ALAN FRENKEL
AUCTION & REALTY LLC

BIDDER'S INFORMATION PACKAGE

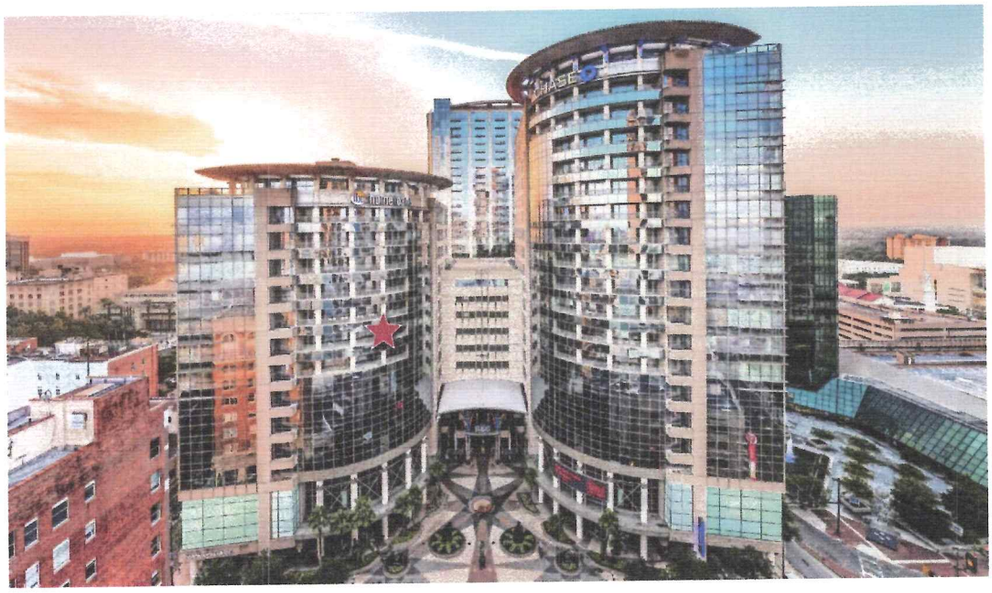
2,960 SF

DOWNTOWN ORLANDO

CLASS A

OFFICE CONDOMINIUM

in THE PLAZA



FOR SALE AT REAL ESTATE AUCTION

MONDAY·NOVEMBER 30th·11 AM

Loc: 121 S. Orange Ave, Unit 900N, Orlando, FL 32801

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

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* 30th *day of* November, 2026, *by and between*

Thomas A. Vaughan _____ _____ _____
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:* An office condominium plus two parking spaces #254 and 340 located at 121 S. Orange Ave., Unit 900N, Orlando, FL 32801 and further identified by PID# 26-22-29-7156-09-000 in the Orange County Property Appraiser's office *and being the same property recorded in Deed Book No.* 08903 *Page Nos.* 1426-9 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.* ***or*** *Dominion Title 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 December 29th, 2026***, *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, cashier's check, 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 **Condominium and parking fees**.

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 _____

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). Closing to be conducted by Dominion Title, 1005 Delridge Ave, Orlando, FL 32804.

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

PROPERTY ZONING

The zoning designation **AC-3A/T/HP** in the City of Orlando combines three specific district and overlay codes:

- **AC-3A (Activity Center - High Intensity District):** A high-density commercial and mixed-use activity center zone (permitting multi-story office, retail, and dense residential development with high floor-area ratios). [1, 2]
- **T (Traditional City Overlay):** Indicates the property is located within Orlando's Traditional City area, which enforces pedestrian-friendly design, specific streetscape standards, and transit-oriented parking reductions. [1, 2]
- **HP (Historic Preservation Overlay):** Subject to Historic Preservation guidelines, meaning exterior alterations, signs, demolition, or new construction must preserve the architectural and historical character of the building or district and typically require review by the city's Historic Preservation Board. [1]

