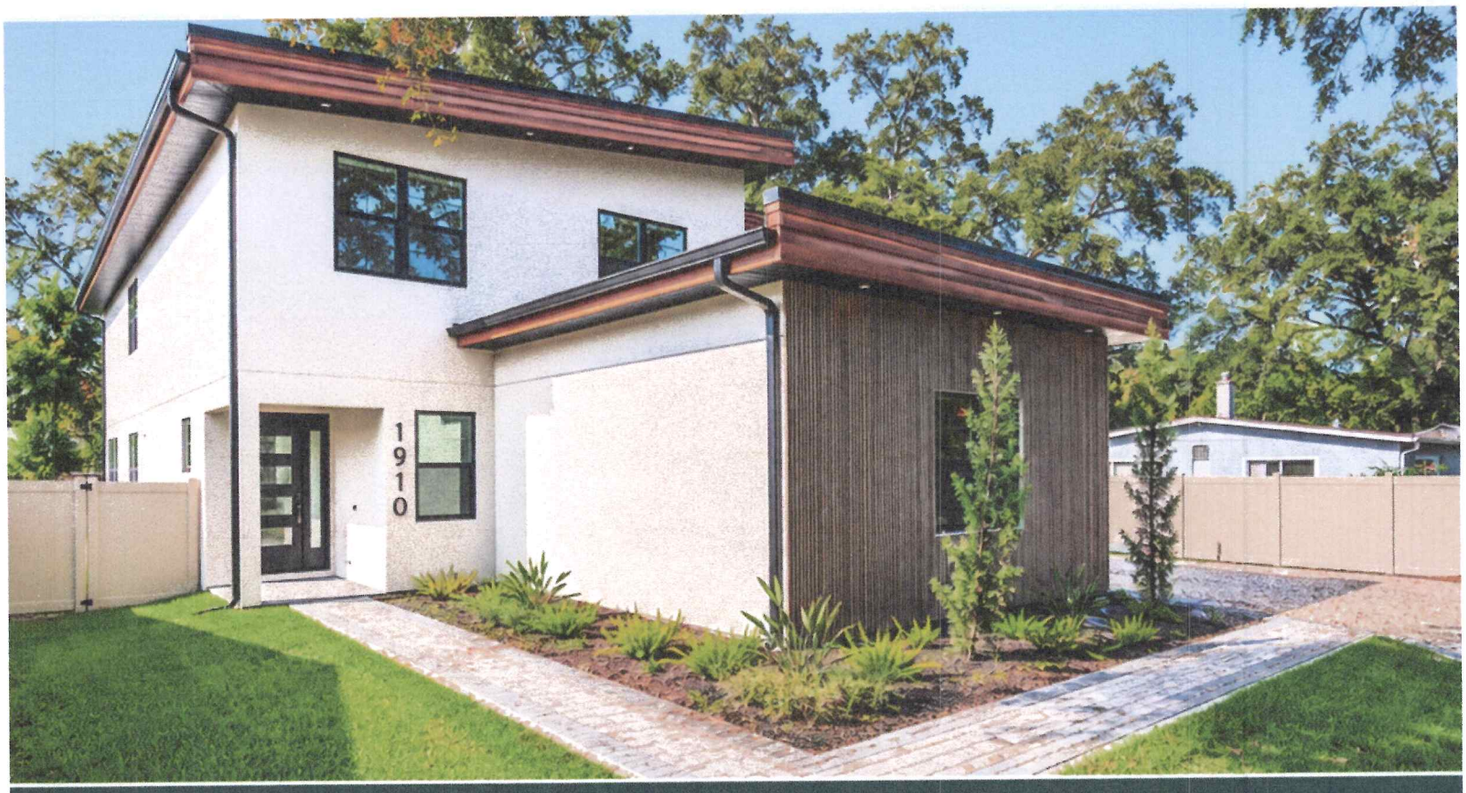
ALAN FRENKEL
AUCTION & REALTY LLC

Licensed Real Estate Broker and Auctioneer FL #AB3436AU1522

BIDDER INFORMATION PACKAGE



1910 CLOVERLAWN AVENUE

ORLANDO, FLORIDA 32806

FOR SALE AT *Real Estate* AUCTION

THURSDAY, DECEMBER 10TH AT 5:00 PM

ONSITE & ONLINE BIDDING
www.AlanFrenkel.com/currentauctions/

3 BEDROOM / 3 BATH

NEW CONSTRUCTION HOME *in the* **HOURGLASS DISTRICT**

BUILT IN 2025
3,788 TOTAL SF
3,487 LIVING SF

Rather than continuing holding this real estate asset, the Seller has chosen an accelerated sales strategy and has authorized Alan Frenkel Auction & Realty to sell the property at public auction.

LIVE CLOSE TO WHAT MAKES ORLANDO LOCAL

Set near the popular Hourglass District, this address offers access to locally owned coffee shops, casual dining, gathering places, outdoor recreation and the energy of Downtown Orlando.

01 The Hourglass District

Centered near Curry Ford Road and South Bumby Avenue, the Hourglass District brings together small businesses, cafes, food spots and neighborhood gathering places.

Foxtail Coffee - Hourglass

Locally rooted coffee and espresso at Hourglass Social House.

Website / details

Tamale Co. Mexican Street Food

Casual Mexican street-food favorites on Curry Ford Road.

Website / details

Crispy Cones

Soft-serve treats served in pastry-style cones.

Website / details

Hourglass Brewing

Neighborhood taproom offering craft beer, games and scheduled events.

Website / details

Purple Ocean Superfood Bar

Tropical acai and pitaya bowls, smoothies and plant-based options.

Website / details

The Commission Beer Chamber

Relaxed local craft-beer stop along Curry Ford Road.

Website / details

MORE TO EXPLORE

The surrounding Curry Ford corridor and nearby SoDo, Thornton Park and Milk District offer additional dining, shops and neighborhood destinations.

02 Parks & outdoor recreation

Lake Como Park

Lakeside green space with a paved walking path and neighborhood scenery.

Website / details

Wadeview Park

Playgrounds, shaded picnic spots, pavilions and an exercise trail.

Website / details

Lake Davis Park

Peaceful lakeside surroundings with a paved walking path.

Website / details

Lake Eola Park

Downtown lake loop, swan boats, fountain, public art and events.

Website / details

Orlando Farmers Market

Sunday market at Lake Eola with food, makers, gifts and plants.

Website / details

Delaney Park

Classic neighborhood park with shaded lawns and recreation options.

Website / details

03 Arts, sports & entertainment

Dr. Phillips Center

Downtown venue for Broadway productions, concerts and live performances.

Website / details

Kia Center

Arena hosting Orlando Magic basketball, concerts and other major events.

Website / details

Downtown Orlando

Restaurants, nightlife, lakefront attractions and city events.

Website / details

Thornton Park

Neighborhood dining, local storefronts and an inviting downtown-adjacent setting.

Website / details

Property features at a glance

YEAR BUILT	2025
BEDROOMS / BATHROOMS	3 bedrooms / 3 bathrooms
SQUARE FOOTAGE	3,788 total sq. ft. / 3,487 living sq. ft.
CONSTRUCTION	Block and stucco
ROOF	Membrane roof
CLIMATE CONTROL	Central / zoned air conditioning
WINDOWS & DOORS	Double-pane Low-E windows; triple-panel sliding glass door
KITCHEN	Thermador appliances (two-year warranty beginning at closing), slate waterfall countertops, custom cabinetry, pot filler and specialty sink features
SMART HOME	SONOS surround sound, alarm system, Ring cameras and video doorbell
ENTERTAINMENT	Upstairs wet bar and beverage refrigerator
OTHER INTERIOR FEATURES	Dedicated office; illuminated staircase; internet-connected televisions included with sale
GARAGE	Two-car garage; acrylic floor, finished stucco walls and rubber gym flooring in workout area
OUTDOOR	Covered rear porch; fenced yard; automatic irrigation system
ADDITIONAL SYSTEMS	Full foam insulation; individual plumbing shutoff valves; OUC electric and water / septic

LIVE ONSITE & ONLINE AUCTION
THURSDAY, DECEMBER 10, 2026 | 5:00 PM
1910 Cloverlawn Avenue, Orlando, FL 32806

