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CITY OF PUNTA GORDA, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY MINUTES
REGULAR MEETING - NOVEMBER 7, 2012

MEMBERS PRESENT: Albers, Cavanaugh, Devine, Freeland, Sturges, Keesling, Weikel

CITY OFFICIALS PRESENT: Executive Director Kunik, CRA Attorney Levin, Recording Secretary Foster

Historic Trabue Woods District Public Park

Executive Director Kunik stated staff was approached by the Trabue Woods Community Initiative (TWCI) to construct a public park within the Historic Woods district. He stated City Council had approved construction of a park on City owned land based upon public input; however, TWCI requested a park be constructed at 361 Dr. Marting Luther King Boulevard, which was owned by the Trabue Woods Economic Community Development (TWECD) with a \$62,593.54 mortgage to the CRA. He further explained the proposal for the CRA to forgive the mortgage with TWECD deeding the property back to the City for construction of a passive park utilizing Community Development Block Grant (CDBG) funds if approved by the Department of Housing and Urban Development (HUD). He advised CDBG funds could not be used for park construction on property not owned by the City.

Commissioner Sturges **MOVED** approval contingent on HUD approval, **SECONDED** by Commissioner Freeland.

Chairman Albers pointed out the life of the CRA had been extended with a promise not to expend further funds, suggesting approval from Charlotte County be gained even though it was not an expenditure but rather the loss of mortgage payments.

Commissioners Cavanaugh concurred.

Commissioner Sturges **AMENDED** the **MOTION** to include County approval, **SECONDED** by Commissioner Freeland.

Ms. Anna Callwood, TWECD, requested the ability to attend the joint City/County meeting when the proposal was discussed.

MOTION UNANIMOUSLY CARRIED.

CITY COUNCIL

CITY OF PUNTA GORDA

11/7/2012

 Print**Other CRA Business**

Title: Historic Trabue Woods District Public Park

Funds: Approximately \$62,593.54 mortgage balance plus additional costs not to exceed \$5,000.00 - CRA Funds

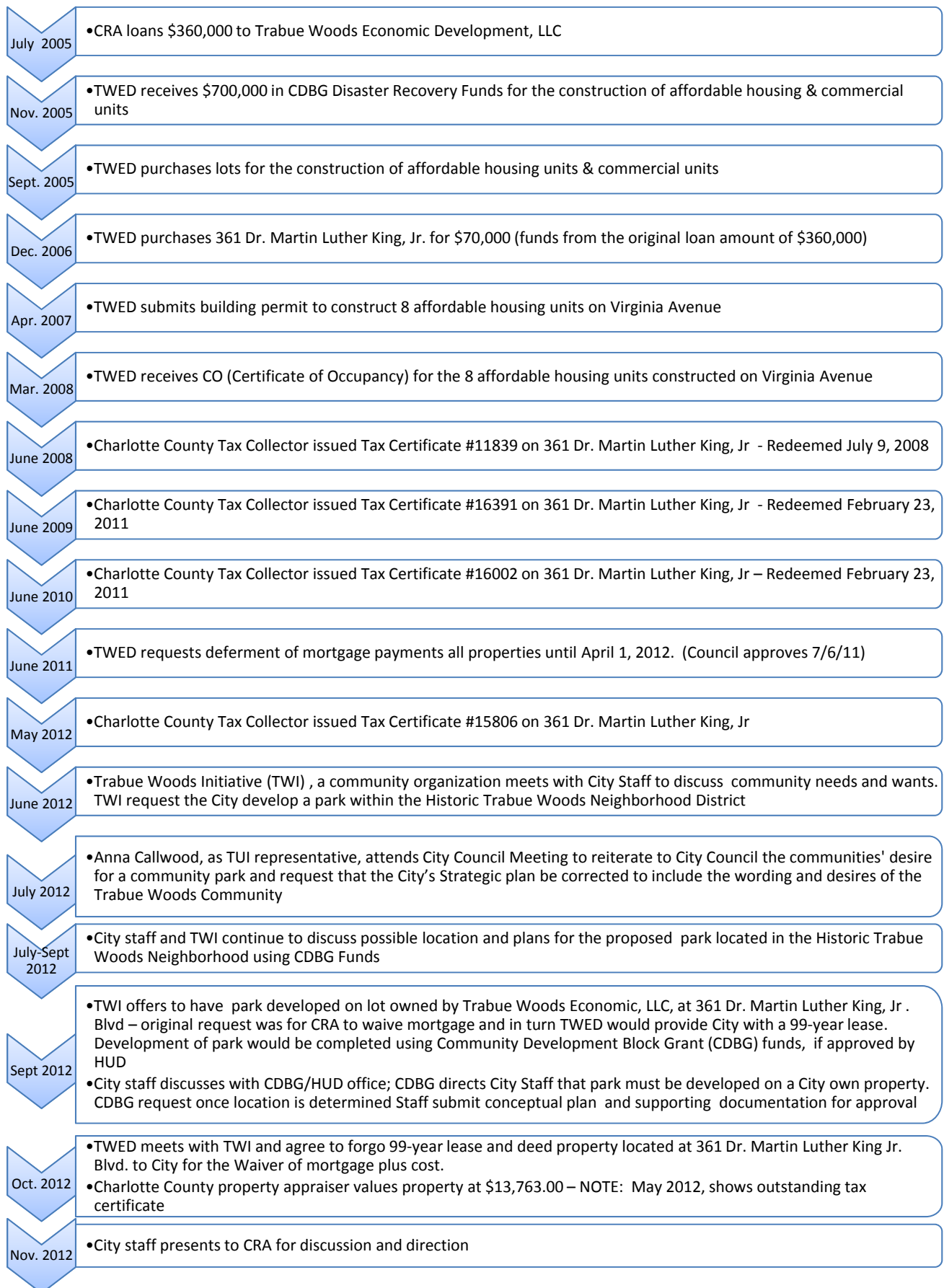
Recommended Action: For CRA discussion and direction

Summary: Staff was approached by the Trabue-Woods Community Initiative (TWCI) to construct a public park within the Historic Trabue Woods District. The proposal originally approved by City Council based on public input was to construct a park on City owned land in the district. Further discussion with neighborhood representatives resulted in an alternative concept - construct the public park on land owned by the Trabue Woods Economic Community Development, LLC, located at 361 Dr. Martin Luther King Boulevard, which was deemed as a better location; however, the Punta Gorda CRA currently owns the mortgage on this property with an approximate balance due of \$62,593.54. The TWIC has requested the CRA waive the mortgage on the property located at 361 Dr Martin Luther King Jr Boulevard and in turn the TWECED will deed the property to the City to develop a passive park. Funds for the development of the park, if approved by Department of Housing & Urban Development (HUD), will be Community Development Block Grant money. CDBG funds can't be used to construct a public park on land not owned by the City. The attached timeline provides a historical account of the CRA/City partnership with TWECED to build affordable housing and bring back some of the commercial character to the Trabue Woods neighborhood.