Property Record - 26-22-29-7156-09-000

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

Property Summary as of 10/30/2026

Property Name
Plaza North Tower Comm Condo

Names
Vaughan Thomas A

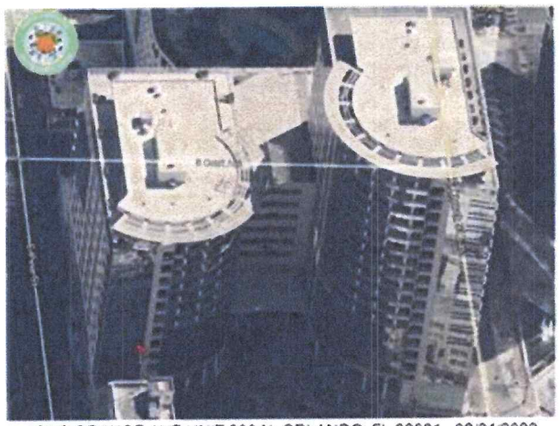
Municipality
ORL - Orlando

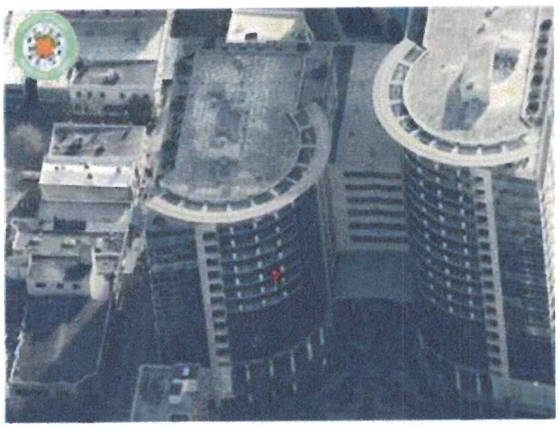
Property Use
1701 - Condo-Office

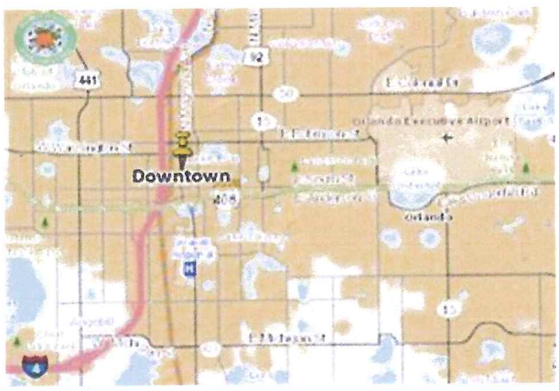
Mailing Address
121 S Orange Ave Ste 900N
Orlando, FL 32801-3234

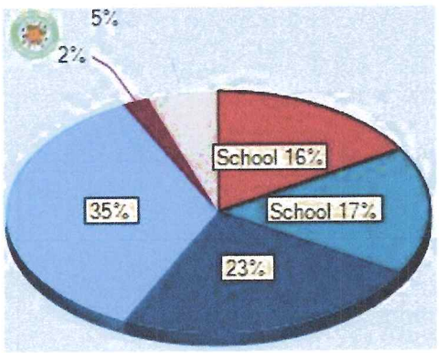
Physical Address
121 S Orange Ave Unit 900 N
Orlando, FL 32801

OR Code For Mobile Phone


121 S ORANGE AVE UNIT 900 N, ORLANDO, FL 32801 02/24/2022


121 S ORANGE AVE UNIT 900 N, ORLANDO, FL 32801 03/02/2019





Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Market Value	Assessed Value
2026 ✓ MKT	$457,930 (-18%)	**$457,930** (-18%)
2025 ✓ MKT	$559,130 (2.8%)	**$559,130** (2.8%)
2024 ✓ MKT	$543,951 (0%)	**$543,951** (.23%)
2023 ✓ MKT	$543,950	**$542,685**

Tax Year Benefits	Tax Savings
2026 ✓	$0
2025 ✓	$0
2024 ✓	$0
2023 ✓ $	**$16**

2026 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	$457,930	$0	$457,930	3.0950 (-3.31%)	**$1,417.29**	16%
Public Schools: By Local Board	$457,930	$0	$457,930	3.2480 (0.00%)	**$1,487.36**	17%
Orange County (General)	$457,930	$0	$457,930	4.4347 (0.00%)	**$2,030.78**	23%
City Of Orlando	$457,930	$0	$457,930	6.6500 (0.00%)	**$3,045.23**	35%
Library - Operating Budget	$457,930	$0	$457,930	0.3748 (0.00%)	**$171.63**	2%
St Johns Water Management District	$457,930	$0	$457,930	0.1793 (0.00%)	**$82.11**	1%
Downtown Improvement	$457,930	$0	$457,930	1.0000 (0.00%)	**$457.93**	5%
				18.9818	**$8,692.33**	

2026 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF ORLANDO	ORLANDO STORMWA - DRAINAGE - (407)246-2370	140.84	$1.00	**$140.84**
				$140.84

Tax Savings

2027 Estimated Gross Tax Total:	$8,833.17
Your property taxes without exemptions would be	$8,692.33
Your ad-valorem property tax with exemptions is	– $8,692.33
Providing You A Savings Of	= $0.00

Property Features

Property Description

PLAZA NORTH TOWER COMMERCIAL CONDOMINIUM 8820/4096 UNIT 900 N

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value

There are no land lines associated with this parcel.