StellarMLS - IMAPP

Orange County Tax Report - 1910 CLOVERLAWN AVE, ORLANDO, FL 32806-3125
Report Prepared By Courtney Holleran

PROPERTY INFORMATION

PID # 06 23 30 5364 00 170

Property Type: Residential

Property Address:

1910 CLOVERLAWN AVE
ORLANDO, FL 32806-3125

Current Owner:

DJ GLOBAL INVESTMENTS LLC

Tax Mailing Address:

PO BOX 593776
ORLANDO, FL 32859-3776

Property Use:

0001 / VACANT RESIDENTIAL (county)
00 / VACANT RESIDENTIAL (state)

Land Use:

VACANT RESIDENTIAL (0001)

Zoning: ORG-R-2

Lot Size: 0.2121 acres / 9,241 sf

Waterfront: No

Development Name: McLeisch Terrace

Subdivision: MCLEISCH TERRACE

Subdivision #: 5364

Census Tract/Block: 013702 / 2021

Twn: 23 **Rng:** 30 **Sec:** 06

Block: 00 **Lot:** 170

Neighborhood Code: 23070430

Coordinates: 28.5195(lat) -81.355(lon)

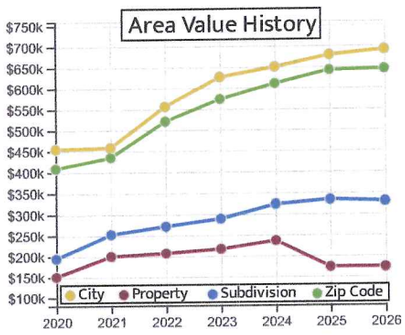
Legal Description:

MCLEISH TERRACE O/124 LOTS 17 & N 15 FTOF LOT 16



VALUE INFORMATION

	2022	2023	2024	2025	2026 *
Building Value:	$0	$0	$0	$0	$0
Extra Features:	$500	$500	$500	$0	$0
Land Value:	$150,000	$150,000	$172,000	$172,000	$172,000
Just Market Value:	$206,359	$216,317	$236,705	$172,000	$172,000
Percent Change:	- n/a -	4.83%	9.43%	-27.34%	0%
Total Assessed Value:	$133,818	$147,200	$161,920	$172,000	$172,000
Homestead Exemption:	No	No	No	No	No
Total Exemptions:	$0	$0	$0	$0	$0
Taxable Value:	$133,818	$147,200	$161,920	$161,920	$172,000
Ad Valorem Taxes:	$2,545.20	$2,719.18	$3,090.45		
Non-Ad Valorem Taxes:	$260.00	$290.00	$300.00		
Total Tax Amount:	$2,805.20	$3,009.18	$3,390.45 ⚠	$3,166.77	-n/a-



⚠ This property has been reported as delinquent in paying property taxes starting in 2024. We recommend checking with the county tax collector to verify the current status. (TAXES NOW CURRENT AND PAID)

Taxing District(s):

Estimated Current Value: **$191,575***

Equity Estimate: $191,575

0% 10

*Estimate of potential property value and equity amounts are based on proprietary computational models.

*Preliminary Values Collected From Florida DOR Preliminary NAL files, Aug 2026

SALES INFORMATION

Deed Type:	WARRANTY DEED		**Price:**	$200,000	**Qualifiers:** Q,I
Sale Date:	03/28/2024	**Recorded Date:**	**Document #**	20240205038	
Grantor:	MARCH ARIK		**Grantee:**	DJ GLOBAL INVESTMENTS LLC	
Deed Type:	QUIT CLAIM DEED		**Price:**	$100	**Qualifiers:** U[1],I
Sale Date:	03/27/2024	**Recorded Date:**	**Document #**	20240193867	
Grantor:	PELL FAMILY TRUST		**Grantee:**	PELL RICHARD W	
Deed Type:	WARRANTY DEED		**Price:**	$150,000	**Qualifiers:** Q,I
Sale Date:	03/27/2024	**Recorded Date:**	**Document #**	20240193868	
Grantor:	PELL RICHARD W		**Grantee:**	MARCH ARIK	
Deed Type:	SPECIAL WARRANTY		**Price:**	$100	**Qualifiers:** U[1],I
Sale Date:	01/27/1994	**Recorded Date:**	**Document #**	19944807100	
Grantor:	PELL ROBERT W		**Grantee:**	PELL FAMILY TRU	
Deed Type:	PERSONAL REPRESENTATIVES DEED		**Price:**	$68,000	**Qualifiers:** U[1],I
Sale Date:	06/01/1983	**Recorded Date:**	**Document #**	19831950963	
Grantor:	Not Available		**Grantee:**	Not Available	
Deed Type:	WARRANTY DEED		**Price:**	$9,500	**Qualifiers:** U[1],I
Sale Date:	06/01/1972	**Recorded Date:**	**Document #**	Bk 2208/Pg 792	
Grantor:	Not Available		**Grantee:**	Not Available	
Deed Type:	WARRANTY DEED		**Price:**	$6,000	**Qualifiers:** U[1],I
Sale Date:	06/01/1967	**Recorded Date:**	**Document #**	Bk 1645/Pg 882	
Grantor:	Not Available		**Grantee:**	Not Available	

There are 6 more sales in our records. Click here to show all sales.

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

[1] UNQUALIFIED

PRE CONSTRUCTION VALUE

BUILDING INFORMATION

No buildings on this property.

OTHER IMPROVEMENT INFORMATION

Covered Parking: No

Pool: No

CITY INTERACTIONS

Building Permits

Permit #	Type	Description	Issued	Value	Contractor
T25014516	New Roof	Install 12 squares of low slope roofing		$0	JAMES HURST
P25011531	Irrigation	3 ZONE IRRIGATION SYSTEM		$0	N/A
P24011181	New Construction	New SFR		$0	N/A
H25003034	New Construction	Install 2 complete split systems. Ductwork, exhaust and copper.	04/11/2025	$0	ALLAN SIMPSON
E24016382	New Construction	wire new home	12/10/2024	$0	L C GIBBS
P24012379	New Construction	New single family residence consisting of 3 bathrooms, kitchen and laundry room.	11/18/2024	$0	SANDRO CORNELIO DYNATEK CO INC
B24011038	New Construction	NEW SFR		$0	N/A
B24009102	Demolish	Demo SFR- Gross & Living 820 SF, 8-14' height		$0	JAMES HURST

ASSIGNED SCHOOLS

School Name	Grades	Enrollment	School Rating	Distance
Lake Como School	PK-8G	928	B (2026/2027)	0.8 mile
⊖ Poor Standardized Testing Scores				
William R Boone High	9G-12	2,650	A (2026/2027)	0.6 mile
⊖ Larger Class Sizes ∪ Magnet School				

Source: National Center for Education Statistics, 2024-2025 Florida Dept of Education, 2026-2027

FLOOD ZONE DETAILS

Zone	Description	CID	Panel #	Published
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120179	12095C0265F	09/25/2009

*Primary flood hazard status area. Other flood hazard areas that occur on this property:

LOMR*	Case #12-04-7200P may impact the actual classification of this property	View LOMR	07/05/2013

*LOMR = Letter of Map Revision (annotation made after initial publication of map)
Note: When multiple zones are listed, the actual status may depend on where the structure is located on the property.