Department/Division: Urban Design

EXHIBITS:

1. [Time Line](#)
2. [CC Minutes - July 3, 2012](#)
3. [LOCATION MAP](#)
4. [Promissory Note](#)
5. [AMORIZATION SCHEDULE FOR 361 MLK](#)
6. [Mortgage Payment Sheet](#)
7. [CC PROPERTY APPRAISER VALUATION](#)



EXCERPTS***EXCERPTS***EXCERPTS

CITY OF PUNTA GORDA, FLORIDA REGULAR CITY COUNCIL MEETING MINUTES TUESDAY, JULY 3, 2012 9:00 A.M.

COUNCILMEMBERS PRESENT: Albers, Goldberg, Wallace, Freeland, Keesling

CITY EMPLOYEES PRESENT: Dave Drury, Finance; Rick Keeney, Public Works; Tom Jackson, Utilities; Dennis Murphy, Growth Management; Butch Arenal, Police; Robert Hancock, Fire; City Attorney Levin; City Manager Kunik; City Clerk Foster

A Resolution of the City Council of the City of Punta Gorda, Florida, approving the 2012 Community Development Block Grant Action Plan for the City of Punta Gorda and authorizing Staff to submit all approved documents to the Department of Housing and Urban Development.

City Attorney Levin read the resolution by title.

City Manager Kunik drew members' attention to the action plan, as delineated in the agenda material, explaining same had been amended to include development of a park on City-owned property within the Trabue Woods Overlay District in lieu of developing the Trabue Park on East Marion Avenue.

Ms. Anna Callwood requested the amendment be read aloud.

City Manager Kunik read same, as delineated in the agenda material.

Ms. Callwood stated the Trabue Woods would determine the location of the park, to be constructed on City owned property.

Ms. Linda Platt thanked the City for considering the neighborhood's wishes.

Councilmember Goldberg **MOVED** to close the public hearing, **SECONDED** by Councilmember Freeland.

MOTION UNANIMOUSLY CARRIED.

Councilmember Goldberg **MOVED** approval of the amended action plan, **SECONDED** by Councilmember Keesling.

MOTION UNANIMOUSLY CARRIED.

UNFINISHED BUSINESS

FY 2013 Strategic Plan

City Manager Kunik drew members' attention to the plan, as delineated in the agenda material, stating comments from the previous discussion had been incorporated. He

listed identified strategies as follows: financial/economic sustainability, infrastructure sustainability, partnerships/communications/collaborations, marketing and quality of life.

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Ms. Callwood inquired if a needs assessment for Trabue Woods had been included, asking same to be read aloud.

City Manager Kunik did so.

Ms. Callwood stated she felt the previous year's verbiage more accurately addressed the needs.

Consensus of members was to amend same to indicate "daily needs".

Councilmember Freeland **MOVED** approval as amended, **SECONDED** by Councilmember Keesling.

Councilmember Keesling inquired as to filling in the dates and whether same would be revisited each year.

City Manager Kunik responded past years would be completed, with estimates for future years, adding same would be used as an evaluation tool.

MOTION UNANIMOUSLY CARRIED.

CITIZENS' COMMENTS

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Ms. Callwood commented on the Wood Street lighting project which indicated completion of same would require Community Development Block Grant (CDBG) funds, maintaining the Trabue Woods neighborhood had many improvements which needed to be addressed. She commented the CDBG's main purpose was to eliminate blight, stating the action plan should be modified to meet the needs of the community, denoting several issues she felt should be addressed. She suggested a Neighborhood Revitalization Strategy Area be developed for the Trabue Woods neighborhood, which would allow the City to exempt the 15% public purpose cap on use of CDBG funds to allow same to be utilized as the residents of Trabue Woods desired.

Discussion ensued with a recommendation for Ms. Callwood to discuss same with the City Manager.

Dr Martin Luther King Jr Blvd

E Wright Ave

Hargreaves Ave



14
★ #1427
Mizell

Prepared by and
After Recording Return To:

David M. Levin, City Attorney
City of Punta Gorda
326 W. Marion Avenue
Punta Gorda, FL 33950

BARBARA T. SCOTT, CLERK, CHARLOTTE COUNTY
OR BOOK 3307, PGS 1080-1091 12 pg(s)
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MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 8, 10, 15, and 16. Certain rules regarding the usage of words used in this document are also provided in Section 13.

(A) **Security Instrument** means this document, which is dated July 3, 2008.

(B) **Borrower** is Trabue-Woods Economic Development, LLC, a limited liability company organized and existing under the laws of the State of Florida. Borrower is the mortgagor under this Security Instrument.

(C) **Lender** is City of Punta Gorda, Florida Community Redevelopment Agency. Lender is an agency of the City of Punta Gorda, a municipal corporation of the State of Florida. Lender's address is 326 W. Marion Avenue, Punta Gorda, FL 33950. Lender is the mortgagee under this Security Instrument.

(D) **Note** means the promissory note signed by Borrower and dated July 3, 2008. The Note states that Borrower owes Lender **Sixty-Six Thousand Dollars and no cents (U.S. \$66,000.00)** plus interest. Borrower has promised to pay this debt in regular Periodic Payments as provided on the Loan Amortization Schedule attached hereto and incorporated herein as Exhibit "A", and to pay the debt in full not later than October 1, 2031.

(E) **Property** means the property that is described below under the heading Transfer of Rights in the Property.

(F) **Loan** means the debt evidenced by the Note, plus interest, any late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) **Applicable Law** means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(H) **Community Association Dues, Fees, and Assessments** means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(I) **Electronic Funds Transfer** means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial

institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(J) Miscellaneous Proceeds means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 4 for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(K) Periodic Payment means the regularly scheduled amount due for principal and interest under the Note.

(L) Successor in Interest of Borrower means any party that has taken title to the Property, whether or not that party has assumed Borrowers obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrowers covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in Charlotte County, Florida:

Lot 32, Block 40, PUNTA GORDA, a subdivision according to the plat thereof recorded in Plat Book 1, Page 20, of the Public Records of Charlotte County, Florida.

Charlotte County Parcel ID 412306412012

which currently has the address of **361 Martin Luther King Boulevard, Punta Gorda, Florida 33950.**

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any late charges due under the Note. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurers check or cashiers check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 12. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lenders opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 3.

4. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term extended coverage, and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 4 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lenders security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lenders satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lenders security would be lessened, the insurance proceeds shall be applied to the sums secured by this

Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

5. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 4 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrowers obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

6. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan.

7. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lenders interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lenders actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys fees to protect its interest in the Property and/or rights under this Security Instrument,

including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 7, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 7.

Any amounts disbursed by Lender under this Section 7 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

8. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lenders satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Opposing Party means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lenders judgment, could result in forfeiture of the Property or other material impairment of Lenders interest in the Property or rights under this Security Instrument. Borrower can cure such a default and by causing the action or proceeding to be dismissed with a ruling that, in Lenders judgment, precludes forfeiture of the Property or other material impairment of Lenders interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lenders interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

9. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lenders acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

10. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a co-signer): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signers interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signers consent.

Subject to the provisions of Section 15, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender.

11. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

12. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or

when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lenders address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

13. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the State of Florida. Venue shall be Charlotte County, Florida. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word may gives sole discretion without any obligation to take any action.

14. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

15. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 15, Interest in the Property means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred), Borrower shall within seven (7) days provide written notice to Lender of such sale or transfer, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 12 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

16. Hazardous Substances. As used in this Section 16: (a) Hazardous Substances are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing

asbestos or formaldehyde, and radioactive materials; (b) Environmental Law means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) Environmental Cleanup includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an Environmental Condition means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

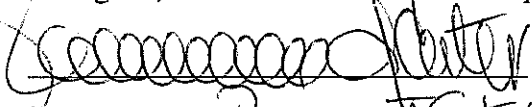
17. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

18. Attorneys Fees. As used in this Security Instrument and the Note, attorneys fees shall include those awarded by an appellate court and any attorneys fees incurred in a bankruptcy proceeding.

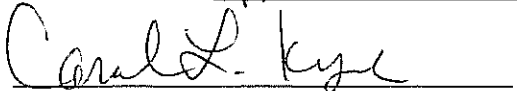
19. Jury Trial Waiver. The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument.

Signed, sealed and delivered in the presence of:



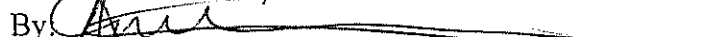
Witness Printed Name: Ramona J. Carter



Witness Printed Name: CAROL L. KYRLE

TRABUE-WOODS ECONOMIC (Seal)

DEVELOPMENT, LLC

By: 

Title: Manager

Tax ID No. _____

State of Florida
County of Charlotte

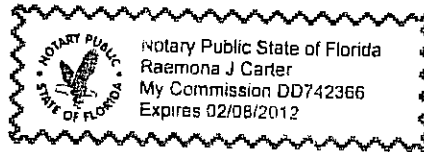
The foregoing instrument was acknowledged before me this 8 day of July, 2008,
by Anne Bellwood who is personally known to me or has produced a valid Driver's
License as identification.

Raemona J. Carter
Notary Public

Notary Printed Name Raemona J. Carter

My Commission Expires:

(Seal)



Loan Amortization Schedule

Beginning Principal	\$	66,000.00
Interest Rate		0.50%
First Interest Payment Date		10/1/2011
First Principal Payment Date		10/1/2011
Accumulated Interest "Catch Up" Period	10/1/2011 - 7/1/2016	
Accumulated Principal "Catch Up" Period	10/1/2011 - 7/1/2016	
Total Deferred Interest (7/3/08 - 7/1/11)	\$	988.17
Total Deferred Principal (7/3/08 - 7/1/11)	\$	8,516.16
Maturity Date		10/1/2031
Interest Compounding		None
Accrual Day Count		30/360

Period Ending	Principal Amount	Cumulative Deferred Principal Amount	Principal Paid	Interest Accrued	Cumulative Deferred Accrued Interest	Interest Paid	Total Debt Service	Outstanding Balance
7/3/2008								\$ 66,000.00
10/1/2008	\$ 709.68	\$ 709.68	\$ -	80.67	80.67	\$ -		\$ 66,000.00
1/1/2009	\$ 709.68	\$ 1,419.36	\$ -	82.50	163.17	\$ -		\$ 66,000.00
4/1/2009	\$ 709.68	\$ 2,129.04	\$ -	82.60	245.67	\$ -		\$ 66,000.00
7/1/2009	\$ 709.68	\$ 2,838.72	\$ -	82.50	328.17	\$ -		\$ 66,000.00
10/1/2009	\$ 709.68	\$ 3,548.40	\$ -	82.50	410.67	\$ -		\$ 66,000.00
1/1/2010	\$ 709.68	\$ 4,258.08	\$ -	82.50	493.17	\$ -		\$ 66,000.00
4/1/2010	\$ 709.68	\$ 4,967.76	\$ -	82.50	575.67	\$ -		\$ 66,000.00
7/1/2010	\$ 709.68	\$ 5,677.44	\$ -	82.50	658.17	\$ -		\$ 66,000.00
10/1/2010	\$ 709.68	\$ 6,387.12	\$ -	82.50	740.67	\$ -		\$ 66,000.00
1/1/2011	\$ 709.68	\$ 7,096.80	\$ -	82.50	823.17	\$ -		\$ 66,000.00
4/1/2011	\$ 709.68	\$ 7,806.48	\$ -	82.50	905.67	\$ -		\$ 66,000.00
7/1/2011	\$ 709.68	\$ 8,516.16	\$ -	82.50	988.17	\$ -		\$ 66,000.00