Buildings

Model Code	8 - Condominium
Type Code	1701 - Condo-Office
Building Value	working...
Estimated New Cost	working...
Actual Year Built	2007
Beds	0
Baths	0.0
Floors	
Gross Area	2530 sqft
Living Area	2530 sqft
Exterior Wall	Renf.Concr
Interior Wall	Drywall

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
09/20/2006	$608,500	20060664486	08903 / 1426	Special Warranty Deed			Improved

Similar Sales

Address	Sale Date	Sale Amount	$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
7362 Futures Dr Bay 26	09/29/2026	$630,000	$365	Special Warranty Deed	0/0	20260546205	/
801 N Orange Ave Unit 530	09/25/2026	$2,000,000	$398	Special Warranty Deed	0/0	20260537005	/
1753 Ocoee Apopka Rd Unit 1753	09/18/2026	$3,250,000	$2,167	Special Warranty Deed - Multiple Parcels	0/0	20260525305	/
1757 Ocoee Apopka Rd Unit 1757	09/18/2026	$3,250,000	$929	Special Warranty Deed - Multiple Parcels	0/0	20260525305	/
1601 Park Center Dr Unit 7	09/17/2026	$827,000	$479	Special Warranty Deed - Multiple Parcels	0/0	20260525327	/
1601 Park Center Dr Unit 8	09/17/2026	$827,000	$973	Special Warranty Deed - Multiple Parcels	0/0	20260525327	/
1055 Maitland Center Cmns Bldg 2	09/17/2026	$1,750,000	$185	Special Warranty Deed	0/0	20260519770	/
8421 S Orange Blossom Trl Unit 216	09/17/2026	$72,000	$231	Warranty Deed	1/1	20260521595	/
6735 Conroy Rd Unit 105	09/15/2026	$1,250,000	$983	Warranty Deed - Multiple Parcels	0/0	20260523039	/
3586 Aloma Ave Unit B	09/15/2026	$412,500	$241	Warranty Deed	0/0	20260521488	/

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value

There are no TPP Accounts associated with this parcel.

Schools

Lake Como School (Elementary)

Principal	Cooper Alexander
Office Phone	407.897.6430
Grades	2025: A

Edgewater (High School)

Principal	Alex Jackson
Office Phone	407.835.4900
Grades	2025: A

Utilities/Services

Electric	OUC
Water	Orlando Utilities Commission
Recycling (Thursday)	Orlando
Trash (Monday)	Orlando

Elected Officials

School Board Representative	Stephanie Vanos
County Commissioner	Kelly Semrad
US Representative	Maxwell Frost
State Senate	Carlos Smith
State Representative	Anna Eskamani
Orange County Property Appraiser	Amy Mercado

Traffic Information

Orange Ave	7,800 Vehicles / Day

IMAPP - StellarMLS

Orange County Tax Report - 121 S ORANGE AVE STE 900N, ORLANDO, FL 32801-3234

PROPERTY INFORMATION

PID # 26 22 29 7156 09 000

Property Type: Other/Unclassified

Property Address:

121 S ORANGE AVE STE 900N
ORLANDO, FL 32801-3234

Current Owner:

THOMAS A VAUGHAN

Tax Mailing Address:

121 S ORANGE AVE STE 900N
ORLANDO, FL 32801-3234

Property Use:

1701 / CONDO-PROF BLDG (county)
17 / VACANT RESIDENTIAL (state)

Land Use:

Lot - Unknown Use

Lot Size: 0.0842 acres / 3,668 sf

Waterfront: No

Subdivision: PLAZA NORTH TOWER COMM CONDO

Subdivision #: 7156

Census Tract/Block: 018900 / 5061

Twn: 22 **Rng:** 29 **Sec:** 26

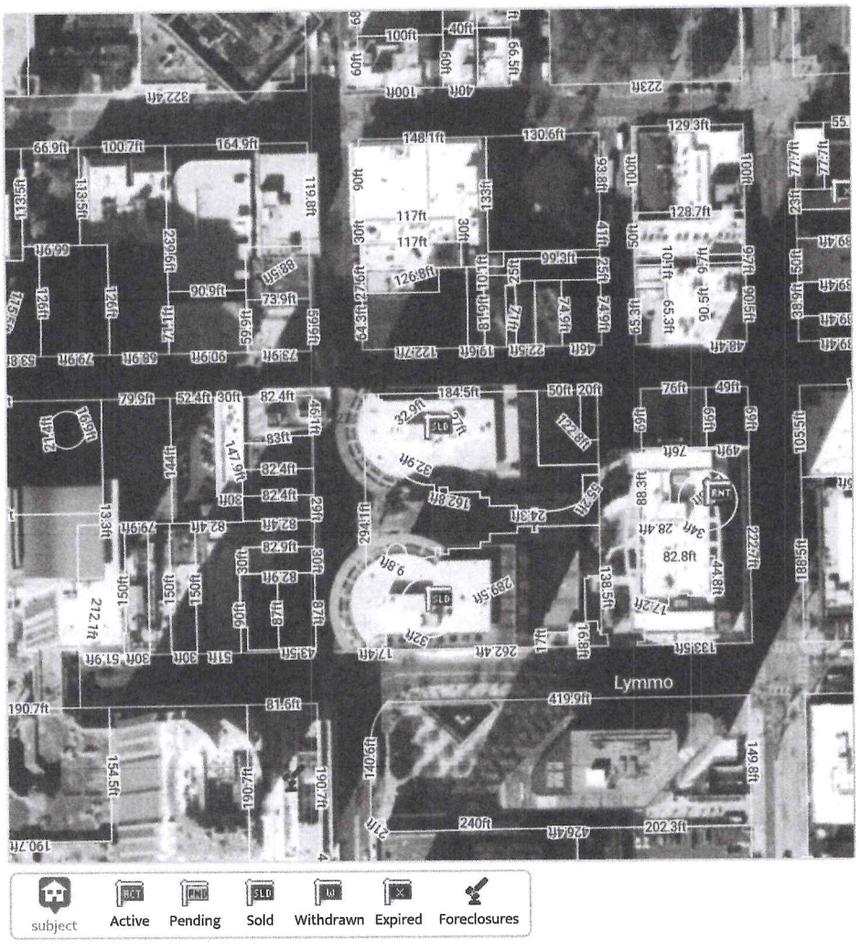
Block: 09 **Lot:** 000

Neighborhood Code: 790100000

Coordinates: 28.541(lat) -81.3787(lon)

Legal Description:

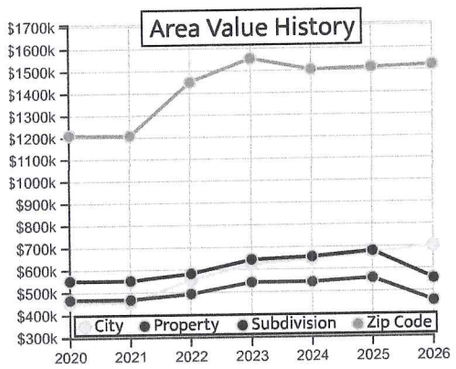
PLAZA NORTH TOWER COMMERCIAL CONDOMINIUM 8820/4096 UNIT 900 N



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VALUE INFORMATION

	2022	2023	2024	2025	2026 *
Building Value:	$394,680	$433,895	$435,161	$559,130	$457,930
Extra Features:	$0	$0	$0	$0	$0
Land Value:	$98,670	$108,790	$108,790	$0	$0
Just Market Value:	$493,350	$543,950	$543,951	$559,130	$457,930
Percent Change:	- n/a -	10.26%	0%	2.79%	-18.1%
Total Assessed Value:	$493,350	$542,685	$543,951	$559,130	$457,930
Homestead Exemption:	No	No	No	No	No
Total Exemptions:	$0	$0	$0	$0	$0
Taxable Value:	$493,350	$542,685	$543,951	$543,951	$457,930
Ad Valorem Taxes:	$9,432.32	$10,351.60	$10,390.98		
Non-Ad Valorem Taxes:	$69.56	$69.56	$93.88		
Total Tax Amount:	$9,501.88	$10,421.16	$10,484.86	$10,789.91	-n/a-



Taxing District(s):
*Non-Ad Valorem Levies: ORLANDO STORMWATER UTILITY ($117.36)

Estimated Current Value: $629,015*

Equity Estimate: $629,015
0%

*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:	$608,500	Qualifiers:	Q, V
Sale Date:	09/20/2006	Recorded Date:	10/06/2006	Document #	20060664486		
Grantor:	THE PLAZA LLC			Grantee:	VAUGHAN THOMAS A		

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

BUILDING INFORMATION

1. CONDOMINIUM — Heated Area: 2,530 sf — Built: 2007 — A/C Type:
Beds: 0 — Baths: — Total Area: 2,530 sf — Stories: 0.0 — Heat Type:

Roof Type:	Roof Cover:		Heat Fuel:
Int Wall:	DRYWALL	Ext Wall:	REINFORCED CONCRETE
Flooring:	VINYL TILE	Structural:	