Source: FEMA National Flood Hazard Layer (NFHL), updated 10/29/2026

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THIS IS CURRENT PROPERTY APPRAISER INFORMATION, BUT REFLECTS PRE-CONSTRUCTION VALUES

Property Record - 06-23-30-5364-00-170

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary as of 11/12/2026

Property Name
1910 Cloverlawn Ave

Names
Dj Global Investments Llc

Municipality
ORG - Un-Incorporated

Property Use
0001 - Vacant Residential

Mailing Address
Po Box 593776
Orlando, FL 32859-3776

Physical Address
1910 Cloverlawn Ave
Orlando, FL 32806

QR Code For Mobile Phone

DEMOLISHED HOME - PRE-CONSTRUCTION



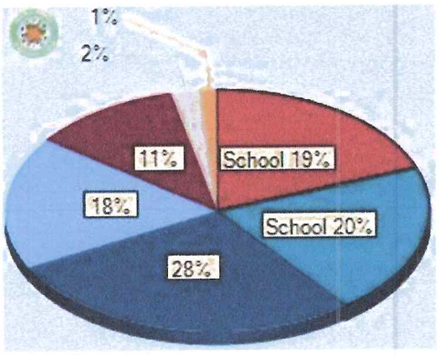
1910 CLOVERLAWN AVE, ORLANDO, FL 32806 5/29/2019 1:00 PM

DEMOLISHED HOME - PRE-CONSTRUCTION



302306536400170 10/24/2006





Value and Taxes

Historical Value and Tax Benefits

 PRE-CONSTRUCTION VALUES 1910 Cloverlawn Ave

Tax Year Values	Land		Building(s)		Feature(s)	Market Value	Assessed Value
2026 ✓ MKT	$172,000	+	$0	+	$0 =	$172,000 (0%)	**$172,000** (0%)
2025 ✓ MKT	$172,000	+	$0	+	$0 =	$172,000 (-27%)	**$172,000** (6.2%)
2024 ✓ MKT	$172,000	+	$64,205	+	$500 =	$236,705 (9.4%)	**$161,920** (10%)
2023 ✓ MKT	$150,000	+	$65,817	+	$500 =	$216,317	**$147,200**

Tax Year Benefits	Tax Savings
2026 ✓	$0
2025 ✓	$0
2024 ✓ $	**$721**
2023 ✓ $	**$625**

2026 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	$172,000	$0	$172,000	3.0950 (-3.31%)	**$532.34**	19%
Public Schools: By Local Board	$172,000	$0	$172,000	3.2480 (0.00%)	**$558.66**	20%
Orange County (General)	$172,000	$0	$172,000	4.4347 (0.00%)	**$762.77**	28%
Unincorporated County Fire	$172,000	$0	$172,000	2.8437 (0.00%)	**$489.12**	18%
Unincorporated Taxing District	$172,000	$0	$172,000	1.8043 (0.00%)	**$310.34**	11%
Library - Operating Budget	$172,000	$0	$172,000	0.3748 (0.00%)	**$64.47**	2%
St Johns Water Management District	$172,000	$0	$172,000	0.1793 (0.00%)	**$30.84**	1%
				15.9798	**$2,748.54**	

2026 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
ORANGE COUNTY SPECIAL ASSESSMENT	GARBAGE SERVICE - GARBAGE - (407)836-6601	1.00	$430.00	**$430.00**
				$430.00

Tax Savings

2027 Estimated Gross Tax Total:	$3,178.54
Your property taxes without exemptions would be	$2,748.54
Your ad-valorem property tax with exemptions is	– $2,748.54
Providing You A Savings Of	= $0.00

Property Features

Property Description

MCLEISH TERRACE O/124 LOTS 17 & N 15 FT OF LOT 16

Total Land Area

9,240 sqft (+/-) | 0.21 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	ORG-R-2	1 Units	working...	working...	working...	working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
03/28/2024	$200,000	20240205038	/	Warranty Deed			Improved
03/27/2024	$150,000	20240193868	/	Warranty Deed			Improved
03/27/2024	$100	20240193867	/	Quit Claim Deed			Improved
01/27/1994	$100	19944807100	04713 / 0929	Special Warranty Deed			Improved
06/01/1983	$68,000	19831950963	03386 / 1830	Personal Representatives Deed			Improved
06/01/1972	$9,500	19720503254	02208 / 0792	Warranty Deed			Improved
06/01/1967	$6,000	19670141368	01645 / 0882	Warranty Deed			Improved

Similar Sales

Address	Sale Date	Sale Amount	$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
101 Piney Woods Rd	10/21/2026	$141,500		Warranty Deed	0/0	20260587770	/
17018 Overstory Rd	10/21/2026	$1,031,000		Warranty Deed	0/0	20260586890	/
12026 Shine View Ln	10/20/2026	$514,000		Special Warranty Deed	0/0	20260586239	/
3305 Spineywood Dr	10/19/2026	$427,000		Special Warranty Deed	0/0	20260583621	/
3301 Spineywood Dr	10/19/2026	$412,000		Special Warranty Deed	0/0	20260583582	/
3029 Solace Way	10/19/2026	$963,500		Warranty Deed	0/0	20260583552	/
1526 Miller Ave	10/19/2026	$1,525,000		Warranty Deed	0/0	20260587903	/
10238 Parkview Reserve Ln	10/19/2026	$1,450,500		Special Warranty Deed	0/0	20260584654	/
6806 Havenleaf Ave	10/16/2026	$885,700		Special Warranty Deed	0/0	20260581055	/
359 Thompson Village Ave	10/16/2026	$286,100		Special Warranty Deed - Multiple Parcels	0/0	20260506122	/

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value

There are no TPP Accounts associated with this parcel.

Schools

Boone (High School)

Principal	Hector Maestre III
Office Phone	407.893.7200
Grades	2025: A

Lake Como School (Elementary)

Principal	Cooper Alexander
Office Phone	407.897.6430
Grades	2025: A

Utilities/Services

Electric	OUC
Water	Orlando Utilities Commission
Recycling (Friday)	Orange County
Trash (Monday)	Orange County
Yard Waste (Friday)	Orange County

Elected Officials

School Board Representative	Alicia Farrant
State Senate	Carlos Smith
School Board Representative	Stephanie Vanos
US Representative	Maxwell Frost
State Representative	Anna Eskamani
County Commissioner	Mayra Uribe
Orange County Property Appraiser	Amy Mercado

ALAN FRENKEL
AUCTION & REALTY LLC

REAL ESTATE PURCHASE AND SALE CONTRACT

Alan Frenkel
Auction & Realty, LLC.
Licensed Real Estate Broker
412 Raehn St., Orlando, FL 32806
888.416.5607 FL#AB3436-AU1522

***THIS PURCHASE AND SALE CONTRACT**, made and entered into this* 10th *day of* December, 2026, *by and between*

_DJ Global Investments, LLC_____ _____ _____
NAME(S) *ADDRESS* *PHONE*

hereinafter referred to as "Seller" and

_____ _____ _____
NAME *ADDRESS* *PHONE*

or their assigns, however no party shall be released from liability under this contract *hereinafter referred to as "Buyer". (Any assignments may result in additional costs.)*

WITNESSETH:

That Seller agrees to sell and convey and Buyer agrees to purchase and pay for the following described real estate situated in Orange *County, State of* Florida *together with all improvements thereon, more particularly described as follows:* 3 b3droom / 3 bathroom single family residence located at 1910 Cloverlawn Ave, Orlando, FL 32806 and further identified by PID# 06-23-30-5364-00170 in the Orange County Property Appraiser's office *and being the same property recorded in Document No.* 20240205038. *at the County Clerk's Office in Orlando*, FL.

*The Buyer agrees to pay therefore the sum of: $*_____ *bid price, plus the* 10% *Auction Fee of $*_____, *which together equal the full contract price of $*_____, *therefore:*

$_____, full *contract price to be paid as follows:*

$_____, 20% *Cash, the receipt of which is hereby acknowledged, and which is deposited in Alan Frenkel Auction & Realty, LLC. Escrow Account and,*

$_____, _____

$_____, _____

$_____, Balance shall be due and payable in full on or before the announced ***CLOSING DATE, which CLOSING DATE, shall be on or before 1/8/2027****, unless extended by other provisions of this Contract. Possession of the subject real estate shall occur simultaneously with closing if all funds have cleared, and otherwise upon clearance of all funds.*

All payments hereunder shall be made in cash or wire transfer of funds.

Seller agrees to pay all taxes due and payable through December 31st, 2026.

Buyer agrees to pay all taxes from January 1st, 2027 and thereafter.

The following prorations shall be made at Closing as of the Closing Date **NA**.

PROCEEDS OF SALE; CLOSING PROCEDURE: The deed shall be recorded upon clearance of funds. Proceeds of the sale shall be held in escrow by Alan Frenkel Auction & Realty, LLC. (Escrow Agent) until the Escrow Agent is satisfied that all other terms and conditions of this Contract are satisfied.