Amortization

	Principal Due	Deferred Principal "Catch Up" Pmt	Total Principal Due	Interest Due	Deferred Interest "Catch Up" Pmt	Total Interest Due	Total Debt Service	Outstanding Balance
10/1/2011	\$ 709.68	\$ 425.81	\$ 1,135.49	82.50	\$ 49.41	\$ 131.91	\$ 1,267.40	\$ 64,864.51
1/1/2012	\$ 709.68	\$ 425.81	\$ 1,135.49	81.08	\$ 49.41	\$ 130.49	\$ 1,265.98	\$ 53,729.02
4/1/2012	\$ 709.68	\$ 425.81	\$ 1,135.49	79.66	\$ 49.41	\$ 129.07	\$ 1,264.56	\$ 62,593.54
7/1/2012	\$ 709.68	\$ 425.81	\$ 1,135.49	78.24	\$ 49.41	\$ 127.65	\$ 1,263.14	\$ 61,458.05
10/1/2012	\$ 709.68	\$ 425.81	\$ 1,135.49	76.82	\$ 49.41	\$ 126.23	\$ 1,261.72	\$ 60,322.56
1/1/2013	\$ 709.68	\$ 425.81	\$ 1,135.49	75.40	\$ 49.41	\$ 124.81	\$ 1,260.30	\$ 59,187.07
4/1/2013	\$ 709.68	\$ 425.81	\$ 1,135.49	73.98	\$ 49.41	\$ 123.39	\$ 1,258.88	\$ 58,051.58
7/1/2013	\$ 709.68	\$ 425.81	\$ 1,135.49	72.56	\$ 49.41	\$ 121.97	\$ 1,257.46	\$ 56,916.10
10/1/2013	\$ 709.68	\$ 425.81	\$ 1,135.49	71.15	\$ 49.41	\$ 120.56	\$ 1,256.04	\$ 55,780.61
1/1/2014	\$ 709.68	\$ 425.81	\$ 1,135.49	69.73	\$ 49.41	\$ 119.14	\$ 1,254.62	\$ 54,645.12
4/1/2014	\$ 709.68	\$ 425.81	\$ 1,135.49	68.31	\$ 49.41	\$ 117.72	\$ 1,253.20	\$ 53,509.63
7/1/2014	\$ 709.68	\$ 425.81	\$ 1,135.49	66.89	\$ 49.41	\$ 116.30	\$ 1,251.79	\$ 52,374.14
10/1/2014	\$ 709.68	\$ 425.81	\$ 1,135.49	65.47	\$ 49.41	\$ 114.88	\$ 1,250.37	\$ 51,238.66
1/1/2015	\$ 709.68	\$ 425.81	\$ 1,135.49	64.05	\$ 49.41	\$ 113.46	\$ 1,248.95	\$ 50,103.17
4/1/2015	\$ 709.68	\$ 425.81	\$ 1,135.49	62.63	\$ 49.41	\$ 112.04	\$ 1,247.53	\$ 48,967.68
7/1/2015	\$ 709.68	\$ 425.81	\$ 1,135.49	61.21	\$ 49.41	\$ 110.62	\$ 1,246.11	\$ 47,832.19
10/1/2015	\$ 709.68	\$ 425.81	\$ 1,135.49	59.79	\$ 49.41	\$ 109.20	\$ 1,244.69	\$ 46,696.70
1/1/2016	\$ 709.68	\$ 425.81	\$ 1,135.49	58.37	\$ 49.41	\$ 107.78	\$ 1,243.27	\$ 45,561.22
4/1/2016	\$ 709.68	\$ 425.81	\$ 1,135.49	56.95	\$ 49.41	\$ 106.36	\$ 1,241.85	\$ 44,425.73
7/1/2016	\$ 709.68	\$ 425.81	\$ 1,135.49	55.53	\$ 49.38	\$ 104.91	\$ 1,240.40	\$ 43,290.24
10/1/2016	\$ 709.68	\$ -	\$ 709.68	54.11	\$ -	\$ 54.11	\$ 763.79	\$ 42,580.56
1/1/2017	\$ 709.68	\$ -	\$ 709.68	53.23	\$ -	\$ 53.23	\$ 762.91	\$ 41,870.88
4/1/2017	\$ 709.68	\$ -	\$ 709.68	52.34	\$ -	\$ 52.34	\$ 762.02	\$ 41,161.20
7/1/2017	\$ 709.68	\$ -	\$ 709.68	51.45	\$ -	\$ 51.45	\$ 761.13	\$ 40,451.52
10/1/2017	\$ 709.68	\$ -	\$ 709.68	50.56	\$ -	\$ 50.56	\$ 760.24	\$ 39,741.84
1/1/2018	\$ 709.68	\$ -	\$ 709.68	49.68	\$ -	\$ 49.68	\$ 759.36	\$ 39,032.16
4/1/2018	\$ 709.68	\$ -	\$ 709.68	48.79	\$ -	\$ 48.79	\$ 758.47	\$ 38,322.46
7/1/2018	\$ 709.68	\$ -	\$ 709.68	47.90	\$ -	\$ 47.90	\$ 757.58	\$ 37,612.80
10/1/2018	\$ 709.68	\$ -	\$ 709.68	47.02	\$ -	\$ 47.02	\$ 756.70	\$ 36,903.12
1/1/2019	\$ 709.68	\$ -	\$ 709.68	46.13	\$ -	\$ 46.13	\$ 755.81	\$ 36,193.44
4/1/2019	\$ 709.68	\$ -	\$ 709.68	45.24	\$ -	\$ 45.24	\$ 754.92	\$ 35,483.76
7/1/2019	\$ 709.68	\$ -	\$ 709.68	44.35	\$ -	\$ 44.35	\$ 754.03	\$ 34,774.08
10/1/2019	\$ 709.68	\$ -	\$ 709.68	43.47	\$ -	\$ 43.47	\$ 753.15	\$ 34,064.40
1/1/2020	\$ 709.68	\$ -	\$ 709.68	42.58	\$ -	\$ 42.58	\$ 752.26	\$ 33,354.72
4/1/2020	\$ 709.68	\$ -	\$ 709.68	41.69	\$ -	\$ 41.69	\$ 751.37	\$ 32,645.04
7/1/2020	\$ 709.68	\$ -	\$ 709.68	40.81	\$ -	\$ 40.81	\$ 750.49	\$ 31,935.36
10/1/2020	\$ 709.68	\$ -	\$ 709.68	39.92	\$ -	\$ 39.92	\$ 749.60	\$ 31,225.68
1/1/2021	\$ 709.68	\$ -	\$ 709.68	39.03	\$ -	\$ 39.03	\$ 748.71	\$ 30,516.00
4/1/2021	\$ 709.68	\$ -	\$ 709.68	38.15	\$ -	\$ 38.15	\$ 747.83	\$ 29,806.32
7/1/2021	\$ 709.68	\$ -	\$ 709.68	37.26	\$ -	\$ 37.26	\$ 746.94	\$ 29,096.64
10/1/2021	\$ 709.68	\$ -	\$ 709.68	36.37	\$ -	\$ 36.37	\$ 746.05	\$ 28,386.96
1/1/2022	\$ 709.68	\$ -	\$ 709.68	35.48	\$ -	\$ 35.48	\$ 745.16	\$ 27,677.28
4/1/2022	\$ 709.68	\$ -	\$ 709.68	34.60	\$ -	\$ 34.60	\$ 744.28	\$ 26,967.60
7/1/2022	\$ 709.68	\$ -	\$ 709.68	33.71	\$ -	\$ 33.71	\$ 743.39	\$ 26,257.92
10/1/2022	\$ 709.68	\$ -	\$ 709.68	32.82	\$ -	\$ 32.82	\$ 742.50	\$ 25,548.24
1/1/2023	\$ 709.68	\$ -	\$ 709.68	31.94	\$ -	\$ 31.94	\$ 741.62	\$ 24,838.56
4/1/2023	\$ 709.68	\$ -	\$ 709.68	31.05	\$ -	\$ 31.05	\$ 740.73	\$ 24,128.88
7/1/2023	\$ 709.68	\$ -	\$ 709.68	30.16	\$ -	\$ 30.16	\$ 739.84	\$ 23,419.20
10/1/2023	\$ 709.68	\$ -	\$ 709.68	29.27	\$ -	\$ 29.27	\$ 738.95	\$ 22,709.52
12/31/2023	\$ 709.68	\$ -	\$ 709.68	28.07	\$ -	\$ 28.07	\$ 737.75	\$ 21,999.84

