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY  
FILED  
97 FEB 13 AM 9:42

1997 FEB 18 PM 12:51  
FILED

97041377

CLERK OF CIRCUIT COURT

I, ROBERT J. CAMPBELL, domiciled in the County of Hillsborough, State of Florida, being of sound and disposing mind and memory, do hereby make, publish and declare this instrument to be my last will and testament; I hereby revoke all former wills, testaments and codicils made by me; and I expressly reserve the absolute right, at any time, to change or to revoke this will in any manner provided by law, this will representing only my present intention as to the disposition of my property.

FIRST: Funeral and Last Illness Expenses.

I direct that my just funeral expenses and expenses of my last illness be paid (or reimbursed) as soon after my death as conveniently may be done.

SECOND: Death Taxes.

All estate, inheritance, succession or other death taxes, including any interest and penalties thereon, levied by reason of my death upon or with respect to property or interests passing under this will, or upon or with respect to property or interests not passing under this will, shall be paid out of my residuary estate, as part of the expenses of administering my estate; except that (1) any tax on generation-skipping transfers levied under Chapter 13 of the Internal Revenue Code or any corresponding provisions of state law shall be charged to the property constituting the generation-skipping transfer, except that any such taxes on a transfer which constitutes a "direct skip" as defined in Section 2612(c) of the Internal Revenue Code shall be paid out of my residuary estate unless such direct skip occurs on account of

EE8463 P0386

any disclaimer, and (2) any taxes levied solely by reason of my having a power of appointment with respect to property or upon or with respect to qualified terminable interest property no part of which is paid over to my estate shall be borne by such property and not by my estate.

THIRD: Specific Devises and Bequests.

(A) I give to my wife, JUNE C. CAMPBELL, if she shall survive me for a period of thirty (30) days, all of my interest in our principal residence located at 5220 Spruce Street, Tampa, Florida, including the land on which such residence is located, all lands contiguous thereto, all appurtenances thereto and all policies of insurance thereon or relating thereto, as the same may be constituted at the date of my death. If my wife does not survive me for a period of thirty (30) days, this gift shall lapse.

(B) I give to my godson, PAUL DENTON RUNNER, if he shall survive me for a period of thirty (30) days, the truck which I have promised to him. If my godson does not survive me for a period of thirty (30) days, this gift shall lapse.

(C) I give to my wife, JUNE C. CAMPBELL, if she shall survive me for a period of thirty (30) days, all of my household furniture, furnishings, goods and effects, silverware, library and books, china, pictures and all other articles intended for utilitarian or ornamental household use; and also all of my jewelry, clothing and other articles of personal adornment or apparel; and all of my automobiles and accessories thereto; and

20307 60363



also all of my boats and recreational and sporting vehicles and equipment, as such property may be constituted at the date of my death, together with all policies of insurance thereon. If my wife does not survive me for a period of thirty (30) days, I give such property in equal shares to such of my children as shall survive me for a period of thirty (30) days, such equal division to be made in the sole discretion of my personal representative after taking into consideration any reasonable requests of any of my children for any particular articles. If neither my wife nor any child of mine shall survive me for a period of thirty (30) days, this gift shall lapse. Notwithstanding anything else contained in this Paragraph (C) to the contrary, if there is a separate writing executed by me in existence at the time of my death whereby I direct the distribution of any items of my tangible personal property upon my death, then the provisions of such separate writing shall take precedence over the provisions of this Paragraph (C), and the provisions of this Paragraph (C) shall apply only to my tangible personal property not disposed of by me pursuant to such separate writing.

FOURTH: Bequest to Children.

(A) If my wife, JUNE C. CAMPBELL, shall survive me, I allocate the following amount to be distributed in accordance with Paragraph (C) of this article: The amount so allocated shall be equal to the largest amount which can pass free of federal estate tax (exclusive of the supplemental estate tax or excess retirement

OFFICE  
60382

accumulations under the Internal Revenue Code and exclusive of the effects of any disclaimer of the gift under Article Fifth hereof) under this article by reason of the unified credit against federal estate tax and the credit for state death taxes (but only to the extent that such state death tax credit does not increase the estate tax payable to any state) allowable to my estate but no other credit, after taking into account the value, as finally determined for federal estate tax purposes, of property disposed of in the preceding articles of this will and property passing outside this will which is includable in my gross estate and does not qualify for the marital or charitable deduction and after taking into account taxable gifts as well as charges to principal which are not allowed as deductions in computing my federal estate tax other than fiduciary income taxes.

(B) If my wife, JUNE C. CAMPBELL, shall not survive me, I allocate the following amount to be distributed in accordance with Paragraph (C) of this article: The amount so allocated shall be all of the rest, residue and remainder of my property and estate, real, personal or mixed, wheresoever situated, whether now owned by me or hereafter acquired (including any devise or bequest not disposed of as hereinbefore provided, but excluding any property over which I have a power of appointment that is not specifically exercised in favor of my residuary estate).

(C) Such property allocated under Paragraph (A) or (B) of this article shall be divided into as many equal shares as there

shall be children of mine then surviving and deceased children of mine leaving issue then surviving. One such share shall be paid and distributed to each of my then surviving children and one such share shall be paid and distributed, per stirpes, to the then surviving issue of each then deceased child of mine.

(D) If none of my children or issue shall survive me, then the property allocated under Paragraph (A) or (B) of this article shall be paid and distributed to my wife, if she shall survive me, or if she shall not survive me then such property shall be divided into two equal shares. One of such shares shall be paid and distributed to the persons then living who would have inherited my estate if I had then died intestate, and one of such shares shall be paid and distributed to the persons then living who would have inherited the estate of my spouse if my spouse had then died intestate, all under the laws of the State of Florida existing on the date of the execution of this will in the proportions prescribed by such laws.

FIFTH: Marital Deduction Bequest.

(A) If my wife, JUNE C. CAMPBELL, shall survive me, all of the rest, residue and remainder of my property and estate, real, personal or mixed, wheresoever situated, whether now owned by me or hereafter acquired (including any devise or bequest not disposed of as hereinbefore provided, but excluding any property over which I have a power of appointment that is not specifically exercised in

88403 20360

favor of my residuary estate), I give, devise and bequeath to my wife outright and free of trust.

(B) If my wife shall not survive me, the gift made by this article shall lapse and shall be disposed of as provided in Article Fourth hereof.

SIXTH: Distributions on Behalf of Beneficiaries.

(A) If a beneficiary under this will is a minor, incompetent or for any other reason incapable of receiving any payment or distribution under any provision of this will, the personal representative may, but need not, from time to time, exercise any one or more of the following powers:

(1) Transfer property to the name of such beneficiary (as by depositing cash or registering securities in his name), whether or not such beneficiary is then able to exercise control over such property.

(2) Transfer property to any custodian under the Uniform Transfers to Minors Act or similar statutes, or any guardian of the person or of the property of such beneficiary, or any other person with whom such beneficiary is making his home, without bond.

(3) Transfer property to the trustees of any trust empowered to receive and hold such property and to distribute such property and any income from it to such beneficiary as soon as he is capable of receiving it without substantial risk of involuntary diversion, if such transfer will not fail because of violation of any rule against perpetuities, accumulation of profits, restraint on alienation, duration of trusts or remoteness of vesting.

(4) Transfer property to any creditor of such beneficiary in discharge of any debts of such beneficiary.

(5) Use such payment or distribution to obtain goods or services for such beneficiary if any obligation of any other person is not thereby discharged.

(B) No such payment or distribution shall be made which would have the effect of satisfying any legal obligation of anyone other than such beneficiary.

(C) The receipt of any person to whom property is transferred pursuant to this article or other evidence of application made hereunder for the benefit of any beneficiary shall fully discharge my personal representative from any further liability in connection with such payment or distribution.

(D) The determinations of the personal representative with respect to all matters referred to in this article shall be final.

(E) This article shall not apply with respect to the marital deduction share established under Article Fifth hereof.

SEVENTH: Division and Apportionment.

In making any division or apportionment of my estate for any purpose of whatsoever nature, my personal representative shall not be required to convert any property into money, or to divide or apportion each or any item of property, but my personal representative may allot all or any part of any item of property to any fund or to any beneficiary provided for by this will, or my personal representative may convert any property into any other form, it being my intent and purpose to leave all such divisions and apportionments entirely to the discretion of the personal

representative with the direction merely that the personal representative shall constitute each portion provided for herein so that the same, in the judgment of the personal representative, shall have the value, relative or absolute, designated by this will; provided further that the satisfaction of any gift in a specified amount may be made wholly or partly in kind by distributing specific securities or other property at values current on the date or dates of such distribution.