ESCROW: Escrow Agent is authorized and agrees by acceptance of any funds to deposit them promptly, hold same in escrow and, subject to clearance, disburse them in accordance with the terms and conditions of this Contract. In the alternative, Escrow Agent shall have the right, but not the obligation, in Escrow Agent's sole discretion, to transfer any or all funds held in escrow to a closing agent agreed upon by Buyer and Seller. In the event of such a transfer, Escrow Agent shall be relieved of all further liability with respect to the transferred funds, and all funds not yet paid or deposited as required by this Contract shall thereafter be paid to and deposited with said closing agent. Failure of clearance of funds shall not excuse Buyer's performance. If in doubt as to Escrow Agent's duties or liabilities under the provisions of this Contract, Escrow Agent may, at Escrow Agent's option, continue to hold the subject matter of the escrow until the parties mutually agree to its disbursement or until a judgment of a court of competent jurisdiction shall determine the rights of the parties, or Escrow Agent may, in Escrow Agent's sole discretion, interplead the subject matter of the escrow, or pursuant to order of Court deposit same, with the Clerk of the Circuit Court having jurisdiction of the dispute. Upon notifying all parties concerned of such action, all liability on the part of Escrow Agent shall fully terminate, except to the extent of accounting for any items previously delivered out of escrow. Any suit between Buyer(s) and Seller wherein Escrow Agent is made a party because of acting as Escrow Agent hereunder, or in any suit wherein Escrow Agent interpleads the subject matter of the escrow, Escrow Agent shall recover all attorney's fees and costs incurred by Escrow Agent with the fees and costs to be paid from and out of the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party. Both Seller and Buyer agree that Escrow Agent shall not be liable to any party or person for misdelivery to Buyer or Seller of items subject to this escrow, unless such misdelivery is due to willful breach of this Contract or gross negligence of Escrow Agent. Both Seller and Buyer further agree that Alan Frenkel Auction & Realty, LLC., its agents, independent contractors, officers, directors and employees will not be held liable to either or both Seller and Buyer for the performance of any terms of this Purchase and Sale Contract or for damages for the non-performance thereof. The Auctioneer shall also receive accrued interest on any escrowed funds held by the Auctioneer.

FAILURE OF PERFORMANCE: If Buyer fails to perform this Contract within the time specified, including payment of all deposit(s), the deposit(s) paid by Buyer and deposit(s) agreed to be paid, may be retained by or for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer, Seller, and Alan Frenkel Auction & Realty, LLC. shall be relieved of all obligations under this Contract; or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Contract. If Seller elects to retain the deposits paid by Buyer

Sellers initials _____ Buyers initials _____

ZONING DISTRICTS

Agricultural Districts

A-1	Citrus Rural District
A-2	Farmland Rural District
A-R	Agricultural-Residential District

Residential Districts

R-CE	Country Estate District
R-CE-2	Rural Residential District
R-CE-5	Rural Country Estate Residential District
R-1, R-1A & R-1AA	Single-Family Dwelling Districts
R-1AAA & R-1AAAA	Residential Urban District
R-2	Residential District
R-3	Multiple-Family Dwelling District
X **- C**	Cluster District (where ***X*** is the base zoning district)
R-T	Mobile Home Park District
R-T-1	Mobile Home Subdivision District
R-T-2	Combination Mobile Home and Single-Family Dwelling District
R-L-D	Residential Low-Density District
UR-3	University Residential District

Non-Residential Districts

P-O	Professional Office District
C-1	Retail Commercial District
C-2	General Commercial District
C-3	Wholesale Commercial District
I-1A	Restricted Industrial District
I-1 / I-5	Industrial District (Light)
I-2 / I-3	Industrial District (General)
I-4	Industrial District (Heavy)

Other Districts

M-1	Property shall be rezoned to an appropriate zoning district that is consistent with the FLUM.
NR	Neighborhood Residential
NC	Neighborhood Center
NAC	Neighborhood Activity Corridor
PD	Planned Development District, including Regulating Plans (PD-RP) and Unified Neighborhood Plans (PD-UNP)
U-V	Urban Village District

FUTURE LAND USE and ZONING CORRELATION

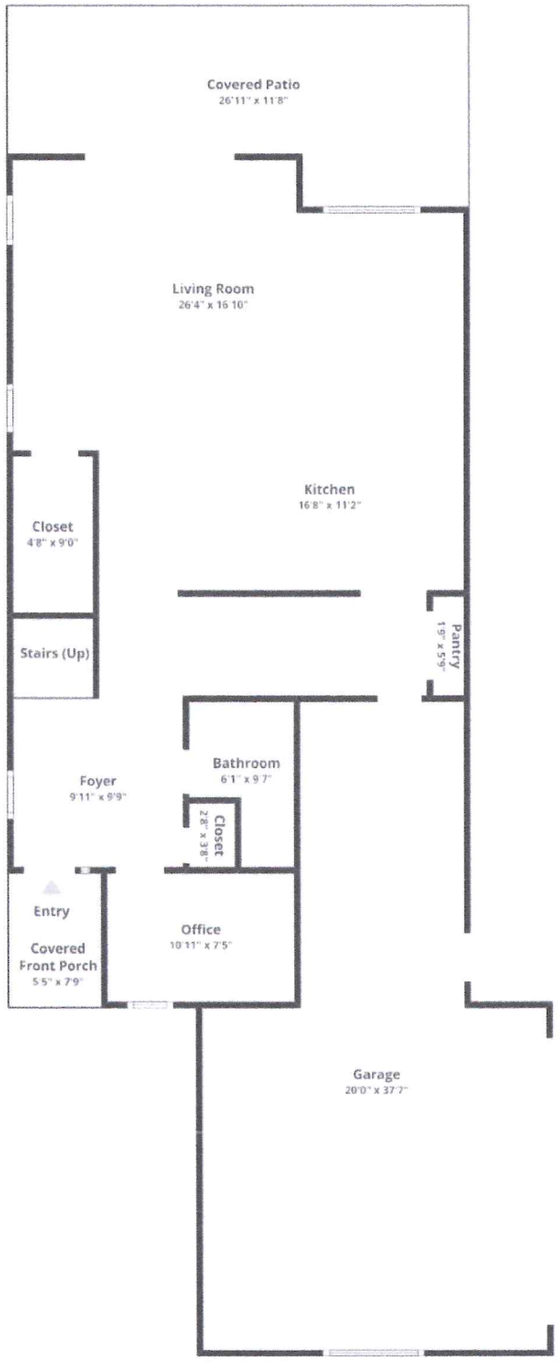
The following table shows the correlation between future land use and zoning. The Planning Division uses this correlation to determine consistency of land use activities with the Comprehensive Plan Future Land Use Map (FLUM). Land use compatibility; location, availability and capacity of public services and facilities; market demand; and environmental features also are used in determining which zoning district is most appropriate. Development activity within a land use designation is restricted to the maximum density and/or intensity allowed by the FLUM designation, regardless of zoning.