3/31/2024	\$	709.68	\$	709.68	27.50	\$	27.50	\$	737.18	\$	21,290.16		
7/1/2024	\$	709.68	\$	709.68	26.61	\$	26.61	\$	736.29	\$	20,580.48		
10/1/2024	\$	709.68	\$	709.68	25.73	\$	25.73	\$	735.41	\$	19,870.80		
1/1/2025	\$	709.68	\$	709.68	24.84	\$	24.84	\$	734.52	\$	19,161.12		
4/1/2025	\$	709.68	\$	709.68	23.95	\$	23.95	\$	733.63	\$	18,451.44		
7/1/2025	\$	709.68	\$	709.68	23.06	\$	23.06	\$	732.74	\$	17,741.76		
10/1/2025	\$	709.68	\$	709.68	22.18	\$	22.18	\$	731.86	\$	17,032.08		
1/1/2026	\$	709.68	\$	709.68	21.29	\$	21.29	\$	730.97	\$	16,322.40		
4/1/2026	\$	709.68	\$	709.68	20.40	\$	20.40	\$	730.08	\$	15,612.72		
7/1/2026	\$	709.68	\$	709.68	19.52	\$	19.52	\$	729.20	\$	14,903.04		
10/1/2026	\$	709.68	\$	709.68	18.63	\$	18.63	\$	728.31	\$	14,193.36		
1/1/2027	\$	709.68	\$	709.68	17.74	\$	17.74	\$	727.42	\$	13,483.68		
4/1/2027	\$	709.68	\$	709.68	16.85	\$	16.85	\$	726.53	\$	12,774.00		
7/1/2027	\$	709.68	\$	709.68	15.97	\$	15.97	\$	725.65	\$	12,064.32		
10/1/2027	\$	709.68	\$	709.68	15.08	\$	15.08	\$	724.76	\$	11,354.64		
1/1/2028	\$	709.68	\$	709.68	14.19	\$	14.19	\$	723.87	\$	10,644.96		
4/1/2028	\$	709.68	\$	709.68	13.31	\$	13.31	\$	722.99	\$	9,935.28		
7/2/2028	\$	709.68	\$	709.68	12.66	\$	12.66	\$	722.24	\$	9,225.60		
10/1/2028	\$	709.68	\$	709.68	11.40	\$	11.40	\$	721.08	\$	8,515.92		
1/1/2029	\$	709.68	\$	709.68	10.64	\$	10.64	\$	720.32	\$	7,806.24		
4/1/2029	\$	709.68	\$	709.68	9.76	\$	9.76	\$	719.44	\$	7,096.56		
7/1/2029	\$	709.68	\$	709.68	8.87	\$	8.87	\$	718.55	\$	6,386.88		
10/1/2029	\$	709.68	\$	709.68	7.98	\$	7.98	\$	717.66	\$	5,677.20		
1/1/2030	\$	709.68	\$	709.68	7.10	\$	7.10	\$	716.78	\$	4,967.52		
4/1/2030	\$	709.68	\$	709.68	6.21	\$	6.21	\$	715.89	\$	4,257.84		
7/1/2030	\$	709.68	\$	709.68	5.32	\$	5.32	\$	715.00	\$	3,548.16		
10/1/2030	\$	709.68	\$	709.68	4.44	\$	4.44	\$	714.12	\$	2,838.48		
1/1/2031	\$	709.68	\$	709.68	3.55	\$	3.55	\$	713.23	\$	2,128.80		
4/1/2031	\$	709.68	\$	709.68	2.66	\$	2.66	\$	712.34	\$	1,419.12		
7/1/2031	\$	709.68	\$	709.68	1.77	\$	1.77	\$	711.45	\$	709.44		
10/1/2031	\$	709.44	\$	709.44	0.89	\$	0.89	\$	710.33	\$	0.00		
TOTALS	\$	57,493.84	\$	8,516.16	\$	66,000.00	3057.50	\$	988.17	\$	4,045.67	\$	70,045.67

NOTE

July 3, 2008
(Date)

Punta Gorda
(City)

Florida
(State)

361 Dr. Martin Luther King Boulevard, Punta Gorda, Florida 33950
(Property Address)

1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. \$66,000.00 (this amount is called "Principal"), plus interest, to the order of the Lender. The Lender is City of Punta Gorda, Florida Community Redevelopment Agency. I will make all payments under this Note in the form of cash, check or money order.

I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the Note Holder.

2. INTEREST

Interest will be charged on unpaid principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of 0.5%.

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 6(B) of this Note.

3. PAYMENTS

(A) Time and Place of Payments

I will pay principal and interest by making a payment in accordance with the Loan Amortization Schedule attached hereto and incorporated herein as Exhibit "A".

I will make my quarterly payment on the first day of each quarter beginning on October 1, 2011. I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under this Note. Each quarterly payment will be applied as of its scheduled due date and will be applied to interest before principal. If, on October 1, 2031 I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date".

I will make my quarterly payments at Office of the City Clerk, 326 W. Marion Avenue, Punta Gorda, FL 33950 or at a different place if required by the Note Holder.

(B) Amount of Quarterly Payments

My quarterly payments shall be as shown on Exhibit "A".

4. BORROWERS RIGHT TO PREPAY

I have the right to make payments of Principal at any time before they are due. A payment of Principal only is known as a "Prepayment". When I make a Prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the quarterly payments due under the Note.

I may make a full Prepayment or partial Prepayments without paying a Prepayment charge. The Note Holder will use my Prepayments to reduce the amount of principal that I owe under this Note. However, the Note Holder may apply my Prepayment to the accrued and unpaid interest on the Prepayment amount, before applying my Prepayment to reduce the principal amount of the Note. If I make a partial Prepayment, there will be no changes in the due date or in the amount of my quarterly payment unless the Note Holder agrees in writing to those changes.

5. LOAN CHARGES

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from me which exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the principal I owe under this Note or by making a direct payment to me. If a refund reduces principal, the reduction will be treated as a partial Prepayment.

6. BORROWERS FAILURE TO PAY AS REQUIRED

(A) Late Charge for Overdue Payments

If the Note Holder has not received the full amount of any quarterly payment by the end of fifteen (15) calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 5% of my overdue payment of principal and interest. I will pay this late charge promptly but only once on each late payment.

(B) Default

If I do not pay the full amount of each quarterly payment on the date it is due, I will be in default.

(C) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of Principal which has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

(D) No Waiver By Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(E) Payment of Note Holders Costs and Expenses

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

7. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Any notice that must be given to the Note Holder under this Note will be given by delivering it or by mailing it by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

8. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

9. WAIVERS

I and any other person who has obligations under this Note waive the rights of Presentment and Notice of Dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

10. SECURED NOTE


In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust or Security Deed (the Security Instrument), dated the same date as this Note, protects the Note Holder from possible losses which might result if I do not keep the promises which I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred), Borrower shall within seven (7) days provide written notice to Lender of such sale or transfer. Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 12 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED

**Tribue-Woods Economic Development,
LLC,**

By: 
Title: Manager
Tax ID No. _____

(Sign Original Only)

Loan Amortization Schedule

Beginning Principal	\$ 66,000.00
Interest Rate	0.50%
First Interest Payment Date	10/1/2011
First Principal Payment Date	10/1/2011
Accumulated Interest "Catch Up" Period	10/1/2011 - 7/1/2016
Accumulated Principal "Catch Up" Period	10/1/2011 - 7/1/2016
Total Deferred Interest (7/3/08 - 7/1/11)	\$ 988.17
Total Deferred Principal (7/3/08 - 7/1/11)	\$ 8,816.16
Maturity Date	10/1/2031
Interest Compounding	None
Accrual Day Count	30/360