EIGHTH: Distributions to Beneficiaries During Probate.

My personal representative may make partial distributions of any devise or bequest in advance of the time for full satisfaction of such devise or bequest at such times and in such amounts as my personal representative may determine. My personal representative may also distribute all or such part of the net probate income of my estate as my personal representative may determine to the persons entitled to receive such net probate income at any time or times in advance of the termination of my estate if my personal representative shall deem such advance distributions advisable.

NINTH: Tax Elections.

With respect to tax matters, my personal representative shall have all of the powers conferred upon personal representatives by state and federal law including the power to value my gross estate for federal or state death tax purposes on the alternate valuation date prescribed by Section 2032 of the



Internal Revenue Code and any corresponding provisions of state law; to value qualified real property included in my gross estate for federal or state death tax purposes at its special use value prescribed by Section 2032A of the Internal Revenue Code and any corresponding provisions of state law; to deduct all or any part of certain administration, medical and other expenses either for federal and state income tax purposes or death tax purposes or for both (when permissible), as provided in Sections 642 and 213 of the Internal Revenue Code and any corresponding provisions of state law; to file joint income tax returns with my spouse and to pay a portion of such tax; to consent to gifts made by my spouse and to pay a portion of such tax; to elect to defer the payment of any estate, inheritance or income tax; and to allocate the GST exemption available under Section 2631(a) of the Internal Revenue Code and any corresponding provisions of state law in any manner deemed appropriate in such fiduciary's sole discretion. No adjustment shall be made to compensate for any such decision made by the personal representative.

TENTH: Administrative Powers.

Subject to any other terms of this will, my personal representative shall have all of the powers conferred or conferrable upon personal representatives by applicable state and federal law including without limitation the powers: to change the situs of administration of my estate or of any property of my estate; not to file unrequired inventories or accounts; to receive

OFF 8463 60394

and retain for any period of time any property which may be received or acquired, including additions; to sell, partition, exchange, lease for any period of time. lend, grant options upon, modify the terms of, foreclose upon, abandon or otherwise dispose of any property, upon any terms, including credit, and for any consideration; to invest and reinvest in any kind of property or investment medium, real or personal, even though such investment would not be of a character either as to kind, quantity or proportion, authorized by applicable law but for this provision; not to diversify the property which may be held, whether such property was originally received or subsequently acquired by exchange, investment or otherwise; to withhold a reasonable amount from income for depreciation or depletion; to conduct the affairs of any corporation, partnership, unincorporated business or other venture, to create any such entity, and to change the form thereof including any reorganization, merger or dissolution thereof; to commence, defend or compromise any legal proceeding or claim; to receive, purchase or maintain insurance against any risk or on anyone's life and to exercise rights thereunder; to receive, acquire and retain policies of insurance, surety bonds or similar security, in any amount, to protect the fiduciary from any liability or claim whatsoever, including all costs and expenses relating to any such liability or claim, and to pay out of principal or income the cost of such insurance, surety bond or other security; to borrow money upon any terms and for any period

OFF 8463 P.0395

of time, and to mortgage, pledge or otherwise encumber any property; to bind any beneficiary; to sell any property to or otherwise to deal with any beneficiary or any trust or estate even if my fiduciary is also a fiduciary of such other trust or estate; to act notwithstanding my fiduciary's self-interest including, but not as a limitation, the powers as an individual to lease, mortgage or sell any property to or lease or purchase any property from or otherwise deal with any fiduciary hereunder including such interested fiduciary; to determine and receive compensation for services as a fiduciary, except that if a corporate fiduciary has a regularly published schedule of fees, then the compensation of the corporate fiduciary shall be in accordance with such schedule then in effect; to delegate to one or more of my fiduciaries or agents or nominees or proxies any ministerial or discretionary function; to enter into voting trusts or other arrangements of any duration; to agree not to exercise any power; to advance money to, or permit the use of any property by, any beneficiary, upon any terms; to retain for any period of time cash or other unproductive property; to make loans upon any terms; to guarantee loans of any individual or entity; and to combine the assets of more than one entity and to hold such assets undivided. Each of the foregoing powers shall continue until all provisions of this will are fully executed. Each of such powers may be exercised without authorization of any court and all determinations of my fiduciaries with respect to such powers shall be final. The execution of any

958463  
958463

deed or other instrument by any fiduciary shall be conclusive evidence of the authority to execute the same. No party dealing with any fiduciary of mine shall have any duty to follow any property transferred by such party to my fiduciary.

ELEVENTH: Simultaneous Death.

In the event that my spouse and I shall die in circumstances where there shall be no sufficient evidence that we died otherwise than simultaneously, it shall be presumed for the purposes of this will that my spouse predeceased me.

TWELFTH: Definitions.

(A) Unless the context requires otherwise, all words used in this will in the singular number shall extend to and include the plural, all words used in the plural number shall extend to and include the singular, and all words used in any gender shall extend to and include all genders

(B) As used in this will, the term "children" means first generation offspring of the designated ancestor; the term "issue" means both children of the designated ancestor and lineal descendants indefinitely. References in this will to my children shall refer to my three children, LEA HUNT, ROBERTA C. POULIOT and DOROTHY J. FLASHER.

(C) For all purposes under this will, adoption of a minor who is not an issue of mine shall have the same effect except for determining his age as if such minor were born to such adoptive parent on the date of his adoption. However, adoption of an issue

of mine or adoption of an adult shall not alter or establish any relationship for purposes of this will.

(D) As used in this will, the terms "trustees" and "personal representative" shall include, collectively, all those holding such offices from time to time without regard to whether they were initially appointed, successor or additional fiduciaries, and the term "personal representative" shall include any executor or ancillary or special administrator holding such office hereunder.

(E) As used in this will, references to the Internal Revenue Code shall mean the Internal Revenue Code of 1986 and any amendments or successor laws thereto, and the term "marital deduction" means the deduction allowable pursuant to Section 2056 of the Internal Revenue Code.

(F) The titles to articles are included for convenience and are not intended to construe or alter the substance of such articles.

THIRTEENTH: Appointment of Fiduciaries.

(A) I nominate and appoint my wife, JUNE C. CAMPBELL, to be personal representative of this will. In the event that my wife, for any reason, does not become or ceases to be personal representative of this will, I nominate and appoint my daughter, DOROTHY J. FLASHER, to be such personal representative.

(B) No bond or other security shall ever be required to be given or be filed by any personal representative, trustee or

other fiduciary hereunder for the faithful execution of such fiduciary's duty hereunder or for any other purpose. If, notwithstanding the foregoing provision, a bond shall nevertheless be required, no sureties shall be required thereon.

(C) No personal representative or other fiduciary hereunder shall be liable except for such fiduciary's own willful malfeasance or bad faith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal and published and declared this instrument to be my Last Will and Testament, this 21 day of October, 1996.

 (SEAL)  
ROBERT J. CAMPBELL

SEP 4 63 40399



The foregoing was signed, sealed, published and declared by the therein named ROBERT J. CAMPBELL as his Last Will and Testament, in the presence of us, the undersigned, who, at his request and in his presence and in the presence of each other, have hereunto subscribed our names as attesting witnesses at said same place and time.

Janice L. Allen residing at 17615 Hawthorne Lane  
July 27 1947  
Janice L. Allen residing at 2001 1st St.  
Tampa, FL 33606  
Janice L. Allen residing at 1115 Bayshore Blvd  
Tampa, FL 33606

CE8463 20400

This Document Prepared by DAVID M. RIETH  
FOLEY & LARDNER  
Suite 2700  
100 North Tampa Street  
P. O. Box 3391  
Tampa, Florida 33601-3391

STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH )

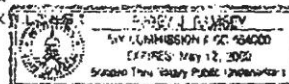
We, ROBERT J. CAMPBELL, JANICE L. ENLICK,  
THOMAS V. SCHWARTZ, and DAVID M. RIETH,  
the testator and the witnesses, respectively, whose names are  
signed to the foregoing instrument, having been sworn, declare to  
the undersigned officer that the testator, in the presence of  
witnesses, signed the instrument as his Last Will and Testament,  
that he signed voluntarily, and that each of the witnesses, in the  
presence of the testator and in the presence of each other, signed  
the Will as a witness.