Future Land Use	***Maximum Density/FAR***	***Zoning***
Rural/Agricultural (R)	1 du/10 ac	A-1, A-2, A-R, R-CE
Rural Residential Enclave See Maps 25(a) through 25(e) of the Future Land Use Map Series	Lake Mabel: 1 du/ac (min. 1-acre lot) Berry Dease: 2 du/ac (min. 2-acre lot) Chickasaw: 1 du/ac (min.1-acre lot) Rocking Horse: 2 du/ac (min. 2-acre lot) Orlando-Kissimmee Farms: Min. 2-acre lot	PD, R-CE, A-1, A-2, A-R, R-1A, R-1AA
Rural Settlement 1/5 (RS 1/5)*	1 du/5 ac	R-CE-5, A-1, A-2, PD***
Rural Settlement 1/2 (RS 1/2)*	1 du/2 ac	R-CE-2, R-CE-5, A-R, A-1 , A-2, PD***
Rural Settlement 1/1 (RS 1/1)*	1 du/ac	R-CE, R-CE-C, R-CE-2, R-CE-5, A-1, A-2, PD***
Rural Settlement Low Density (RSLD 2/1)[1]	2 du/ac	R-CE, R-CE-C, R-CE-2, R-CE-5, PD***
Lake Pickett (LP)	Transect-based; densities/intensities established on a Conceptual Regulating Plan	Lake Pickett Planned Development-Regulating Plan (PD-RP)
Low Density Residential (LDR)	4 du/ac	A-1*, A-2*, R-CE*, R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, R-2**, R-T-1, R-T-2, R-L-D, PD
Low-Medium Density Residential (LMDR)	10 du/ac + workforce housing bonus	R-1, R-1A, R-2, R-T, R-T-1, PD, U-V
Medium Density Residential (MDR)	20 du/ac + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
Medium-High Density Residential (MHDR)	35 du/ac + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
High Density Residential (HDR)	50 du/ac + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
Neighborhood Residential (NR)	20 du/ac / 0.4 FAR	NR
Neighborhood Activity Corridor (NAC)	25 du/ac / 1.0 FAR	NAC
Neighborhood Center (NC)	40 du/ac / 2.0 FAR	NC
Office (O)	1.25 FAR (0.15 FAR in Rural Settlements per FLU 6.2.9) unless otherwise restricted or increased by County policy or code	P-O, PD
Commercial (C)	1.5 FAR (0.15 FAR in Rural Settlements per FLU 6.2.9) unless otherwise restricted / increased by County policy or code	C-1, C-2, C-3, P-O, PD
Industrial (IND)	0.75 FAR	I-1A, I-1/I-5, I-2/I-3, I-4, PD
Institutional (INST)	2.0 FAR	Any
Educational (EDU)	2.0 FAR	PD
Planned Development (PD)	See FLU8.1.2 and FLU8.1.4	PD
Activity Center Mixed Use (ACMU) / Activity Center Residential (ACR)	See I-Drive Element	PD
Growth Center (GC)	See FLU 7.4	PD
Innovation Way Overlay (IW)	See GOAL FLU5	IW-PD-RP
I-Drive District Overlay	See Conceptual Regulating Plan, Map 23 of FLUM Map Series	PD, C-1, C-2, I-2/I-3
Village (V) (Horizon West)	See Policy FLU4.1.9	PD within adopted Village Boundary or conventional zoning districts within a Rural Residential Enclave. (See above.)
Mixed Use Corridor (MUC)	3.0 FAR, unless otherwise restricted by County policy or code (11-20 du/ac)	PD, (Mixed Use District – to be developed); staff-initiated, Urban Service Area only
Community Village Center (CVC) (can no longer be requested, see FLU8.5.8)		PD
Traditional Neighborhood Development (TND) (Avalon Park)		PD

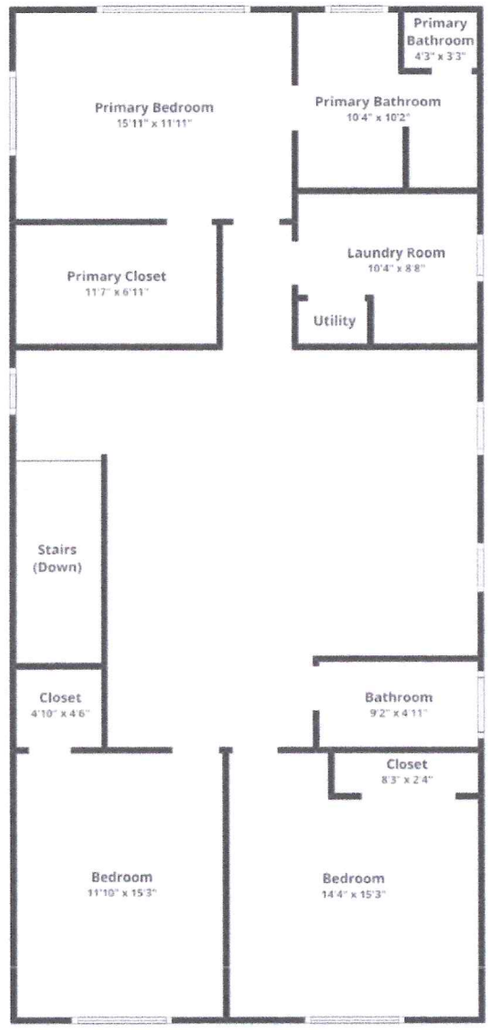
*(1) R-CE districts are consistent with the LDR designation only when located in a Rural Settlement or Rural Residential Enclave. (2) A-1 and A-2 districts are also consistent with the LDR designation only when located in a Rural Residential Enclave. (3) Within the Urban Service Area (USA), rezoning requests to R-CE, A-1, and A-2 shall only be allowed for properties located in a Rural Residential Enclave. ** Limited to 4 dwelling units per acre *** Consistent with Comprehensive Plan Policy FLU6.2.3

Note: See FLU8.2.5, FLU8.2.5.1, and FLU8.2.5.2 to determine whether a rezoning is required prior to a special exception, or to determine whether a rezoning is required in specific cases of inconsistent zoning and future land use.

Note: Consistency of A-1, A-2 and A-R zoning districts with a **Rural Settlement FLUM designation** is limited to: residential uses permitted by right or by special exception approval; and, non-residential uses requiring approval by special exception and which are common to all zoning districts consistent with a Rural Settlement FLUM designation. A use that is not common to all listed districts is not consistent with a Rural Settlement designation.



FLOOR 1



FLOOR 2

n Ave, Orlando, FL 32806

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate

DOC # 20240205038
04/09/2024 13:29 PM Page 1 of 2
Rec Fee: $18.50
Deed Doc Tax: $1,400.00
Mortgage Doc Tax: $0.00
Intangible Tax: $0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: CSC INC

Prepared by and return to:
This instrument prepared by: **Jan Henson**
All Florida Professional Title, LLC
1728 SALEM DRIVE
Orlando, FL 32807
(407) 488-1819
File No.: **20241573**

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed Made this **28th day of March, 2024** by **ARIK MARCH,** hereinafter called the grantor, whose post office address is: **1725 EAST CRYSTAL LAKE AVE, , 32806**

to: **DJ GLOBAL INVESTMENTS LLC ,** whose post office address is: **P BOX 593776, Orlando, FL 32859,** hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in **Orange County, Florida,** viz:

Lot 17 and the North 15 feet of Lot 16, McLeisch Terrace , according to the plat thereof as recorded in Plat Book O, Page 124, Public Records of Orange County, Florida.

Parcel Identification Number: 0623305364000170

This property WAS NOT the homestead of the Grantor (s).

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 12/31/2023, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness
Printed Name: STUART GIERE
P.O. Address: ~~MOL/AFPT~~
1728 SALEM DRIVE
ORLANDO, FL 32807

ARIK MARCH

Witness
Printed Name: JANET L HENSON
P.O. Address: ~~MOL/AFPT~~
1728 SALEM DRIVE
ORLANDO, FL 32807

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 28th day of March, 2024 by ARIK MARCH who [ ] is personally known or [X] has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: JANET L HENSON
My Commission Expires: _____

JANET L HENSON NOTARY PUBLIC MY COMMISSION EXPIRES 4-8-2026 STATE OF FLORIDA COMMISSION NUMBER HH 229809

ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
INDEPENDENTLY ELECTED TO SERVE YOU

Orange County Notice of Ad Valorem Taxes & Non-Ad Valorem Assessments

DJ GLOBAL INVESTMENTS LLC
PO BOX 593776
ORLANDO, FL 32859-3776

Account Number: 331270
Assessed Value: 172,000
Millage Code: 11 ORG
Parcel Number: 06-23-30-5364-00170
Address: 1910 CLOVERLAWN AVE, Orlando, 32806
Exemptions:

AD VALOREM TAXES

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
BY STATE LAW (RLE)	172,000	0	172,000	3.0950	532.34
CAPITAL OUTLAY	172,000	0	172,000	1.5000	258.00
CRITICAL OPERATING	172,000	0	172,000	1.0000	172.00
DISCRETIONARY OPERATING	172,000	0	172,000	0.7480	128.66
CNTY-CAPITAL PROJECT	172,000	0	172,000	0.2250	38.70
CNTY-GENERAL REVENUE	172,000	0	172,000	4.0441	695.59
CNTY-PARKS & RECREAT	172,000	0	172,000	0.1656	28.48
COUNTY FIRE	172,000	0	172,000	2.8437	489.12
UNINCORPORATED TAXING DIST	172,000	0	172,000	1.8043	310.34
LIBRARY	172,000	0	172,000	0.3748	64.47
ST JOHNS RIVER WTR MGMT DIST	172,000	0	172,000	0.1793	30.84

Total Millage: 15.9798 Subtotal: $2,748.54

NON-AD VALOREM ASSESSMENTS

Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
334 FCC ENVIRONMENTAL SERVICES FLOI		430.00			

Subtotal: $430.00

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments: **$3,178.54**

Pay Online, Opt-in to E-Billing and Print your Receipt at ***octaxcol.com****.*

Payments not received by March 31st are delinquent

IF YOUR TAXES ARE NOT ESCROWED, PLEASE RETURN THE BOTTOM PORTION WITH YOUR PAYMENT.