OTHER IMPROVEMENT INFORMATION

Covered Parking: No — Pool: No

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CITY INTERACTIONS

Building Permits

Permit #	Type	Description	Issued	Value	Contractor
ELE2026-14514_6	ELECTRICAL	RESIDENTIAL 3 OR MORE	08/27/2026	$2,880	DALE R YOX (ELE) (MR ELECTRIC OF ORLANDO)
BLD2026-10742_6	BUILDING PERMIT	COMMERCIAL	01/27/2026	$13,000	FREDDY RESTREPO (ARKON BUILDERS CORP)
FIR2024-10417_6	FIRE PERMIT	COMMERCIAL	03/20/2024	$7,472	DALE L CICIRELLI (SIEMENS)
ELE2024-11489_6	ELECTRICAL	COMMERCIAL	03/20/2024	$1,000	DALE L CICIRELLI (SIEMENS)
ELE2024-10415_6	ELECTRICAL	COMMERCIAL	01/22/2024	$29,000	
MEC2024-10150_6	MECHANICAL PERMIT	COMMERCIAL	01/11/2024	$18,144	PATRICK E MADDEN
BLD2023-22262_6	BUILDING PERMIT	COMMERCIAL	10/23/2023	$75,000	MARK BRIDEWELL
ENG2022-12062_6	ENGINEERING	COMMERCIAL	08/23/2022	$0	DANIEL SHIMAN
BLD2022-12560_6	BUILDING PERMIT	COMMERCIAL	03/08/2022	$840	DANIEL SHIMAN
BLD2019-19459_6	BUILDING PERMIT	COMMERCIAL	09/26/2019	$500	EDWARD LECHNER
FIR2019-10161_6	FIRE PERMIT	COMMERCIAL	02/05/2019	$7,650	MATTHEW W JORDAN
ELE2019-10026_6	ELECTRICAL	COMMERCIAL	01/03/2019	$30,000	JAMES B HICKS (HICKS ELECTRIC)

There are 198 additional permit entries in our database.

ASSIGNED SCHOOLS

School Name	Grades	Enrollment	School Rating	Distance
Lake Como School	PK-8G	928	B (2026/2027)	1.8 miles
Poor Standardized Testing Scores				
Edgewater High	9G-12	2,000	B (2026/2027)	2.9 miles
Below Average Standardized Testing Scores · Magnet School				