Robert J. Campbell  
Testator  
Janice L. Enlick  
Witness  
Thomas V. Schwartz  
Witness  
David M. Rieth  
Witness

Subscribed and sworn to upon oath before me by ROBERT J.  
CAMPBELL, the testator, personally known to me or who produced  
Florida Driver's License (type of identification, i.e.,  
driver's license), as identification, and by the witnesses  
JANICE L. ENLICK and DAVID M. RIETH, each of whom are personally  
known to me, or who produced  
(type of identification, i.e., driver license), as identification,  
on this 24 day of October, 1996.

Reed J. Ramsey  
Signature of Notary Public:

Reed J. Ramsey  
Notary Public (Typed, Printed or Stamped)  
State of Florida  
My Commission Expires



DEF8483 P0401

IN THE CIRCUIT COURT FOR Hillsborough COUNTY, FLORIDA

IN RE: ESTATE OF

ROBERT J. CAMPBELL,

PROBATE DIVISION

File Number 97-197

Division A

Deceased.

HICHARD AKE  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

LETTERS OF ADMINISTRATION  
(single personal representative)

TO ALL WHOM IT MAY CONCERN

WHEREAS, ROBERT J. CAMPBELL

a resident of Hillsborough County, Florida

died on December 30, 19 96, owning assets in the State of Florida, and

WHEREAS, JUNE C. CAMPBELL

has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare

JUNE C. CAMPBELL

duly qualified under the laws of the State of Florida to act as personal representative of the estate of

ROBERT J. CAMPBELL

deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on February, 19 97.

Copy furnished to:  
David M. Rieth, Esquire

Circuit Judge



FILED  
97 FEB 13 AM 5:42  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY, FLORIDA

978463 60377

97 FEB 18 PM 12:32

97041367

OFF 8456 1623

5-3682

Prepared by and return to: ✓  
THE CLOSING TABLE, INC.  
2124 W. Kennedy Blvd., Ste "A"  
Tampa, Florida 33606

Documentary Tax Pd - F.S. 201.02 \$ 70  
Documentary Tax Pd - F.S. 201.08 \$ 0  
Intangible Tax Pd - F.S. 199 \$ 0  
Richard Ake, Clerk Hillsborough County  
By: [Signature] Deputy Clerk

3  
F

TAX ID#:

THIS QUIT CLAIM DEED, Executed this 10th day of February A.D. 1997 by

JUNE C. CAMPBELL, widow and surviving spouse of, ROBERT J. CAMPBELL,  
deceased

first party, to

RICHARD AKE  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

JUNE C. CAMPBELL, widow and surviving spouse of, ROBERT J CAMPBELL,  
deceased

whose postoffice address is: 5220 Spruce Street  
Tampa, Florida 33607

second party:

(Whereas said herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00,  
in hand paid by said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto  
the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following  
described lot, piece, or parcel of land, situate, lying and being in the County of Hillsborough County, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A"

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

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above  
written.

Signed, sealed and delivered in the presence of:

Signature [Signature]  
Printed name Bob HATTON

[Signature]  
JUNE C. CAMPBELL  
5220 Spruce Street  
Tampa, Florida 33607

Signature [Signature]  
Printed name Kathy Schulte

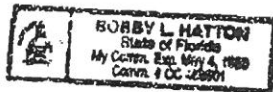
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and  
in the County aforesaid to take acknowledgements, personally appeared JUNE C. CAMPBELL, to be the  
person described in and who executed the foregoing instrument or who produced drivers license as  
identification and acknowledged before me that she executed the same.

Witness my hand and official seal in the County and state last aforesaid this 10 day of February  
1997.

Signature [Signature]  
Notary Public



1997 FEB 12 PM 1:45

97035983

Page 2

EXHIBIT "A"

PARCEL 1:

The West 340 feet of the North 741.23 feet of the West 13 chains of the Northwest Quarter of the Southwest Quarter LESS the North 40 feet for Road conveyed in Deed Book 735 on Page 917 in Section 17, Township 29 South, Range 18 East, and LESS right of way for State Road as shown in Official Records 517 on Page 388, all lying and being in Hillsborough County, Florida and the West 340 feet of the North 14.6 acres of the West chains of the Northwest 1/4 of the Southwest 1/4 LESS 40 feet for road and LESS State Road right of way, Section 17, Township 29 South, Range 18 East, Hillsborough County, Florida

a/k/a 5220 Spruce Street, Tampa, Florida

Folio number: 112031.0000

and

PARCEL 2:

The South 295.95 feet of the North 335.95 feet of the West 66.72 feet of the East 400.26 feet of the NE 1/4 of the NW 1/4 of the SE 1/3 of Section 17, Township 29 South, Range 18 East.

a/k/a 4616 Spruce Street, Tampa, Florida

Folio number: 112046.0000

and

PARCEL 3:

The South 197.29 feet of the North 335.95 feet of the West 150.52 feet East 617.48 feet of the NE 1/4 of the NW 1/4 of the SE 1/4, Section 17, Township 29 South, Range 18 East, Hillsborough County, Florida.

a/k/a 1965 N. Westshore Blvd., Tampa, Florida

Folio number: 112050.0000

and

PARCEL 4:

The South 98.54 feet of the North 434.59 feet of the West 150.51 feet of the East 617.48 feet of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 17, Township 29 South, Range 18 East of the Public Records of Hillsborough County, Florida.

a/k/a 1935 N. Westshore Blvd., Tampa, Florida

Folio number: 112051.0000

and

PARCEL 5:

The North 330 feet of the West 340 feet of the South 11 acres of the West 13 chains of the NW 1/4 of the SW 1/4 of Section 17, Township 29 South, Range 18 East, lying and being in Hillsborough County, Florida.

a/k/a Spruce Street, Tampa, Florida

Folio number: 112036.5000

and

Page 3

PARCEL 6:

The South 49.33 feet of the North 148.66 feet of the West 150.81 feet of the East 517.78 feet of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 39 South, Range 18 East, and the South 59.33 feet of the North 89.33 feet of the West 150.87 feet of the East 617.84 feet of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 29 South, Range 18 East, LESS that part deeded to State of Florida in O.R. Book 500, page 574 and in O.R. Book 500, page 576 all lying and being in Hillsborough County, Florida.

a/k/a 1967 N. Westshore Blvd., Tampa, Florida

Folio number: 112048.0000

and

PARCEL 7:

Lot 38 of MARINER ESTATES, as per map or plat thereof as recorded in Plat Book 38 on page 61 of the Public Records of Hillsborough County, Florida.

a/k/a 5805 Mariner Street, Tampa, Florida

Folio number: 112625.0000



88397 P 1620

2/10

Prepared by and return to:  
The Closing Table, Inc.  
2124 W. Kennedy < Ste "A"  
Tampa, Florida 33606  
By: JANICE S. PARKER

Documentary Tax Pd - F.S. 201.02 \$ 1.70  
Intangible Tax Pd - F.S. 201.08 \$ 0.00  
Richard Ake, Clerk Hillsborough County  
By: [Signature] Deputy Clerk

TAX ID#:

THIS QUIT CLAIM DEED, Executed this 20th day of December, A.D. 1996 by

ROBERT J. CAMPBELL, a married man

first party, to

RICHARD AKE  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

ROBERT J. CAMPBELL AND JUNE C. CAMPBELL, husband and wife,  
as joint tenants with full right of survivorship

whose postoffice address is: 5220 SPRUCE ST  
TAMPA, FL 33607

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00,  
in hand paid by said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto  
the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following  
described lot, piece, or parcel of land, situate, lying and being in the County of Hillsborough County, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A"

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

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above  
written.

Signed, sealed and delivered in the presence of:

Signature [Signature]  
Printed name MARCIA HORAN

[Signature]  
ROBERT J. CAMPBELL

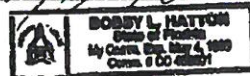
Signature [Signature]  
Printed name Bob Horan  
STATE OF FLORIDA

COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and  
in the County aforesaid to take acknowledgements, personally appeared ROBERT J. CAMPBELL, to be  
the person described in and who executed the foregoing instrument or who produced drivers license as  
identification and acknowledged before me that he executed the same.

Witness my hand and official seal in the County and state last aforesaid this 20th day of December  
1996.

Signature [Signature]  
Notary Public



DEC 20 PM 4:23

98317860

8397 61621

EXHIBIT "A"

PARCEL 1:

The West 340 feet of the North 741.23 feet of the West 13 chains of the Northwest Quarter of the Southwest Quarter LESS the North 40 feet for Road conveyed in Deed Book 735 on Page 917 in Section 17, Township 29 South, Range 18 East, and LESS right of way for State Road as shown in Official Record 517 on Page 388, all lying and being in Hillsborough County, Florida.