331270
1910 CLOVERLAWN AVE

MCLEISH TERRACE O/124 LOTS 17 &
06-23-30-5364-00170

Make checks payable to:
Scott Randolph, Tax Collector

ONLY PAY ONE AMOUNT	
If Paid By	**Amount Due**
Nov 30, 2026	$3,051.40
Dec 31, 2026	$3,083.18
Jan 31, 2027	$3,114.97
Feb 28, 2027	$3,146.75
Mar 31, 2027	$3,178.54

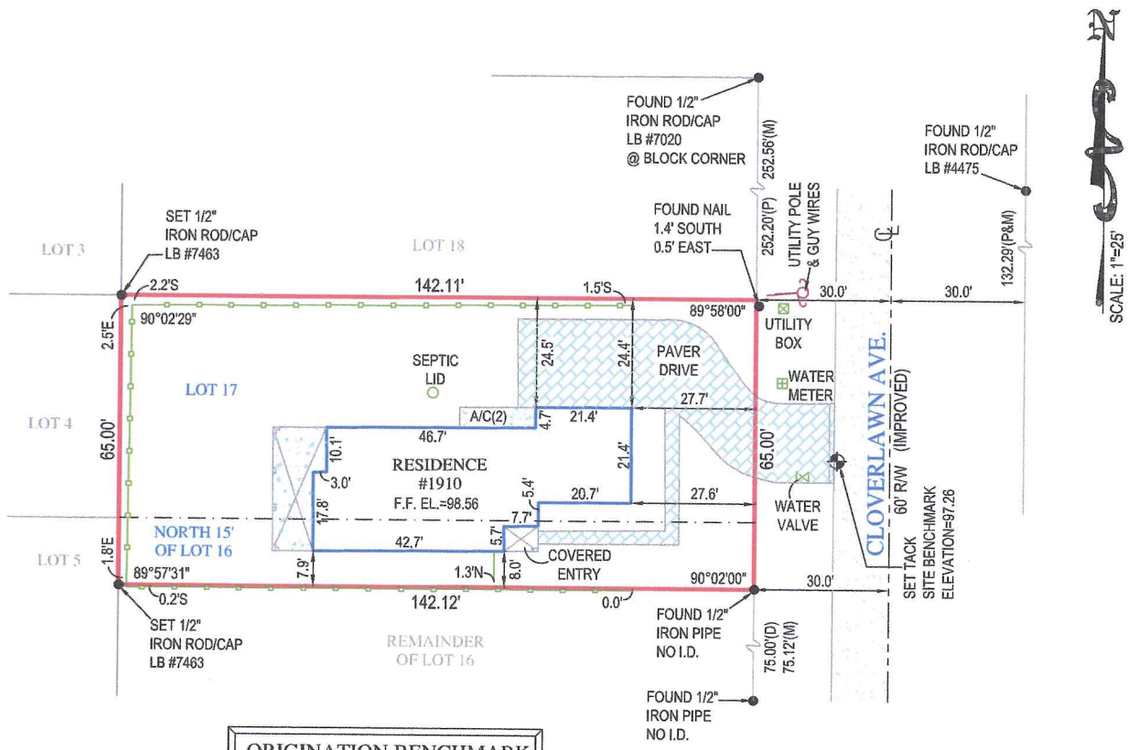
DJ GLOBAL INVESTMENTS LLC
PO BOX 593776
ORLANDO, FL 32859-3776

PO Box 545100
Orlando FL 32854-5100

LEGAL DESCRIPTION

LOT 17 AND THE NORTH 15 FEET OF LOT 16, MCLEISH TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGE 124, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD ZONE: X
COMMUNITY NUMBER: 120179
PANEL: 12095C0265
SUFFIX: F
BASE FLOOD ELEVATION: N/A
FIRM DATE: 09-25-2009



SCALE: 1"=25'

VICINITY MAP
NOT TO SCALE

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
℄	CENTERLINE
&	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
	CONCRETE
	CHAIN LINK FENCE
	WOOD FENCE
	MISCELLANEOUS FENCE

ORIGINATION BENCHMARK

ORANGE COUNTY
BENCHMARK "2950"
N.A.V.D. ELEVATION = 97.37'

NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

DATE OF FIELD WORK: 04-06-2024
DATE OF MAP: 04-06-2024

REVISIONS:

1. UPDATED BOUNDARY FOR FINAL. . .07-25-2025

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) David Cutler
Digitally signed by David Cutler
Date: 2025.07.30 09:42:56 -04'00'

DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

BOUNDARY SURVEY OF
1910 CLOVERLAWN AVENUE
ORLANDO, FL. 2806
PREPARED FOR
DJ INVESTMENTS LLC

Project C-627749 | Sheet 1 OF 1
Date 04-06-2024
Scale 1"=25'

COMPASS SURVEYING
6250 N. MILITARY TRAIL SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net
PHONE: 561.640.4800 FAX: 561.640.0576
LB. 7463

O 121

Mc LEISCH TERRACE

ORANGE COUNTY FLORIDA.

DESCRIPTION

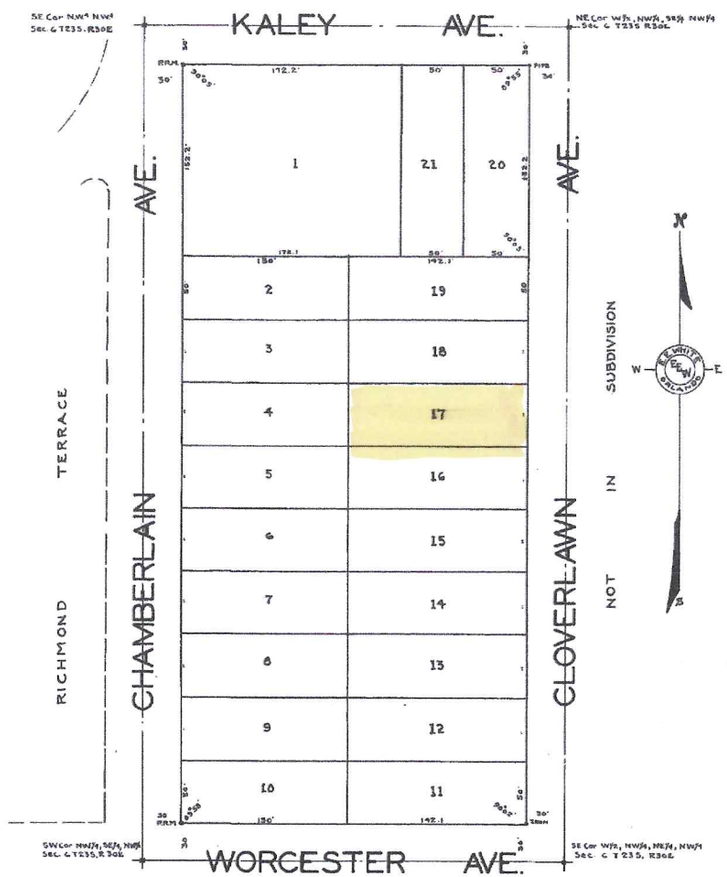
W⅞ of NW¼ of SE¼ of NW¼ Sec. 6 T23S. R30E.

SCALE 1 INCH = 50 FEET.
APRIL — 1926.

E.E. WHITE CIVIL ENGINEER.
ORLANDO — FLORIDA.

Filed for record the 10th day of May A.D. 1926 at 12 M. and recorded in Plat Book O page 124
B.M. Robinson Clerk
M.A. Howard D.C.

CLOVER LAWN ADDITION



NOT IN SUBDIVISION

SEE DRAWING BOOK 20 PAGE 371 DATE 3/26/53

CHANGING NAME OF WORCESTER AVE TO HARDING AVE

OWNERS CERTIFICATE

State of Florida: County of Orange.

Know all men by these presents, that I, J.W. McLeisch a widower, the owner of the land described in the Caption, do hereby authorize and accept the plat hereon and do hereby dedicate to the use of the public, all streets and alleys shown hereon as streets and alleys.

Witness my hand and seal, this 7th day of May A.D. 1926.