Period Ending	Principal Amount	Cumulative Deferred Principal Amount	Principal Paid	Interest Accrued	Cumulative Deferred Accrued Interest	Interest Paid	Total Debt Service	Outstanding Balance
7/3/2008								\$ 66,000.00
10/1/2008	\$ 709.68	\$ 709.68	\$ -	\$ 80.67	\$ 80.67	\$ -	\$ -	\$ 66,000.00
1/1/2009	\$ 709.68	\$ 1,419.36	\$ -	\$ 82.60	\$ 163.17	\$ -	\$ -	\$ 66,000.00
4/1/2009	\$ 709.68	\$ 2,129.04	\$ -	\$ 82.60	\$ 245.87	\$ -	\$ -	\$ 66,000.00
7/1/2009	\$ 709.68	\$ 2,838.72	\$ -	\$ 82.60	\$ 328.17	\$ -	\$ -	\$ 66,000.00
10/1/2009	\$ 709.68	\$ 3,548.40	\$ -	\$ 82.60	\$ 410.67	\$ -	\$ -	\$ 66,000.00
1/1/2010	\$ 709.68	\$ 4,258.08	\$ -	\$ 82.60	\$ 493.17	\$ -	\$ -	\$ 66,000.00
4/1/2010	\$ 709.68	\$ 4,967.76	\$ -	\$ 82.60	\$ 575.67	\$ -	\$ -	\$ 66,000.00
7/1/2010	\$ 709.68	\$ 5,677.44	\$ -	\$ 82.60	\$ 658.17	\$ -	\$ -	\$ 66,000.00
10/1/2010	\$ 709.68	\$ 6,387.12	\$ -	\$ 82.60	\$ 740.67	\$ -	\$ -	\$ 66,000.00
1/1/2011	\$ 709.68	\$ 7,096.80	\$ -	\$ 82.60	\$ 823.17	\$ -	\$ -	\$ 66,000.00
4/1/2011	\$ 709.68	\$ 7,806.48	\$ -	\$ 82.60	\$ 905.67	\$ -	\$ -	\$ 66,000.00
7/1/2011	\$ 709.68	\$ 8,516.16	\$ -	\$ 82.60	\$ 988.17	\$ -	\$ -	\$ 66,000.00

Amortization

	Principal Due	Deferred Principal "Catch Up" Pmt	Total Principal Due	Interest Due	Deferred Interest "Catch Up" Pmt	Total Interest Due	Total Debt Service	Outstanding Balance
10/1/2011	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 82.60	\$ 49.41	\$ 131.91	\$ 1,267.40	\$ 64,864.61
1/1/2012	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 81.08	\$ 49.41	\$ 130.49	\$ 1,266.98	\$ 63,729.02
4/1/2012	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 79.66	\$ 49.41	\$ 129.07	\$ 1,264.66	\$ 62,693.54
7/1/2012	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 78.24	\$ 49.41	\$ 127.65	\$ 1,263.14	\$ 61,468.05
10/1/2012	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 76.82	\$ 49.41	\$ 126.23	\$ 1,261.72	\$ 60,322.56
1/1/2013	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 75.40	\$ 49.41	\$ 124.81	\$ 1,260.30	\$ 59,187.07
4/1/2013	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 73.98	\$ 49.41	\$ 123.39	\$ 1,258.88	\$ 58,051.68
7/1/2013	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 72.56	\$ 49.41	\$ 121.97	\$ 1,257.46	\$ 56,916.10
10/1/2013	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 71.14	\$ 49.41	\$ 120.55	\$ 1,256.04	\$ 55,780.61
1/1/2014	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 69.73	\$ 49.41	\$ 119.14	\$ 1,254.62	\$ 54,645.12
4/1/2014	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 68.31	\$ 49.41	\$ 117.72	\$ 1,253.20	\$ 53,509.63
7/1/2014	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 66.89	\$ 49.41	\$ 116.30	\$ 1,251.79	\$ 52,374.14
10/1/2014	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 65.47	\$ 49.41	\$ 114.88	\$ 1,250.37	\$ 51,238.66
1/1/2015	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 64.05	\$ 49.41	\$ 113.46	\$ 1,248.95	\$ 50,103.17
4/1/2015	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 62.63	\$ 49.41	\$ 112.04	\$ 1,247.53	\$ 48,967.68
7/1/2015	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 61.21	\$ 49.41	\$ 110.62	\$ 1,246.11	\$ 47,832.19
10/1/2015	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 59.79	\$ 49.41	\$ 109.20	\$ 1,244.69	\$ 46,696.70
1/1/2016	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 58.37	\$ 49.41	\$ 107.78	\$ 1,243.27	\$ 45,561.22
4/1/2016	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 56.95	\$ 49.41	\$ 106.36	\$ 1,241.85	\$ 44,425.73
7/1/2016	\$ 709.68	\$ 425.81	\$ 1,135.49	\$ 55.53	\$ 49.38	\$ 104.91	\$ 1,240.40	\$ 43,290.24
10/1/2016	\$ 709.68	\$ -	\$ 709.68	\$ 54.11	\$ -	\$ 54.11	\$ 763.79	\$ 42,580.86
1/1/2017	\$ 709.68	\$ -	\$ 709.68	\$ 53.23	\$ -	\$ 53.23	\$ 762.91	\$ 41,870.88
4/1/2017	\$ 709.68	\$ -	\$ 709.68	\$ 52.34	\$ -	\$ 52.34	\$ 762.02	\$ 41,161.20
7/1/2017	\$ 709.68	\$ -	\$ 709.68	\$ 51.45	\$ -	\$ 51.45	\$ 761.13	\$ 40,451.52
10/1/2017	\$ 709.68	\$ -	\$ 709.68	\$ 50.56	\$ -	\$ 50.56	\$ 760.24	\$ 39,741.84
1/1/2018	\$ 709.68	\$ -	\$ 709.68	\$ 49.68	\$ -	\$ 49.68	\$ 759.36	\$ 39,032.16
4/1/2018	\$ 709.68	\$ -	\$ 709.68	\$ 48.79	\$ -	\$ 48.79	\$ 758.47	\$ 38,322.48
7/1/2018	\$ 709.68	\$ -	\$ 709.68	\$ 47.90	\$ -	\$ 47.90	\$ 757.58	\$ 37,612.80
10/1/2018	\$ 709.68	\$ -	\$ 709.68	\$ 47.02	\$ -	\$ 47.02	\$ 756.70	\$ 36,903.12
1/1/2019	\$ 709.68	\$ -	\$ 709.68	\$ 46.13	\$ -	\$ 46.13	\$ 755.81	\$ 36,193.44
4/1/2019	\$ 709.68	\$ -	\$ 709.68	\$ 45.24	\$ -	\$ 45.24	\$ 754.92	\$ 35,483.76
7/1/2019	\$ 709.68	\$ -	\$ 709.68	\$ 44.35	\$ -	\$ 44.35	\$ 754.03	\$ 34,774.08
10/1/2019	\$ 709.68	\$ -	\$ 709.68	\$ 43.47	\$ -	\$ 43.47	\$ 753.15	\$ 34,064.40
1/1/2020	\$ 709.68	\$ -	\$ 709.68	\$ 42.58	\$ -	\$ 42.58	\$ 752.26	\$ 33,354.72
4/1/2020	\$ 709.68	\$ -	\$ 709.68	\$ 41.69	\$ -	\$ 41.69	\$ 751.37	\$ 32,645.04
7/1/2020	\$ 709.68	\$ -	\$ 709.68	\$ 40.81	\$ -	\$ 40.81	\$ 750.49	\$ 31,935.36
10/1/2020	\$ 709.68	\$ -	\$ 709.68	\$ 39.92	\$ -	\$ 39.92	\$ 749.60	\$ 31,225.68
1/1/2021	\$ 709.68	\$ -	\$ 709.68	\$ 39.03	\$ -	\$ 39.03	\$ 748.71	\$ 30,516.00
4/1/2021	\$ 709.68	\$ -	\$ 709.68	\$ 38.15	\$ -	\$ 38.15	\$ 747.83	\$ 29,806.32
7/1/2021	\$ 709.68	\$ -	\$ 709.68	\$ 37.26	\$ -	\$ 37.26	\$ 746.94	\$ 29,096.64
10/1/2021	\$ 709.68	\$ -	\$ 709.68	\$ 36.37	\$ -	\$ 36.37	\$ 746.05	\$ 28,386.96
1/1/2022	\$ 709.68	\$ -	\$ 709.68	\$ 35.48	\$ -	\$ 35.48	\$ 745.16	\$ 27,677.28
4/1/2022	\$ 709.68	\$ -	\$ 709.68	\$ 34.60	\$ -	\$ 34.60	\$ 744.28	\$ 26,967.60
7/1/2022	\$ 709.68	\$ -	\$ 709.68	\$ 33.71	\$ -	\$ 33.71	\$ 743.39	\$ 26,257.92
10/1/2022	\$ 709.68	\$ -	\$ 709.68	\$ 32.82	\$ -	\$ 32.82	\$ 742.50	\$ 25,548.24
1/1/2023	\$ 709.68	\$ -	\$ 709.68	\$ 31.94	\$ -	\$ 31.94	\$ 741.62	\$ 24,838.56
4/1/2023	\$ 709.68	\$ -	\$ 709.68	\$ 31.05	\$ -	\$ 31.05	\$ 740.73	\$ 24,128.88
7/1/2023	\$ 709.68	\$ -	\$ 709.68	\$ 30.16	\$ -	\$ 30.16	\$ 739.84	\$ 23,419.20
10/1/2023	\$ 709.68	\$ -	\$ 709.68	\$ 29.27	\$ -	\$ 29.27	\$ 738.95	\$ 22,709.52
12/31/2023	\$ 709.68	\$ -	\$ 709.68	\$ 28.07	\$ -	\$ 28.07	\$ 737.75	\$ 21,998.84