AKA 5220 SPARK ST, TAMPA, FL  
AND

PARCEL 2:

The South 295.95 feet of the North 335.95 feet of the West 66.71 feet of the East 400.26 feet of the NE 1/4 of the NW 1/4 of the SE 1/3 of section 17, Township 29 South, Range 18 East.

AKA 4616 SPARK ST, TAMPA, FL  
AND

PARCEL 3:

The South 197.29 feet of the North 335.95 feet of the West 150.51 feet East 617.48 feet of the NE 1/4 of the NW 1/4 of the SE 1/4, Section 17, Township 29 South, Range 18 East, Hillsborough County, Florida.

AKA 1965 N. WESTSHORE, TAMPA, FL  
AND

PARCEL 4:

The South 98.54 feet of the North 434.59 feet of the West 150.51 feet of the East 617.48 feet of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 17, Township 29 South, Range 18 East of the Public Records of Hillsborough County, Florida.

AKA 1935 N. WESTSHORE, TAMPA, FL  
AND

PARCEL 5:

The North 330 feet of the West 340 feet of the South 11 acres of the West 13 chains of the NW 1/4 of the SW 1/4 of Section 17, Township 29 South, Range 18 East, lying and being in Hillsborough County, Florida.

AKA 5220 SPARK ST, TAMPA, FL  
PARCEL 6:

The South 49.33 feet of the North 138.66 feet of the West 150.81 feet of the East 617.78 feet of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 29 South, Range 18 East, and the South 49.33 feet of the North 89.33 feet of the West 150.87 feet of the East 617.84 feet of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 29 South, Range 18 East, LESS that part deeded to State of Florida in O.R. Book 500, page 574 and in O.R. Book 500, page 576, all lying and being in Hillsborough county, Florida.

AKA 1967 N. WESTSHORE, TAMPA, FL  
AND

PARCEL 7:

Lot 38 of MARINER ESTATES, as per map or plat thereof recorded in Plat Book 38 on page 61 of the Public Records of Hillsborough County, Florida.

PARCEL 1: AND  
WEST 340 FT. OF NORTH 14.6 ACRES OF WEST 13 CHAINS OF  
NW 1/4 OF SW 1/4 LESS 40 FT FOR ROAD AND LESS  
STATE ROAD RIGHT OF WAY, SEC 17, TWP 29, S,  
R 18 E, HILLSBOROUGH COUNTY, FLORIDA.

308  
225  
2.55

RE 1419 MS 923

FEE SIMPLE DEED

A 08220

RECEIVED

MAR 16 9 20 AM '65  
CLERK CIRCUIT COURT  
JULY 20 1965

THIS INDENTURE, Made this 6<sup>th</sup> day of March 1965,  
by and between John M. Gray and wife, Juanita Gray,

of the County of CLASCO, in the State of Florida  
parties of the first part, and Robert J. Campbell,

whose post office address is: P.O. Box 10637, St. Petersburg, Fla.  
of the County of PINELLAS, in the State of Florida  
party of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of  
TEN AND NO/100 (10.00) Dollars,  
and other valuable considerations, lawful money of the United States of America, to them  
in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged,  
have granted, bargained, sold and conveyed to the said party of the second part, his  
heirs and assigns forever, all the right, title, interest and claim of the said parties of the first  
part in and to the following described land in Hillsborough County, Florida, to-wit:

The South .01 feet of the North 188 feet of the West  
130.51 feet of the East 617.48 feet of the NE 1/4 of the  
SW 1/4 of the SE 1/4 of Section 17, Township 29 South, Range  
18 East, lying and being in Hillsborough County, Florida.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the  
said party of the second part, his heirs and assigns, in fee simple forever.

IN WITNESS WHEREOF, the said parties of the first part have executed this deed under  
seal on the date aforesaid.

Signed, sealed and delivered  
in the presence of:

James W. Carr (SEAL)  
James W. Carr (John M. Gray)  
Juanita Gray (SEAL)  
(Juanita Gray)

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY, That on this day, before me, an officer duly authorized in the State  
aforesaid and in the County aforesaid to take acknowledgments, personally appeared  
John M. Gray and wife, Juanita Gray,

to me known to be the persons described in and who executed the foregoing instrument, and  
they acknowledged before me that they executed the same as  
their free act and deed for the uses and purposes therein stated.

WITNESS my hand and official seal in the County and State last aforesaid this  
day of March, 1965.

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
11-11-65  
030

James W. Carr  
Notary Public, State of Florida at Large  
My commission expires: Feb 1, 1967

1364 42

WARRANTY DEED  
DEED & MORTGAGE (1964)

Recorded and for sale by the S. & W. S. Devo Company  
Jacksonville, Florida

This Warranty Deed Made the 2nd day of November A.D. 1964 by  
Bradley Greene and Pearl Greene, his wife,  
hereinafter called the grantor, to Robert J. Campbell,

Grantor's address: 1100 National City Federal System, 2125 First Ave. S.W.,  
hereinafter called the grantee: St. Petersburg, Florida,

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other  
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, re-  
leases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough  
County, Florida, viz:

The South 49.32 feet of the North 335.95 feet of the  
West 150.51 feet of the East 617.48 feet of the NE $\frac{1}{4}$   
of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 17, Township 29  
South, Range 18 East, lying and being in Hillsborough  
County, Florida.



HILLSBOROUGH  
COUNTY

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
1500

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land  
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the  
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of  
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent  
to December 31, 1963.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year  
first above written.

Signed, sealed and delivered in our presence:

*John R. Jones*  
*Raymond L. Wilson*

*Bradley Greene*  
*Pearl Greene*

STATE OF MONTANA  
COUNTY OF Cascade

I HEREBY CERTIFY that on this day, before me, an officer duly  
authorized in the State aforesaid and in the County aforesaid to take  
acknowledgments, personally appeared

Bradley Greene and Pearl Greene, his wife

known to be the person or persons described in and who executed the  
 foregoing instrument and they acknowledged before me that they  
 executed the same.

WITNESS my hand and official seal in the County and  
 State last aforesaid this 2nd day of  
 November, A.D. 1964.



*Ernest M. Higgins*  
Notary Public in and for County and State last  
aforesaid. My commission expires: 20 September 1966.

RECEIVED  
Nov 4 4 26 PM '64  
CLERK CIRCUIT COURT  
HILLSBOROUGH COUNTY FLORIDA



WARRANTY DEED  
DEED'S FORM NO. 107

RE 1354 707

Manufactured and sold by The S. S. W. S. State Company  
Hillsborough, Florida

This Warranty Deed Made the 14th day of October A. D. 1964 by

Steve Cusmano and Mary Cusmano, husband and wife  
hereinafter called the grantor, to

Robert J. Campbell

whose postoffice address is c/o National Car Rental System, 2126 - 1st Ave. South,  
hereinafter called the grantee: St. Petersburg, Florida,

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:



The South 49.33 feet of the North 187.99 feet of  
the West 150.51 feet of the East 617.48 feet of the  
NE 1/4 of the NW 1/4 of the SE 1/4 of Section 17, Township  
29 South, Range 18 East, lying and being in Hillsborough  
County, Florida.



HILLSBOROUGH  
COUNTY



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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1963.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in my presence:

*Robert J. Campbell*  
Grant. H. Holcombe

*Steve Cusmano*  
(Steve Cusmano)  
*Mary Cusmano*  
(Mary Cusmano)

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Steve Cusmano and Mary Cusmano, husband and wife



to be the persons to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of October, A. D. 1964.

Notary Public, State of Florida at Large.  
My commission expires: August 1, 1968.

RECEIVED  
OCT 14 1 45 PM '64  
CLERK OF DISTRICT COURT  
HILLSBOROUGH COUNTY, FLA.