J.W. McLeisch OWNER

ENGINEERS CERTIFICATE

State of Florida: County of Orange

Personally appeared before me E.E. White Civil Engineer, who being duly sworn deposes and says, that the Plat hereon is a true and correct representation of the Survey and Subdivision of the land described in the Caption and that Permanent Reference Monuments have been placed as shown

Subscribed and sworn to before me this 10th day of May A.D. 1926

My commission expires 12-19-29.

E.E. White CIVIL ENGINEER 1885 RULS

Wm Tinkenpaugh NOTARY PUBLIC

State of Florida: County of Orange

Personally appeared before me J.W. McLeisch a widower who I am satisfied is the person described in and who executed the foregoing instruments and acknowledged the execution of same for the uses and purposes therein expressed.

Witness my hand and official seal at Orlando in said County and State this 7th day of May A.D. 1926

My commission expires 12-19-29.

Wm Tinkenpaugh NOTARY PUBLIC

Approved, Board of County Commissioners of Orange County Florida, this 22nd day of May A.D. 1926

CHAIRMAN

Examined, accepted and approved.

B.M. Robinson, Clerk.

By M.A. Howard D.C.

Field - Ray-Bossmer
Office - Beaman
Checked - B.O.B.
Checked - C.A.F.

Alan Frenkel Auction & Realty, LLC
Licensed Real Estate Broker-FL AB3436AU1522
412 Raehn Street
Orlando, FL 32806
888.416.5607

Bid Number: _____

Bid Acknowledgement
And Receipt for Deposit

Name: _____ **Company Name:** _____
Address: _____ **City:** _____ **State:** _____ **Zip:** _____
Business Phone #:_____ **Home Phone #:**_____

==========

The undersigned (hereinafter "Buyer") hereby acknowledges that he/she has agreed to purchase the following:

AUCTION PROPERTY #:_____, **of the** __**1910 Cloverlawn Ave, Orlando, FL**_____**Auction, conducted by**

ALAN FRENKEL AUCTION & REALTY, LLC. (the Auctioneer) on __**December 10th**_____**,2026**____.

Parcel Number: _____**Bid Price----------$**_____

10% Auction Fee----------$_____

Total Contract Price----------$_____

Cash or Cashier's Check Tendered----------$_____

Conditions

1. This purchase is subject to the terms and conditions contained in the Purchase and Sale Contract which has been posted and available for Buyer's review and to the Auctioneer's opening announcements. The Terms and Conditions of the said Purchase and Sale Contract are incorporated herein by reference, notwithstanding the separate execution of the Purchase and Sale Contract by the Seller and the Buyer, the execution of this Bid Acknowledgment and Receipt for Deposit by the Seller and the Buyer, the execution of this Bid Acknowledgment and Receipt of Deposit by the Buyer shall constitute an offer and acceptance of the said Purchase and Sale Contract.
2. Statements made by personnel of Alan Frenkel Auction & Realty, LLC and statements made from the auction block are based upon information given by Seller and other sources and this information is believed to be reliable, however, Alan Frenkel Auction Realty, LLC, has not made any independent determination to confirm the accuracy of such information. As such, no warranties or representations, express or implied, are made as to the accuracy of any such statements or information.
3. Buyer acknowledges that he or she has been given the opportunity to inspect the property and to make an independent evaluation of the property without regard to whether or not Buyer actually inspected the property and without regard to any statements or representations made by Seller and Alan Frenkel Auction & Realty, LLC. Further, Buyer acknowledges that Buyer has conducted all due diligence and investigations Buyer feels necessary or appropriate regarding the property.
4. The term "SOLD", as stated by the Auctioneer upon the acceptance of a bid, is an acknowledgement that such bid is the highest bid.
5. Whether such bid is accepted is subject to whether or not the sale is advertised as with reserve or without reserve.
6. The term "AS IS-WHERE IS" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality. Any and all warranties, regarding the marketability of title are given by Seller only and are contained in the Purchase and Sale Contract.
7. This Agreement is binding upon the parties hereto and their heirs, successors and assigns.
8. Buyer hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Orange County, Florida, and Buyer hereby consents to the jurisdiction of such court in any suit, action or proceeding and waives any objection which Buyer may have to the laying of venue of any such suit, action or proceeding in such court. Further, the parties acknowledges and agree that this Bid Acknowledgment and all transactions contemplated by this Bid Acknowledgment shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida without regard of principles of conflicts of laws.
9. The undersigned, its agents, employees or any other parties acting on its behalf specifically agree to INDEMNIFY AND HOLD HARMLESS Auctioneer, its officers, directors, agents and employees from any loss, injuries or damages arising from any activities associated with, connected with or in any way related to the auction, including but not limited to the removal of auction items from the premises. Further, the undersigned expressly RELEASES Auctioneer, its officers, directors, agents and employees from any and all acts of their own negligence or fault, whether said negligence or fault be in their individual or representative capacity, or in connection with the negligence or fault of others. Further, the undersigned agrees to INDEMNIFY AND HOLD HARMLESS Auctioneer and/or Seller from any claims, demands, liability, loss or damage brought by third parties against Auctioneer arising from, out of or relating in any way to the Auction which are in any way attributable to any acts or omissions on the part of the Seller, or attributable to any acts, omissions, fault or negligence on the part of Auctioneer, its officers, directors, agents or employees.
10. The undersigned, in his or her individual capacity, personally GUARANTEES payment of the Bid Price to Seller and the Buyer's Premium to Auctioneer. In the event the undersigned is the successful bidder at the Auction, but fails to close the purchase as required by a Purchase and Sale Contract through no fault of the Seller, Auctioneer shall be entitled to receive and recover from Buyer the difference between the Buyer's Premium and any amount received by Auctioneer from any forfeited deposit(s) pursuant to the Purchase and Sale Contract following Buyer's default.
11. Auctioneer is authorized to execute and record a Memorandum of Sale memorializing in the public record the existence of the aforementioned Purchase and Sale Contract between the Seller and the Buyer.
12. In the event that Auctioneer or Seller are required to take any actions to enforce the terms of this Bid Acknowledgment, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorney's fees and costs. Reasonable attorneys' fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collection without litigation, and in litigating in all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
13. BUYER DOES HEREBY WAIVE THE RIGHT TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING IN CONNECTION WITH THIS BID ACKNOWLEDGMENT OR THE AUCTION ITSELF.
14. All parties signing this Bid Acknowledgment in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
15. It is further acknowledged by Buyer that this Bid Acknowledgment has been read and understood by the Buyer before signing it and that Buyer understands and consents to its contents.

Signature **Individually and as** **(Title)**

Print Name **Of (Business Name)**

such sums shall be disbursed to Seller and Alan Frenkel Auction & Realty, LLC, in accordance with their Auction Agreement. In addition, in the event of Buyer's failure of performance as described above, Buyer shall pay to Alan Frenkel Auction & Realty, LLC., the Buyer's Premium, which amount due from Buyer may be reduced by any amount received by Alan Frenkel Auction & Realty, LLC., Inc. from any forfeited deposit(s) pursuant to this Contract and received by Alan Frenkel Auction & Realty, LLC pursuant to this Contract and the aforesaid Auction Agreement. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, the Buyer, as Buyer's sole and mutually exclusive remedies, may either seek specific performance or elect to receive the return of Buyer's deposit(s). Buyer(s) hereby waives any action for damages resulting from Seller's breach.

CONVEYANCE: Seller shall convey title to the Real Property by statutory warranty, trustee's, personal representative's or guardian's deed, as appropriate to the status of Seller unless this auction is pursuant to an order of the courts having jurisdiction in the transfer to the subject real estate, in which instance title shall be conveyed in accordance with such order.

OTHER AGREEMENTS: This Contract specifically incorporates by reference all language in the Opening Announcements of the Auction, whether verbal or in writing, made at the auction of the Real Property and in any and all prior agreements made between Buyer and Seller's agent, Alan Frenkel Auction & Realty, LLC., including, but not limited to, the Real Estate Auction Registration for Real Estate and Bid Acknowledgment. Notwithstanding the foregoing, any and each agreement executed prior to this Contract by Buyer and Alan Frenkel Auction & Realty, LLC., shall not be deemed merged into this Contract, though the terms therein shall be deemed fully incorporated herein, but shall remain enforceable in their own right, individually and collectively. As between Buyer(s) and Seller, no other prior or present agreements or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the parties intended to be bound by it.