3/31/2024	\$	709.68	\$	709.68	27.80	\$	27.80	\$	737.18	\$	21,296.16		
7/1/2024	\$	709.68	\$	709.68	26.61	\$	26.61	\$	736.29	\$	20,580.48		
10/1/2024	\$	709.68	\$	709.68	25.73	\$	25.73	\$	735.41	\$	19,870.80		
1/1/2025	\$	709.68	\$	709.68	24.84	\$	24.84	\$	734.52	\$	19,161.12		
4/1/2025	\$	709.68	\$	709.68	23.95	\$	23.95	\$	733.63	\$	18,451.44		
7/1/2025	\$	709.68	\$	709.68	23.06	\$	23.06	\$	732.74	\$	17,741.76		
10/1/2025	\$	709.68	\$	709.68	22.18	\$	22.18	\$	731.86	\$	17,032.08		
1/1/2026	\$	709.68	\$	709.68	21.29	\$	21.29	\$	730.97	\$	16,322.40		
4/1/2026	\$	709.68	\$	709.68	20.40	\$	20.40	\$	730.08	\$	15,612.72		
7/1/2026	\$	709.68	\$	709.68	19.52	\$	19.52	\$	729.20	\$	14,903.04		
10/1/2026	\$	709.68	\$	709.68	18.63	\$	18.63	\$	728.31	\$	14,193.36		
1/1/2027	\$	709.68	\$	709.68	17.74	\$	17.74	\$	727.42	\$	13,483.68		
4/1/2027	\$	709.68	\$	709.68	16.85	\$	16.85	\$	726.53	\$	12,774.00		
7/1/2027	\$	709.68	\$	709.68	15.97	\$	15.97	\$	725.65	\$	12,064.32		
10/1/2027	\$	709.68	\$	709.68	15.08	\$	15.08	\$	724.76	\$	11,354.64		
1/1/2028	\$	709.68	\$	709.68	14.19	\$	14.19	\$	723.87	\$	10,644.96		
4/1/2028	\$	709.68	\$	709.68	13.31	\$	13.31	\$	722.99	\$	9,935.28		
7/1/2028	\$	709.68	\$	709.68	12.42	\$	12.42	\$	722.10	\$	9,225.60		
10/1/2028	\$	709.68	\$	709.68	11.40	\$	11.40	\$	721.22	\$	8,515.92		
1/1/2029	\$	709.68	\$	709.68	10.44	\$	10.44	\$	720.32	\$	7,806.24		
4/1/2029	\$	709.68	\$	709.68	9.75	\$	9.75	\$	719.44	\$	7,096.56		
7/1/2029	\$	709.68	\$	709.68	8.87	\$	8.87	\$	718.55	\$	6,386.88		
10/1/2029	\$	709.68	\$	709.68	7.98	\$	7.98	\$	717.66	\$	5,677.20		
1/1/2030	\$	709.68	\$	709.68	7.10	\$	7.10	\$	716.78	\$	4,967.52		
4/1/2030	\$	709.68	\$	709.68	6.21	\$	6.21	\$	715.89	\$	4,257.84		
7/1/2030	\$	709.68	\$	709.68	5.32	\$	5.32	\$	715.00	\$	3,548.16		
10/1/2030	\$	709.68	\$	709.68	4.44	\$	4.44	\$	714.12	\$	2,838.48		
1/1/2031	\$	709.68	\$	709.68	3.55	\$	3.55	\$	713.23	\$	2,128.80		
4/1/2031	\$	709.68	\$	709.68	2.66	\$	2.66	\$	712.34	\$	1,419.12		
7/1/2031	\$	709.68	\$	709.68	1.77	\$	1.77	\$	711.45	\$	709.44		
10/1/2031	\$	709.44	\$	709.44	0.89	\$	0.89	\$	710.56	\$	0.00		
TOTALS	\$	57,483.84	\$	8,516.16	\$	66,000.00	3057.50	\$	988.17	\$	4,048.87	\$	70,046.67

Charlotte County Property Appraiser Real Property Record



If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

General Parcel Information for 412306412012

Parcel ID:	412306412012	Property Address:	361 DR MARTIN LUTHER KING JR BLVD
Old Parcel ID Number:	00918150000004	Property Zip Code:	33950
Business Name:		Section-Township-Range:	06-41-23
Map Number:	5B06S	Zoning Code:	CC
Current Use:	VACANT COMMERCIAL	Roads:	PAVED
Future Land Use (Comp. Plan):	CITY	Taxing District:	152
Utilities:	WATER	Market Area / Neighborhood:	03 /80
Waterfront:	NO	SOH Base Year:	

FEMA Flood Zone (Effective 5/5/2003)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)
0241F		IN	9AE	12015C	COBRA_OUT	120062	9

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. [Click here for definitions.](#)

For more information, please contact Building Construction Services at 941-743-1201.