THIS INSTRUMENT

No. 1354 re 708

MADE THIS 1st day of September, 1964, BETWEEN COLLEGE PARK DEVELOPMENT, LTD., a Limited Michigan Co-Partnership pursuant to the provisions of Act 110, Public Acts of 1931 of the State of Michigan, as amended, having its principal place of business at 1330 Stratheona, Detroit, County of Wayne, State of Michigan, party of the First part, and Louis Berent, Anne Berent, Simon Berent, Leah Berent, Aaron Berg, Morris Brent, Anne Brent, Harry Edelson, Sophie Edelson, Leon Rottenberg, Ruth Schaeffer, Henry Schlesinger, Edith Schlesinger, Phillip Sherman, Meyer Stammil, Rose Stammil and Dan Symms, parties of the Second part,

WITNESSETH, That the said party of the First part, for and in consideration of the sum of One (\$1.00) Dollar and other true and valuable consideration, to it in hand paid, by the said parties of the Second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the Second part, their heirs and assigns forever, the following interests, to-wit:

Name	Address	Home Phone	Office Phone	Undivided Interest
Louis Berent, D.D.S.	19320 Santa Rosa, Detroit, Mich.	UN 3-0345	EW 2-3778	2.6162
Anne Berent	19320 Santa Rosa, Detroit, Mich.	UN 3-0345		2.6162
Simon Berent, D.D.S.	18712 Wisconsin, Detroit, Mich.	UN 1-8156	VA 2-7552	2.6162
Leah Berent	18712 Wisconsin, Detroit, Mich.	UN 1-8156		2.6162
Aaron Berg	12928 Madine, Huntington Woods, Mich.	LI 1-4933	TA 5-1133	2.6162
Morris S. Brent, M.D.	1330 Stratheona Drive, Detroit, Mich.	TO 8-1401	DI 1-5300	13.6047
Anne Brent	1330 Stratheona Drive, Detroit, Mich.	TO 8-1401		13.6047
Harry Edelson (Estate)	819 Covington, Detroit, Mich.		LI 4-4909	5.2326
Sophie Edelson	819 Covington, Detroit, Mich.	UN 3-2195		5.2326
Leon Rottenberg, M.D.	18111 Wildemere, Detroit, Mich.	UN 1-0824	VE 7-6196	5.2326
Ruth Schaeffer	18275 Warrington, Detroit, Mich.	UN 3-2351		10.6652
Henry Schlesinger, M.D.	18900 Muirland, Detroit, Mich.	UN 1-6111	TO 8-9131	5.2326
Edith Schlesinger, M.D.	18900 Muirland, Detroit, Mich.	UN 1-6111		5.2326
Phillip Sherman, D.D.S.	18114 Warrington, Detroit, Mich.	UN 2-4006	WE 3-2746	2.6162
Meyer Stammil, M.D.	17536 Warrington, Detroit, Mich.	UN 4-9332	VE 8-3268	5.2326
Rose Stammil	17536 Warrington, Detroit, Mich.	UN 4-9332		5.2326
Dan Symms	19774 Cranbrook, Detroit, Mich.	341-8027		10.

in the following described land, situated, lying and being in the County of Hillsborough, State of Florida, to-wit:

The South half (S. 1/2) of the southwest quarter (S.W. 1/4) of Section Eight (8) Township twenty-eight south (28S), Range Nineteen East (19E), Hillsborough County, Florida, excepting therefrom a parcel of land begin at the south 1/4 corner of Section 8, Township 28 South, Range 19 East, Hillsborough County, Florida; thence run North 00 degrees, 02 minutes, 00 seconds East; (S.R.D. Bearing) along the North and South 1/4 line of Section 8, said line being also the West right-of-way boundary of 30th Street, a distance of 60 feet to a point of intersection with the North right-of-way boundary of Fowler Avenue for a Point of Beginning; thence North 89 degrees, 53 minutes, 10 seconds West, along state North right-of-way boundary of Fowler Avenue, 60 feet from and parallel to the center-line, a distance of 175.00 feet, thence North 00 degrees, 02 minutes, 00 seconds East, parallel to the North and South 1/4 line of Section 8, a distance of 175.00 feet, thence S., 89 Degrees, 53 Minutes, 10 Seconds East, parallel with the North right-of-way boundary of Fowler Avenue, a distance of 175.00 feet to a point of intersection with the aforementioned North and South 1/4 line; thence South 00 degrees, 02 minutes, 00 seconds West, along stated line, 50 feet from and parallel to the center-line of 30th Street, a distance of 175.00 feet to Point of Beginning.

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



1354 709

This Indenture is being executed pursuant to and for the express purpose of dissolving and discontinuing College Park Development, Ltd., a Limited Michigan Co-Partnership.

IN WITNESS WHEREOF, the said party of the First part has caused these presents to be signed in its name by its general and limited partners, attested to, the day and year first above written.

COLLEGE PARK DEVELOPMENT, LTD.,  
A Limited Michigan Co-Partnership

SIGNED, SEALED AND DELIVERED IN  
PRESENCE OF:

Margaret Ambotte  
Margaret Ambotte

Mildred Timmney R.  
Mildred Timmney, R.N.

Dan Syms  
DAN SYMS, General Partner

Morris S. Brant  
MORRIS S. BRANT, Limited Partner

Leon Rottenberg  
LEON ROTTENBERG, Limited Partner

Meyer Stamell  
MEYER STAMELL, Limited Partner

STATE OF MICHIGAN )  
COUNTY OF WAYNE )

ALCOCK  
COUNTY

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
OCT 1964  
030

RECEIVED  
8 31 2 40  
N 1 45 PM '64  
MICHIGAN COURT  
HOUSE COUNTY CLERK

I hereby certify that on this 1st day of September, 1964, before me personally appeared Dan Syms, Morris S. Brant, Leon Rottenberg and Meyer Stamell, being respectively the limited and general partners of College Park Development, Ltd., a Limited Michigan Co-Partnership, and to me known to be the persons described in and who executed the foregoing conveyance to Louis Berant, Anne Berant, Simon Berant, Leah Berant, Aaron Berg, Morris Brant, Anne Brant, Harry Edelson, Sophie Edelson, Leon Rottenberg, Ruth Schaeffer, Henry Schlasinger, Edith Schlasinger, Phillip Sherman, Meyer Stamell, Rosa Stamell and Dan Syms, and severally acknowledged the execution thereof to be their free act and deed, for the uses and purposes therein mentioned, and that the said instrument is the free act and deed of said College Park Development, Ltd., a Limited Michigan Co-Partnership.

WITNESS my signature and official seal at Detroit, Michigan, County of Wayne, State of Michigan, the day and year last aforesaid.



Virginia Jensen  
Virginia Jensen, Notary Public

Wayne County, Michigan

My commission expires: 7-16-68

WARRANTY DEED  
DEED'S FORM NO. 1227-A

1951 n 994

Manufactured and for sale by the S. S. W. & Sons Company  
Jacksonville, Florida

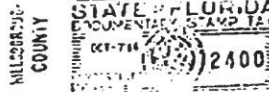
This Warranty Deed Made the 7th day of October A. D. 1964 by  
Horace McCray and Mable McCray, his wife

hereinafter called the grantor, to  
Robert J. Wentraub,

whose postoffice address is c/o National Car Rental System, 2126 First Ave. South,  
St. Petersburg, Florida,

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other  
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, re-  
leases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough  
County, Florida, viz:

The South 49.31 feet of the North 286.63 feet of the  
West 150.51 feet of the East 617.48 feet of the NE 1/4  
of the NW 1/4 of the SE 1/4 of Section 17, Township 29  
South, Range 18 East, lying and being in Hillsborough  
County, Florida.



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any  
wise appertaining

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land  
in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the  
grantor hereby warrants the title to said land and will defend the same against the lawful claims of  
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent  
to December 31, 1963.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year  
first above written.

Signed, sealed and delivered in our presence:

*Robert J. Wentraub*  
Notary Public

*Horace McCray* (S)  
*Mable McCray* (S)

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly  
authorized in the State aforesaid and in the County aforesaid to take  
acknowledgments, personally appeared  
Horace McCray and Mable McCray, his wife

to me known to be the persons described in and who executed the  
 foregoing instrument and they acknowledged before me that they  
 executed the same

WITNESS my hand and official seal in the County and  
State last aforesaid this 7th day of  
October A. D. 1964.  
*Robert J. Wentraub*  
Notary Public, State of Florida at Large.  
My commission expires: August 19, 1968

RECEIVED  
OCT 7 4 34 PM '64  
CLERK OF COUNTY  
HILLSBOROUGH COUNTY, FLA.

530260

WARRANTY DEED  
DEED'S FORM NO. 1 (1957)

1346 cc 440

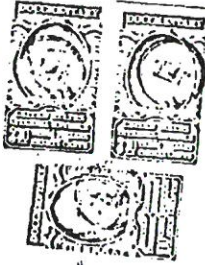
Manufactured and for sale by The H. & W. S. Shaw Company  
Jacksonville, Florida

**This Warranty Deed** Made the 18th day of September A. D. 1964 by  
William H. Fluitt and wife, Lizzie Fluitt,  
hereinafter called the grantor, to Robert J. Campbell,

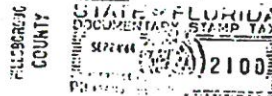
whose postoffice address is 2126 - 1st Avenue South, St. Petersburg, Florida,  
hereinafter called the grantee: (c/o National Car Rental System)

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and  
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other  
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliena, re-  
leases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough  
County, Florida, viz:



The South 49.32 feet of the North 237.32  
feet of the West 150.51 feet of the East  
617.48 feet of the NE¼ of the NW¼ of the  
SE¼ of Section 17, Township 29 South,  
Range 18 East, lying and being in Hills-  
borough County, Florida.