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

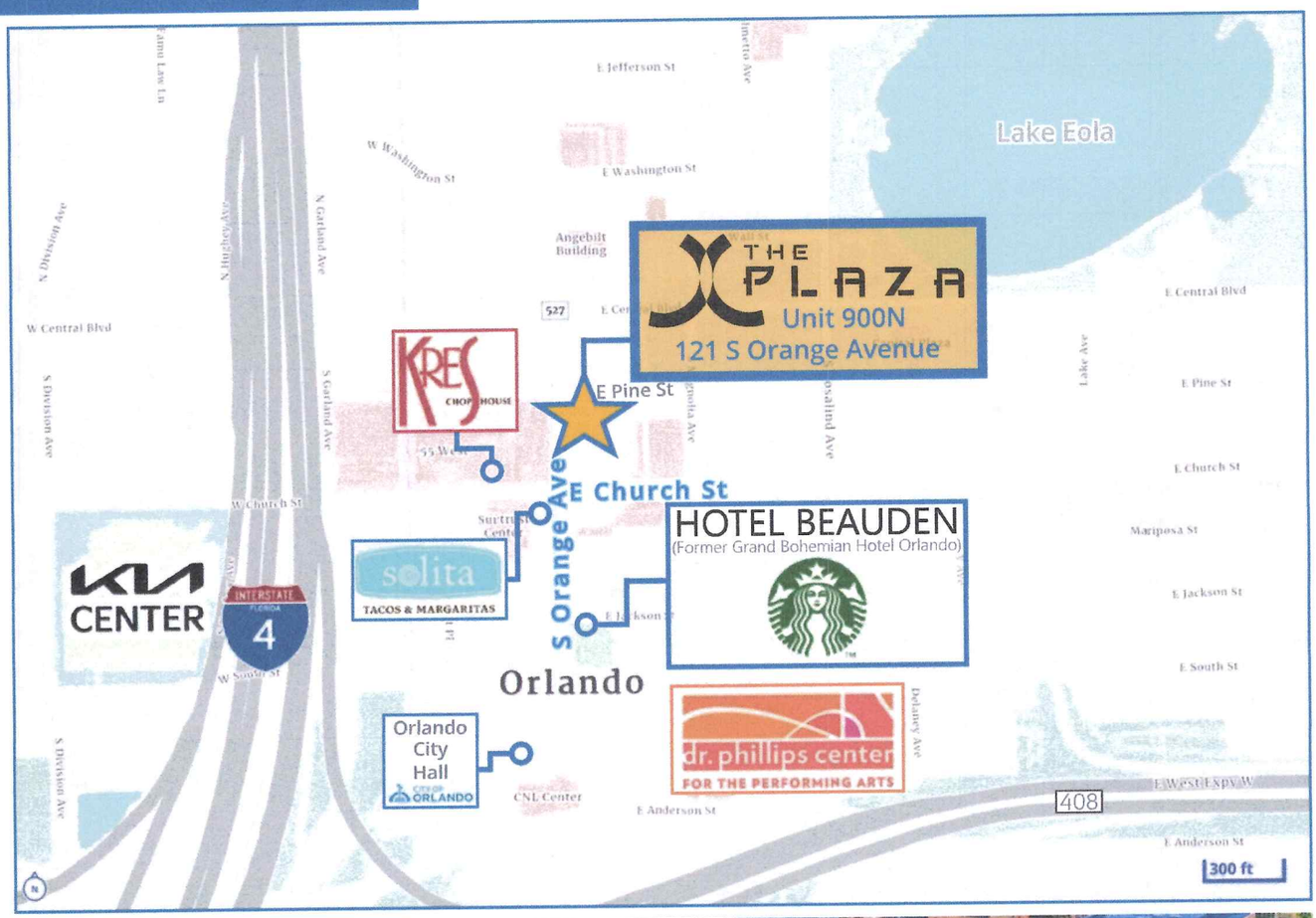
FLOOD ZONE DETAILS

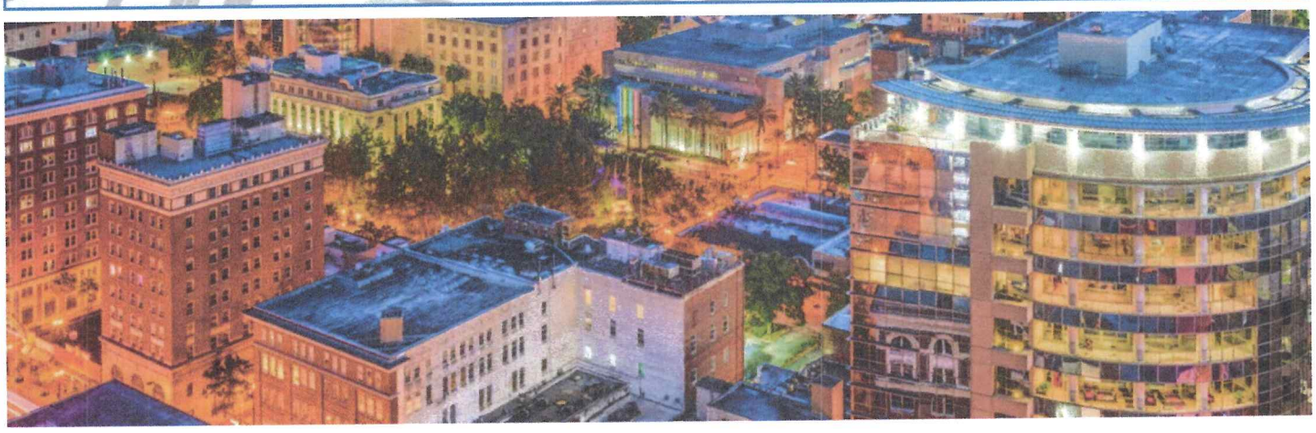
Zone	Description	CID	Panel #	Published
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120186	12095C0245F	09/25/2009

Source: FEMA National Flood Hazard Layer (NFHL), updated 09/24/2026

© PropertyKey, Inc, 2026 | Terms and Conditions | **Information is believed accurate but not guaranteed and should be independently verified.**