Ownership Information

Owner Name:	TRABUE- WOODS ECONOMIC DEV LLC
Address:	PO BOX 510748 PUNTA GORDA , FL 33951

Ownership current
through: 10/24/2012

Sales Information

Date	Book/Page	Sales Codes	Qualification/Disqualification Code	Selling Price
11/2001	1968/1019	IMPROVED		\$100
7 /2003	2205/1505	IMPROVED	19	\$100
12/2007	3250/625	IMPROVED	19	\$100
1 /2008	3256/2108	IMPROVED	19	\$100
6 /2008	3307/1069	IMPROVED	19	\$100
6 /2008		IMPROVED		\$70,000

3307/1076

08

Click on the book/page to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for description of code. Codes are not available prior to 2003.

2012 Value Summary*

	Land	Land Improvements	Building	Damage	Total
Cost Approach					N/A
Income Approach					N/A
Market Approach	\$16,192				\$16,192
Classified Value					N/A

Preliminary Value Summary,* as of January 1, 2012 *

*Preliminary values within this box are NOT certified (final) values. Consequently, they can change periodically as records are updated. Notices of Proposed Property Taxes (TRIM Notice) are typically mailed mid-August and final values certified mid-October. [Just Value](#) reflects 193.011 adjustment.

2012 Certified Tax Roll Values, as of January 1, 2012

*Just Value reflects 193.011 adjustment.

	Non-School	School
Certified Just Value:	\$13,763	\$13,763
Certified Assessed Value:	\$13,763	\$13,763
Certified Exemptions:		
Certified Taxable Value:	\$13,763	\$13,763

	Non-School	School
Preliminary Just Value:	\$13,763	\$13,763
Preliminary Assessed Value:	\$13,763	\$13,763
Preliminary Exemptions:		
Preliminary Taxable Value:	\$13,763	\$13,763

Duplicate Notice of Proposed Property Taxes

Tax Information

Land Information

Line	Description	Land Use	Zoning	Unit Type	Unit Rate	Units	Depth	Table/Factor	Acres	Land Value
1	PUG 000 0040 0032	1000	CC	SQUARE FOOT	\$3.20	5060	0		0	\$16,192

Land Value may be adjusted due to scrub jay habitat. [To determine if this parcel is within scrub jay habitat click here.](#)

Legal Description

Short Legal	Legal Description
PUG 000 0040 0032	PUNTA GORDA BLK 40 LT 32 PR01-703 1985/681 1968/1019 PR02-901 DC2083/1706 2083/1144 VAR2153/330 2205/1505 PR07-1484-CEM NT3211/151 AFF3220/827 3256/2108 3307/1069 3307/1076

Data Last Updated: 10/28/2012- Printed On: Tuesday, October 30, 2012.

[View Map](#)

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Charlotte County Tax Collector

Vickie L. Potts, CTC

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2011 Roll Details — Real Estate Account At 361 DR MARTIN LUTHER KING JR BLVD, PUNTA GORDA

Real Estate Account #412306412012
[Parcel details](#) [Latest bill](#) [Full bill history](#)

2011	2010	2009	2008	2000
\$305.55 due	Paid	Paid	Paid	Paid

Owner: TRABUE-WOODS ECONOMIC DEV
 LLC
 PO BOX 510748
 PUNTA GORDA, FL 33951
 Situs: 361 DR MARTIN LUTHER KING JR
 BLVD
 PUNTA GORDA

Account number: **412306412012**
 Alternate Key: 10001396625
 Millage code: 152
 Millage rate: 17.00200

 Assessed value: 13,763
 School assessed value: 13,763

Location is not guaranteed to be accurate. [Property Appraiser- GIS](#)

2011 annual bill	View	Legal description	Location
Ad valorem: \$234.01		PUG 000 0040 0032 PUNTA GORDA BLK40 LT 32 PR01-703 1985/681 1968/1019 PR02-901 DC2083/1706 2083/1144 VAR2153/330 2205/1505 PR07-1484-CEM NT3211/151 AFF3220/827 3256/2108 3307/1069 3307/1076	Book, page, item: —
Non-ad valorem: \$0.00			Geo number: 0091815-000000-4
Total tax:			Range: 23 Township: 41 Section: 06 Neighborhood: PUNTA GORDA Total acres: 0.00
<div style="background-color: #4CAF50; color: white; padding: 5px; display: inline-block; border-radius: 10px;"> Pay this bill: \$305.55 </div>			

Certificate #15806

This parcel has an issued certificate for 2011.

Advertised number: 17789
 Face amount: \$283.08
 Issued date: 05/31/2012
 Interest rate: 13.75%



Charlotte County Tax Collector

Vickie L. Potts, CFC

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Bill History — Real Estate Account At 361 DR MARTIN LUTHER KING JR BLVD, PUNTA GORDA

Real Estate Account #412306412012

[Parcel details](#) [Latest bill](#) [Full bill history](#)

Amounts as of 10/30/2012

Bill	Balance	Pay all: \$305.55	
2011 Annual Bill	\$305.55	Pay this bill: \$305.55	
Issued certificate #15806	Face \$283.08 Rate 13.75%	05/31/2012	Certificate issued
		05/01/2012	Certificate advertised
2010 Annual Bill	\$0.00	02/23/2011	Paid \$237.83 Receipt #459-00004070
2009 Annual Bill	\$0.00	02/23/2011	Paid \$523.08 Receipt #459-00004070
Redeemed certificate #16002	Face \$455.36 Rate 18%	02/23/2011	Certificate redeemed
		06/01/2010	Certificate issued
		05/01/2010	Certificate advertised
2008 Annual Bill	\$0.00	02/23/2011	Paid \$587.68 Receipt #459-00004070
Redeemed certificate #16391	Face \$442.15 Rate 18%	02/23/2011	Certificate redeemed
		06/01/2009	Certificate issued
		05/01/2009	Certificate advertised
2007 Annual Bill	\$0.00	07/09/2008	Paid \$788.83 Receipt #2007-5042364
Redeemed certificate #11839	Face \$745.31 Rate 17.75%	07/09/2008	Certificate redeemed
		06/01/2008	Certificate issued
		05/01/2008	Certificate advertised
2006 Annual Bill	\$0.00	04/06/2007	Paid \$727.24 Receipt #2006-5030993
2005 Annual Bill	\$0.00	01/05/2006	Paid \$356.44 Receipt #2005-9084358
		<i>Effective 12/31/2005</i>	
2004 Annual Bill	\$0.00	02/11/2005	Paid \$623.45 Receipt #2004-5019502
2003 Annual Bill	\$0.00	03/31/2004	Paid \$652.01 Receipt #2003-5029738
2002 Annual Bill	\$0.00	11/22/2002	Paid \$683.68 Receipt #2002-5009288
2001 Annual Bill	\$0.00	11/26/2001	Paid \$577.68 Receipt #2001-5011841
2000 Annual Bill	\$0.00	11/13/2000	Paid \$516.68 Receipt #2000-5200878
Total Balance	\$305.55	Pay all: \$305.55	

Amounts as of 10/30/2012