**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any  
wise appertaining.

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land  
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the  
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of  
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent  
to December 31, 1963.

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year  
last above written.

Signed, sealed and delivered in our presence:

*Marcello J. Rodriguez*  
*James A. Douglas*

*William H. Fluitt* U.S.  
*Lizzie Fluitt* U.S.  
(William H. Fluitt)  
(Lizzie Fluitt)

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly  
authorized in the State aforesaid and in the County aforesaid to take  
acknowledgments, personally appeared

William H. Fluitt and wife, Lizzie  
Fluitt,

to me known to be the persons described in and who executed the  
 foregoing instrument and they acknowledged before me that they  
 executed the same.

WITNESS my hand and official seal in the County and  
State last aforesaid this 18th day of  
September A. D. 19 64.

*James A. Douglas*  
Notary Public, State of Florida at Large.  
My commission expires: Jan. 17, 1965

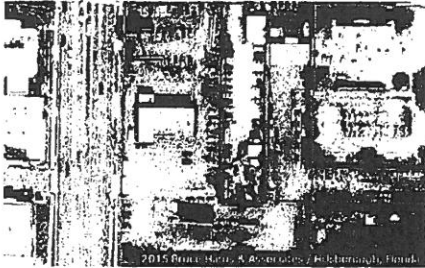
829266  
RECEIVED  
SEP 24 4 41 PM '64  
HILLSBOROUGH COUNTY



**Bob Henriquez**  
**Hillsborough County Property Appraiser**

<https://www.hcpafl.org/>  
15th Floor County Ctr.  
601 E. Kennedy Blvd, Tampa, Florida 33602-4932  
Ph: (813) 272-6100

**Folio: 112050-0000**



**Owner Information**

**Owner Name** FLASHER DOROTHY J TRUSTEE  
**Mailing Address** 336 HANSELS LEA  
SEVIERVILLE, TN 37876-1193  
**Site Address** 1965 N WEST SHORE BV, TAMPA  
**PIN** A-17-29-18-ZZZ-000005-48450.0  
**Folio** 112050-0000  
**Prior PIN**  
**Prior Folio** 000000-0000  
**Tax District** TA - TAMPA  
**Property Use** 2702 AUTO SALES B  
**Plat Book/Page** /  
**Neighborhood** 707001.00 | Drew Park/Pinecrest Area  
**Subdivision** ZZZ | UNPLATTED

**Value Summary**

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$1,336,026	\$1,083,434	\$0	\$1,083,434
Public Schools	\$1,336,026	\$1,336,026	\$0	\$1,336,026
Municipal	\$1,336,026	\$1,083,434	\$0	\$1,083,434
Other Districts	\$1,336,026	\$1,083,434	\$0	\$1,083,434

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

**Sales Information**

Book	Page	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
9800	1181	07	1999	QC	Unqualified	Improved	\$100
8489	0768	02	1997	QC	Unqualified	Improved	\$100

**Building Information**

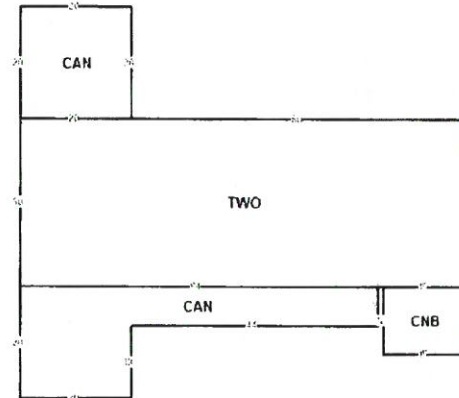
Building 1

Type 66 | VEHICLE  
SALES

Year Built 1967

**Building 1 Construction Details**

Element	Code	Construction Detail
Class	C	Masonry or Concrete Frame
Exterior Wall	5	Concrete Block
Roof Structure	9	Rigid Frame/Barjoist
Roof Cover	4	Blt.up Tar & Gravel
Interior Walls	5	Drywall
Interior Flooring	8	Carpet
Heat/AC	2	Central
Plumbing	3	Typical
Condition	3	Average
Stories	2.0	
Units	1.0	
Wall Height	11.00	

**Building 1: subarea**

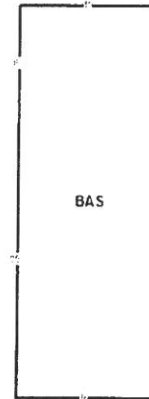
Area Type	Gross Area	Heated Area	Depreciated Value
TWO	4,800	4,800	\$175,473
CAN	400		\$4,387
CAN	708		\$7,750
CNB	180		\$658

**Building 2**

Type 74 | CAR WASH  
FULL SERVICE  
Year Built 1979

**Building 2 Construction Details**

Element	Code	Construction Detail
Class	C	Masonry or Concrete Frame
Exterior Wall	5	Concrete Block
Roof Structure	9	Rigid Frame/Barjoist
Roof Cover	4	Blt.up Tar & Gravel
Interior Walls	1	Masonry or Minimum
Interior Flooring	2	Concrete Finished
Heat/AC	0	None
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	12.00	

**Building 2 subarea**

Area Type	Gross Area	Heated Area	Depreciated Value
BAS	900	900	\$12,251



**Extra Features**

OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0260	FENCE CL6	1	1967	0	0	1,573.00	\$11,011
0020	ASPHALT PAVING	1	1967	0	0	63,350.00	\$36,110
0060	CONCRETE PAVEMENT	0	1980	0	0	400.00	\$1,285

**Land Information - Total Acreage:**

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
TLQ1	TL Class 16	CI	0.0	0.0	SF   SQUARE FEET	7,444.00	\$119,104
TF48	Westshore Blvd North	CI	0.0	0.0	SF   SQUARE FEET	65,350.00	\$967,997

**Legal Description**

**Legal Description** N 335.95 FT OF W 150.51 FT OF E 617.48 FT OF NE 1/4 OF NW 1/4 OF SE 1/4 LESS RD R/W  
AND S 98.64 FT OF N 434.59 FT OF W 285.93 FT OF E 617.48 FT OF NE 1/4 OF NW 1/4 OF SE  
1/4



[Tax Collector Home](#) [Search](#) [Reports](#) [Shopping Cart](#)

Attention Hillsborough County Taxpayers for instructions on how to use this site, click on the online payment tutorials.

[Property Tax Online Payment Tutorial](#)

[Business Tax Online Payment Tutorial](#)

Due to the 2015 tax certificate sale on May 30, 2015, e-check & credit card options for online property tax payments will be unavailable May 29th through June 3rd, 2015.

## 2014 Roll Details — Real Estate Account At 1965 WEST SHORE, TAMPA 33607

Real Estate Account #A1120500000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2014	2013	2012	2011	...	2007
Paid	Paid	Paid	Paid		Paid

Owner: FLASHER DOROTHY J TRUSTEE

336 HANSELS LEA

SEVIERVILLE, TN 37876-1193

Situs: 1965 WEST SHORE

TAMPA 33607

Account number: A1120500000

Folio: 1120500000

Millage code: TA

Millage rate: 20.9279

Assessed value: 984,940

School assessed value: 984,940

Location is not guaranteed to be accurate.

Property Appraiser - GIS

### 2014 annual bill

Ad valorem:	\$20,612.74
Non-ad valorem:	\$898.68
Total Discountable:	21511.42
No Discount NAVA:	0.00
Total tax:	

Paid 2014-11-26 \$20,650.96

Receipt #14-625-039703

[View](#)

Legal description

Location

N 335.95 FT OF W 150.51 FT OF E  
617.48 FT OF NE 1/4 OF NW 1/4 OF  
SE 1/4 LESS RD R/W AND S 96.64  
FT OF N 434.59 FT OF W 285.93 FT  
OF E 617.48 FT OF NE 1/4 OF NW  
1/4 OF SE 1/4

Book, page, item: --

Geo number: A-17-29-

18-ZZZ-

000005-

48450.0

Range: 18

Township: 29

Section: 17

Neighborhood: Drew

Park/Pinecrest

Area

Block: 000005

Lot: 48450.0

Use code: 2702

Total acres: 1.670





Attention Hillsborough County Taxpayers for instructions on how to use this site, click on the online payment tutorials.