Aerial

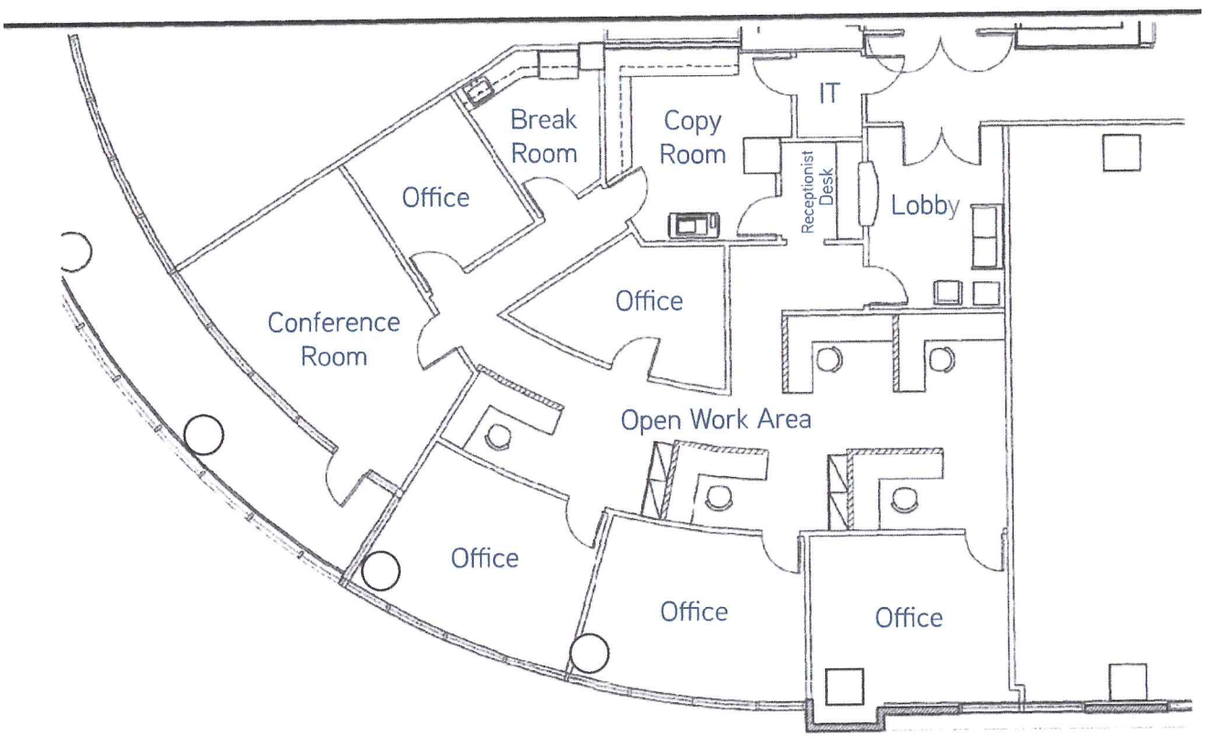

THE PLAZA
Unit 900N
121 S Orange Avenue
KRES CHOP HOUSE
E Pine St
E Church St
S Orange Ave
HOTEL BEAUDEN
(Former Grand Bohemian Hotel Orlando)
solita
TACOS & MARGARITAS
KIA CENTER
INTERSTATE 4
Orlando
Orlando City Hall
dr. phillips center
FOR THE PERFORMING ARTS
Lake Eola
E Jefferson St
W Washington St
E Washington St
Angebilt Building
W Central Blvd
E Central Blvd
W Church St
E Pine St
E Church St
Mariposa St
E Jackson St
E South St
W South St
E Anderson St
CNL Center
408
300 ft



Floorplan

Unit 900N

2,960 SF



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

INSTR 20060664486
OR BK 08903 PG 1426 PGS=4
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
10/06/2006 10:01:43 AM
DEED DOC TAX 4,259.50
REC FEE 35.50

This instrument prepared by
and after recording return to:

Jeffrey Decker, Esq.
BAKER & HOSTETLER LLP
Sun Trust Center, Suite 2300
200 South Orange Avenue
Orlando, Florida 32802
(407) 649-4000

SPECIAL WARRANTY DEED

THIS WARRANTY DEED, made and given September 20, 2006 by The Plaza LLC, a Florida limited liability company, whose post office address is 205 East Central Boulevard, Suite 600, Orlando, Florida 32801 (hereinafter called the "Grantor"), to Thomas A. Vaughan, a married man, whose post office address is 205 East Central Boulevard, Suite 500, Orlando, Florida 32801 (hereinafter called the "Grantee").

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to said Grantor, in hand paid by the Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain piece, parcel or tract of land lying and being in the County of Orange, State of Florida, more particularly described as follows:

See ***Exhibit "A"*** attached hereto and incorporated herein by this reference.

This conveyance is also subject to the following:

See ***Exhibit "B"*** attached hereto and incorporated herein by this reference.

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 claiming by, through or under the Grantor.

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

Signed, sealed and delivered
in the presence of:

Witness Signature
Print Name: Ashley Conkle

Witness Signature
Print Name: Anne M. Brummett

"Grantor"

The Plaza LLC, a Florida limited liability company

By: _____
Cameron Kuhn, Manager

STATE OF FLORIDA)
) ss.
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me September 20, 2006, by Cameron Kuhn, as Manager of The Plaza LLC on behalf of the company. He is personally known to me ~~or has produced~~ _____ ~~as identification~~.

(NOTARY SEAL)

(Notary Signature)

(Notary Name Printed)
Commission No.

Notary Public State of Florida
Anne Marie Brummett
~~My Commission DD510479~~
Expires 01/25/2010

EXHIBIT "A"

Legal Description

Condominium Unit 900N, of THE PLAZA NORTH TOWER COMMERCIAL CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 8820 Page 4096, as amended from time to time, of the Public Records of Orange County, Florida.

Exhibit "B"

Permitted Exceptions

1. Ordinance of the City of Orlando establishing the Downtown Orlando Historic District recorded December 19, 1980 in Book 3160, Page 1701.

2. City of Orlando Downtown Development of Regional Impact Development Order recorded January 8, 1992 in Book 4362, Page 3368; Notice of Recordation of Omitted Exhibit recorded November 19, 1996 in Book 5157, Page 1002; First Amendment recorded November 22, 1994 in Book 4823, Page 1341; and Second Amendment recorded October 24, 2000 in Book 6114, Page 4473; and Opt-In Agreement recorded November 18, 2002 in Book 6672, Page 3317.