TITLE MATTERS: The property is sold subject to any easements, restrictions, limitations, rights of way, planning and zoning regulations, and other matters of record not affecting the marketability of the Property. If the Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, prior to the Closing Date, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect. If Seller fails to timely cure the defect, all deposit(s) and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to Buyer.

RISK OF LOSS: The Seller shall deliver the subject real estate to the Buyer in the same condition as found date of auction. In the event the subject property is destroyed or significantly damaged by fire or other casualty, Seller or Buyer may cancel this transaction. Buyer shall receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligations under this Contract. Seller or Buyer may cancel this transaction upon providing written notice to the other party within seven business days of the occurrence of the fire or other casualty or by the scheduled closing date, if earlier.

CAPACITY: All parties signing this Purchase and Sale Contract in any representative capacity represent that they have the authority to sign on behalf of such party or entity.

PROPERTY TAX DISCLOSURE SUMMARY: Buyer should not rely on the seller's current property taxes as the amount of property taxes that the buyer may be obligated to pay in the year subsequent to purchase. A change of ownership or property improvements triggers reassessments of the property that could result in higher property taxes. If you have any questions concerning valuation, contact the county property appraiser's office for information.

INDEMNIFICATION: The Buyer and Seller, jointly and severally, and their respective agents, employees or any other parties acting on their behalves, specifically agree to INDEMNIFY AND HOLD HARMLESS Alan Frenkel Auction & Realty, LLC, its officers, directors and employees, for any injuries or damages arising under or pursuant to this Purchase and Sale Contract.

JURISDICTION AND VENUE: The undersigned(s) hereby agree that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Orange County, Florida, consent to the jurisdiction of such court in any suit, action or proceeding and waive any objection which they may have to the laying of venue of any such suit, action or proceeding in such courts. Further, the parties acknowledge and agree that this Purchase and Sale Contract shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida without regard to principles of conflicts of laws.

ATTORNEYS FEES: In the event any party is required to take any action to enforce the terms of this Contract, the prevailing party shall be entitled to recover all of its reasonable attorney's fees and costs. Reasonable attorney's fees shall include those fees incurred (a) before, during and after litigation, including those incurred in attempting collection without litigation, (b) in litigating in all trial and appellate levels, (c) in any bankruptcy proceeding and (d) in any post-judgment proceeding.

WAIVER OF RIGHT TO A JURY TRIAL: ALL PARTIES HERETO HEREBY WAIVE THEIR RIGHT TO A TRIAL BY JURY WITH RESPECT TO ANY LITIGATION ARISING IN CONNECTION WITH THIS CONTRACT.

If the sale of the subject real estate is by auction, we hereby certify that we agree and acknowledge that it is subject to all restrictions and announcements made at the opening of the auction, whether verbal or in writing. We further certify that we have examined the property described hereinabove; that we are thoroughly acquainted with its conditions and accept it as such. Buyer(s) shall accept this real estate on an "AS IS" basis with no warranties expressed or implied. All closing costs, i.e. documentary stamps, title insurance, mortgage costs (if applicable) and any other costs associated with the transfer of deed shall be at the expense of the buyer(s).

BUYER AND SELLER ACKNOWLEDGE THAT THIS CONTRACT HAS BEEN READ AND UNDERSTOOD BY THEM PRIOR TO SIGNING IT.

_____ (Seller)	_____ (Date)	_____ (Seller)	_____ (Date)
_____ (Buyer)	_____ (Date)	_____ (Buyer)	_____ (Date)

_____ **ALAN FRENKEL AUCTION & REALTY, LLC.**, Escrow Agent

_____ Witness

Auction Registration for Real Estate

Alan Frenkel Auction & Realty, LLC
412 Raehn Street
Orlando, FL 32806
888.416.5607·FL#AB3436AU1522

Bid #: _____ **License #:** _____

Name: _____ **Company Name:** _____

Address: _____ **City:** _____ **FL:** _____ **Zip:** _____

Business Phone #:_____ **Home Phone #:**_____

How did you hear about this auction? _____

Email Address for upcoming auctions: _____

Terms and Conditions of Sale

1. Everything is Sold "AS IS, WHERE IS". "AS IS WHERE IS" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality. Any and all warranties regarding the marketability of title are given by the Seller only and are contained in the Purchase and Sale Contract.
2. ALL SALES ARE SUBJECT TO A NON-NEGOTIABLE 10% AUCTION FEE, ADDED TO BID PRICE.
3. The undersigned hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Orange County, Florida, and consents to the jurisdiction of such court in any suit, action or proceeding and waives any objection which it may have to the laying of venue of any such suit, action or proceeding in such courts. Further, the parties acknowledge and agree that this Auction Registration and all transactions contemplated by the Auction Registration shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida without regard to principles of conflicts of laws.
4. The undersigned, its agents, employees or any other parties acting on its behalf specifically agree to INDEMNIFY AND HOLD HARMLESS Auctioneer, its officers, directors, agents and employees from any loss, injuries or damages arising from any activities associated with, connected with or in any way related to the auction, including but not limited to the removal of auctions items from the premises. Further, the undersigned agrees to INDEMNIFY AND HOLD HARMLESS Auctioneer, and/or Seller from any claims, demands, liability, loss or damage brought by third parties against Auctioneer and/or Seller arising from, out of or relating in any way to the Auction which are in any way attributable to any acts or omissions on the part of the Seller, or attributable to any acts, omissions, fault or negligence on the part of Auctioneer, its officers, directors, agents or employees.
5. The undersigned, in his or her individual capacity, PERSONALLY GUARANTEES payment of the Bid Price to Seller and the Buyer's Premium to Auctioneer. In the event the undersigned is the successful bidder at the Auction, but fails to close the purchase as required by a Purchase and Sale Contract, through the Buyer's Premium and any amount received by Auctioneer from any forfeited deposit(s) pursuant to the Purchase and Sale Contract following Buyer's default.
6. In the event that Auctioneer or Seller are required to take any action to enforce the terms of this Auction Registration, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorneys' fees and costs. Reasonable attorneys' fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collection without litigations, and in litigating all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
7. THE UNDERSIGNED DOES HEREBY WAIVE THE RIGHT TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING IN CONNECTION WITH THIS AUCTION REGISTRATION OR THE AUCTION ITSELF.
8. All parties signing this Auction Registration in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
9. The undersigned hereby acknowledges that the subject property being purchased at auction is being sold strictly on a subject to buyer's inspection which has occurred prior to entering this contract and the buyer hereby acknowledges complete familiarity with the subject property including any faults or deficiencies.
10. It is further acknowledged by the undersigned that this Auction Registration has been read and understood by the undersigned before signing it and that the undersigned understands and consents to its contents.

Signature	**Individually and as**	**(Title)**
Print Name	**Of (Business Name)**	

ALAN FRENKEL
AUCTION & REALTY LLC

AUCTION
BACK UP BUYER REQUEST FORM

In the event any of the following properties do not close, please contact me immediately.

Bidder No._____ Amount of Bid_____

Property ___1910 Cloverlawn Ave, Orlando, FL 32806 _____

Name _____

Address _____

City _____State_____Zip_____

Telephone: Home _____Work _____

Signature_____

412 Raehn Street • Orlando, Florida 32806 •Tel: 321.710.3494 • Toll Free: 888.416.5607
www.AlanFrenkel.com • FL # AB3436AU1522 • Alan@AlanFrenkel.com

RADON GAS DISCLOSURE

RADON GAS: *Radon* is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guide lines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the county public health unit.

_____ _____

Buyer Date

_____ _____

Buyer Date

Bid Rigging is a Felony

Agreements among buyers at auctions not to bid against each other for the purpose of purchasing goods at low and noncompetitive prices can be a criminal violation of federal antitrust laws and punishable by fines and imprisonment.

Section 1 of the Sherman Act(15 U.S.C. 1) prohibits bid rigging agreements among competitors if they affect or restrain interstate commerce. Upon conviction, violators are subject to a fine of up to $250,000 and/or three years of imprisonment. Corporations are subject to a fine of up to $10 million.

NAA Auctioneer

Information provided as a service to members of the
National Auctioneers Association,
8880 Ballentine,
Overland Park, Kansas 66214
in cooperation with the United States Department of Justice