Property Tax Online Payment Tutorial  
Business Tax Online Payment Tutorial

### Real Estate Account At 1965 N WEST SHORE BV, TAMPA 33607

Real Estate Account #A1120500000

Parcel details

Latest bill

Full bill history

2015

2014

2013

2012

...

2007

PAID

PAID

PAID

PAID

PAID

Apply for the 2016 Installment Payment Plan

Doug Belden

Real Estate 2015 Annual Bill

Print this bill (PDF)

Hillsborough County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Folio	Escrow code	Millage code
A1120500000	1120500000	—	TA

**PAID** 2015-12-03 \$25,177.86  
Effective 2015-11-30  
Receipt #15-625-071190

PAYMENTS MUST BE MADE IN US FUNDS.

**Owner**  
FLASHER DOROTHY J TRUSTEE  
336 HANSELS LEA  
SEVIERVILLE, TN 37876-1193

**Site address**  
1965 N WEST SHORE BV  
TAMPA 33607

**Legal description**  
N 335.95 FT OF W 150.51 FT OF E 617.48 FT OF NE 1/4 OF NW 1/4 OF SE 1/4 LESS RD ...  
Full legal available: Parcel details

#### Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
COUNTY OPERATING	5.7322	1,083,434	0	1,083,434	\$6,210.46
ENVIRONMENTAL LAND	0.0604	1,083,434	0	1,083,434	\$65.44
LIBRARY-SERVICE	0.5583	1,083,434	0	1,083,434	\$604.88
<b>Total</b>	<b>20.7932</b>				<b>\$24,358.59</b>

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
SCHOOL - LOCAL	2.2480	1,336,026	0	1,336,026	\$3,003.39
SCHOOL - STATE	4.9990	1,336,026	0	1,336,026	\$6,678.79
PORT AUTHORITY	0.1550	1,083,434	0	1,083,434	\$167.93
HILLS CO TRANSIT AUTHORITY	0.5000	1,083,434	0	1,083,434	\$541.72
CHILDRENS BOARD	0.4589	1,083,434	0	1,083,434	\$497.19
WATER MANAGEMENT	0.3488	1,083,434	0	1,083,434	\$377.90
TAMPA CITY	5.7326	1,083,434	0	1,083,434	\$6,210.89
<b>Total</b>	<b>20.7932</b>				<b>\$24,358.59</b>

**Non-Ad Valorem Assessments**

Levying authority	Rate	Amount
WESTSHORE BUSINESS DISTRICT		\$166.85
TAMPA STORMWATER		\$1,701.50
<b>Total</b>		<b>\$1,868.35</b>

**Combined taxes and assessments: \$26,226.94**

If paid by:	Nov 30, 2015
Please pay:	\$0.00

**PAID 2015-12-03 \$25,177.86**  
**Effective 2015-11-30**  
**Receipt #15-625-071190**



© 1997-2015, Grant Street Group. All rights reserved.

[Help](#) - [Contact us](#) - [Terms of service](#) - [Tax Collector home](#)

Powered by  
**GRANT STREET GROUP**  
*Software That Works*

**Doug Belden, Hillsborough County Tax Collector**

2015 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

For Customer Service, please call 813.635.5200

Account No. A1120500000

**Skip the Trip - Pay online at [www.hillstax.org](http://www.hillstax.org)**

- E-Check - A FREE electronic payment from your checking account
- Credit Card - 2.35% fee is charged



Pay this Amount	\$0.00				
If Postmarked By	Nov 30, 2015				

**Property Location**  
 1965 N WEST SHORE BV,  
 TAMPA,  
 33607

DOROTHY J FLASHER TRUSTEE  
 336 HANSELS LEA  
 SEVIERVILLE, TN 37876-1193

**Legal Description:**  
 N 335.95 FT OF W 150.51 FT OF E 617.48 FT  
 OF NE 1/4 OF NW 1/4 OF SE 1/4 LESS RD  
 See Additional Legal on Tax Roll

**Ad-Valorem Taxes**

Tax District TA

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
COUNTY OPERATING	813-272-5890	5.7322	1,083,434	0	1,083,434	6,210.46
ENVIRONMENTAL LAND	813-272-5890	0.0604	1,083,434	0	1,083,434	65.44
LIBRARY-SERVICE	813-273-3660	0.5583	1,083,434	0	1,083,434	604.88
SCHOOL - LOCAL	813-272-4064	2.2480	1,336,026	0	1,336,026	3,003.39
SCHOOL - STATE	813-272-4064	4.9990	1,336,026	0	1,336,026	6,678.79
PORT AUTHORITY	813-905-5132	0.1550	1,083,434	0	1,083,434	167.93
HILLS CO TRANSIT AUTHORITY	813-623-5835	0.5000	1,083,434	0	1,083,434	541.72
CHILDRENS BOARD	813-229-2884	0.4589	1,083,434	0	1,083,434	497.19
WATER MANAGEMENT	800-423-1476	0.3488	1,083,434	0	1,083,434	377.90
TAMPA CITY	813-274-8552	5.7326	1,083,434	0	1,083,434	6,210.89

**Total Millage** 20.7932  
**Total Ad Valorem Taxes** \$24,358.59

**Non-Ad Valorem Assessments**

Authority	Telephone	Amount
WESTSHORE BUSINESS DISTRICT	8132895488	166.85
TAMPA STORMWATER	8132747491	1,701.50

**Total Non-Ad Valorem Assessments** \$1,868.35  
**Combined Taxes & Assessments** \$26,226.94

**Doug Belden, Hillsborough County Tax Collector**

2015 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No. A1120500000

Tax District TA Escrow Assessed Value 1,083,434

N 335.95 FT OF W 150.51 FT OF E 617.48 FT  
 OF NE 1/4 OF NW 1/4 OF SE 1/4 LESS RD  
 See Additional Legal on Tax Roll

**Skip the Trip - Pay online at [www.hillstax.org](http://www.hillstax.org)**

Pay this Amount	\$0.00				
If Postmarked By	Nov 30, 2015				

**Make checks payable in US funds to:**

Doug Belden, Tax Collector  
 PO Box 30012  
 Tampa FL 33630-3012

DOROTHY J FLASHER TRUSTEE  
 336 HANSELS LEA  
 SEVIERVILLE, TN 37876-1193





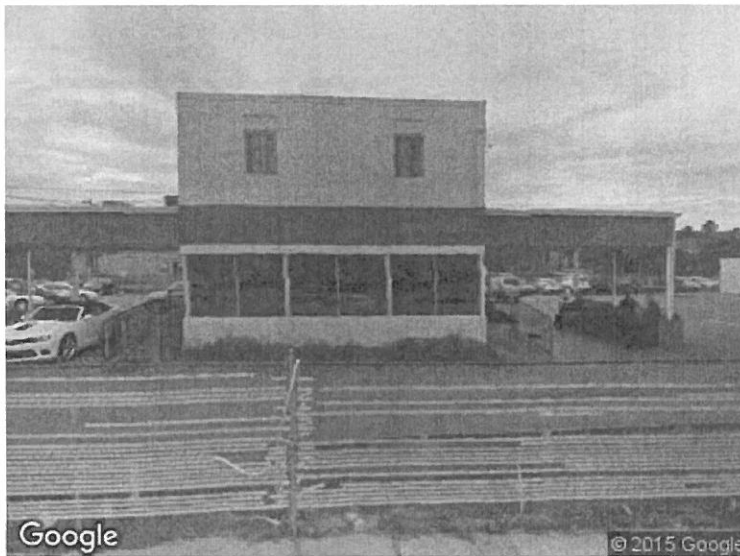
# HILLSBOROUGH COUNTY PROPERTY APPRAISER

(<http://www.hcpafl.org>)

## Parcel Result

Folio: 112050-0000

### PROPERTY RECORD CARD



FLASHER DOROTHY J TRUSTEE

Mailing Address

336 HANSELS LEA

SEVIERVILLE, TN 37876-1193

Site Address

1965 N WEST SHORE BV, TAMPA

PIN: A-17-29-18-ZZZ-000005-48450.0

Folio: 112050-0000

Prior PIN:

Prior Folio: 000000-0000

Tax District: TA TAMPA

Property Use: 2702 AUTO SALES B

Plat Book / Page: /

Neighborhood: 207002.00 | Westshore Area N of 275, W of Dale Mab

Subdivision: ZZZ | UNPLATTED

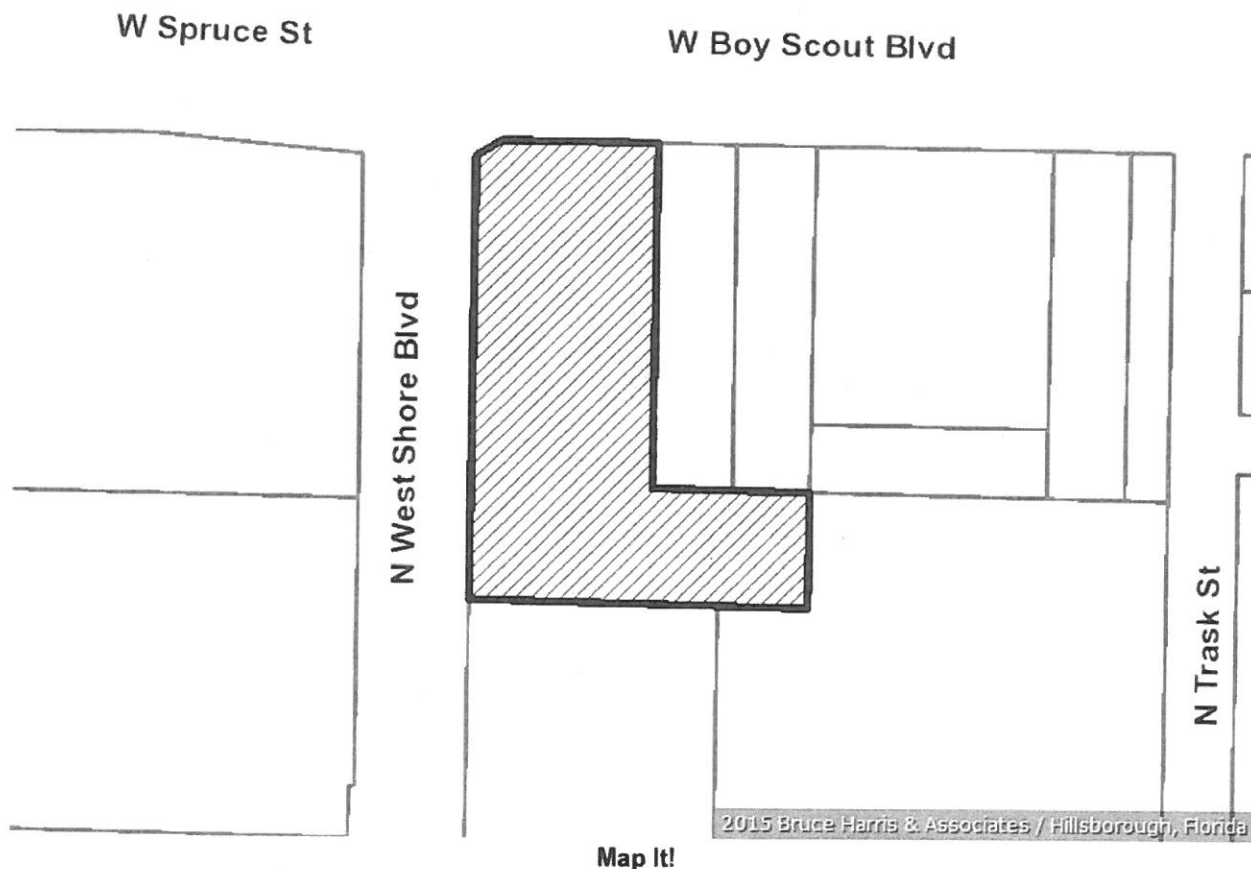
Value Summary GIS Map

Value Summary

Taxing District Market Value Assessed Value Exemptions Taxable Value

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$1,336,026	\$1,083,434	\$0	\$1,083,434
Public Schools	\$1,336,026	\$1,336,026	\$0	\$1,336,026
Municipal	\$1,336,026	\$1,083,434	\$0	\$1,083,434
Other Districts	\$1,336,026	\$1,083,434	\$0	\$1,083,434

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

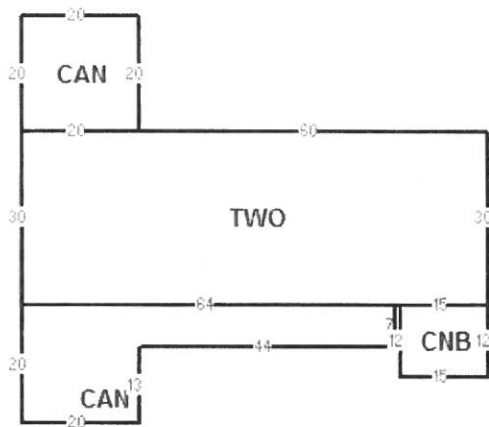


Map It!

#### Sales History

Off. Record	Date	Type	Inst	Qualified or Unqualified	Vacant or Improved	Sale Price
Book	Page	Month	Year			
9800	1181	07	1999	QC	Unqualified	Improved \$100
8489	0768	02	1997	QC	Unqualified	Improved \$100

Building 1



TWO(L60 CAN(U20 L20 D20 R20) L20D30 CAN(D20 R20 U13 R44 U7 L64) R65CNB(D12R15U12L15)R15U30).

#### Building Characteristics

**Type:** 66 | VEHICLE SALES

**Year Built:** 1967

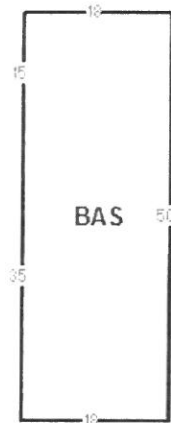
#### Construction Details

Element	Code	Construction Detail
Class	C	Masonry Or Concrete Frame
Exterior Wall	5	Concrete Block
Roof Structure	9	Rigid Frame/Barjoist
Roof Cover	4	Blt.Up Tar & Gravel
Interior Walls	5	Drywall
Interior Flooring	8	Carpet
Heat/Ac	2	Central
Plumbing	3	Typical
Condition	3	Average
Stories	2.0	
Units	1.0	
Wall Height	11.00	

#### Building Sub Areas

Area Type	Gross Area	Heated Area	Depreciated Value
TWO	4,800	4,800	\$175,473
CAN	400	0	\$4,387
CAN	708	0	\$7,750
CNB	180	0	\$658
Totals	6,088	4,800	\$188,268

Building 2



BAS(L18 D15 D35R18 U50).

#### Building Characteristics

**Type:** 74 | CAR WASH FULL SERVICE

**Year Built:** 1979

#### Construction Details

Element	Code	Construction Detail
Class	C	Masonry Or Concrete Frame
Exterior Wall	5	Concrete Block
Roof Structure	9	Rigid Frame/Barjoist
Roof Cover	4	Blt.Up Tar & Gravel
Interior Walls	1	Masonry Or Minimum
Interior Flooring	2	Concrete Finished
Heat/Ac	0	None
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	12.00	

#### Building Sub Areas

##### Area Type Gross Area Heated Area Depreciated Value

BAS	900	900	\$12,251
Totals	900	900	\$12,251

#### Extra Features

LN	OB/XF Code	Description	Bld Year	on Roll	Length	Width	Units	Value
1	0260	FENCE CL6	1	1967	0	0	1,573.00	\$11,011
2	0020	ASPHALT PAVING	1	1967	0	0	63,350.00	\$36,110
3	0060	CONCRETE PAVEMENT	0	1980	0	0	400.00	\$1,285

#### Land Lines

LN	Use Code	Description	Zone	Front Depth	Unit Type	Total Land Units	Land Value
----	----------	-------------	------	-------------	-----------	------------------	------------

LN	Use Code	Description	Zone	Front	Depth	Unit Type	Total Land Units	Land Value
1	TLQ1	TL Class 16	CI	0	0	SF   SQUARE FEET	7,444.00	\$119,104.00
2	TF48	Westshore Blvd North	CI	0	0	SF   SQUARE FEET	65,350.00	\$967,997.00

## Legal Lines

LN	Legal Description
1	N 335.95 FT OF W 150.51 FT OF E 617.48 FT OF NE 1/4 OF NW 1/4 OF SE 1/4 LESS RD R/W AND S 98.64 FT OF N 434.59 FT OF W 285.93 FT OF E 617.48 FT OF NE 1/4 OF NW 1/4 OF SE 1/4

## Disclaimer

Please note that property values on this site are continually being updated and are a work in progress throughout the year. The final values are certified in October of each year.

Last Updated: 12/29/2015

© Copyright 2014 Hillsborough County Property Appraiser. All Rights Reserved. | **Disclaimer**  
<http://www.hcpafl.org/Disclaimer>