3. Master Declaration of Covenants, Conditions and Restrictions of The Plaza Project recorded October 15, 2004 in Book 7660, Page 1940, as amended by that certain First Amendment to the Master Declaration of Covenants, Conditions and Restrictions of The Plaza Project recorded August 22, 2006, in Book 8820, Page 3781.

4. Declaration of Condominium of The Plaza Land Condominium recorded October 15, 2004 in Book 7660, Page 2084, as amended by that certain First Amendment to the Master Declaration of Condominium of The Plaza Land Condominium recorded August 22, 2006 in Book 8820, Page 3797 and that certain Second Amendment to the Declaration of Condominium of The Plaza Land Condominium recorded August 22, 2006, in Book 8820, Page 4067.

5. Memorandum of Chilled Water Service Agreement by and between Orlando Utilities Commission and The Plaza LLC and The Plaza Land Condominium Association, Inc. for The Plaza dated October 15, 2004 and recorded October 15, 2004 in Book 7660, Page 2519.

6. Agreement for Lighting Service & Equipment recorded May 11, 2006 in Book 8635, Page 2230.

7. Declaration of Condominium of the North Tower Commercial Condominium recorded August 22, 2006, in Book 8820, Page 4096.

8. Plat of Plaza, a replat of part of Block 25, Plan of Robert R. Reid's Addition to Orlando, Plat Book C, Pages 62 and 63.

9. Taxes and assessments for the year 2006 and subsequent years, which are not yet due and payable.

ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
INDEPENDENTLY ELECTED TO SERVE YOU

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

VAUGHAN THOMAS A
121 S ORANGE AVE STE 900N
ORLANDO, FL 32801-3234

Account Number: 199222
Assessed Value: 559,130
Millage Code: 77 ORL
Parcel Number: 26-22-29-7156-09000
Address: 121 S ORANGE AVE UNIT 900 N, Orlando, 32801
Exemptions:

AD VALOREM TAXES

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
BY STATE LAW (RLE)	559,130	0	559,130	3.2010	1,789.78
CAPITAL OUTLAY	559,130	0	559,130	1.5000	838.69
CRITICAL OPERATING	559,130	0	559,130	1.0000	559.13
DISCRETIONARY OPERATING	559,130	0	559,130	0.7480	418.23
CNTY-CAPITAL PROJECT	559,130	0	559,130	0.2250	125.80
CNTY-GENERAL REVENUE	559,130	0	559,130	4.0441	2,261.18
CNTY-PARKS & RECREAT	559,130	0	559,130	0.1656	92.59
CITY OF ORLANDO	559,130	0	559,130	6.6500	3,718.21
LIBRARY	559,130	0	559,130	0.3748	209.56
ST JOHNS RIVER WTR MGMT DIST	559,130	0	559,130	0.1793	100.25
ORLANDO DOWNTOWN IMPROVEMENT	559,130	0	559,130	1.0000	559.13

Total Millage: 19.0878 Subtotal: $10,672.55

NON-AD VALOREM ASSESSMENTS

Levying Authority	Phone	Amount
5555 ORLANDO STORMWATER UTILITY	407-246-2370	117.36

Subtotal: $117.36

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments: **$10,789.91**

*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.

199222
121 S ORANGE AVE UNIT 900 N

PLAZA NORTH TOWER COMMERCIAL
26-22-29-7156-09000

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Sep 30, 2026	$0.00
Gross	$2,697.48

Make checks payable to:
Scott Randolph, Tax Collector

VAUGHAN THOMAS A
121 S ORANGE AVE STE 900N
ORLANDO, FL 32801-3234

Paid By Vaughan Law Group PA
Receipt # INT-26-01469885 09/29/2026 $2,576.09

PO Box 545100
Orlando FL 32854-5100

Plaza North Tower Commercial Condo Phone: 407-872-7608
c/o Vesta Property Services, Inc.
121 S. Orange Ave, Ste 1170A
Orlando, FL 32801

Account Number:	Statement Date
64406	4/16/2026
Due Date	**Amount Due:**
05/01/26	3,256.83

Make checks payable to your association

Send payment To:

THOMAS VAUGHAN
121 S. ORANGE AVE.
SUITE 900
ORLANDO, FL 32801

The Plaza North Tower Commercial Condo
PO Box 622607
Orlando, FL 32862-2607

DATE	TRANSACTION	AMOUNT	BALANCE	MEMO
		Balance Forward:	0.00	
5/1/2026	A1 Assessment	3,256.83	3,256.83	Monthly Assessment

Pay This Amount: $3,256.83

Please send all correspondence or any inquiries on your invoice to Vesta Property Services, Inc:
121 S. Orange Ave, Ste 1170A
Orlando, FL 32801

FOLD ON PERFORATIONS, DETACH COUPON, AND RETURN IT WITH YOUR PAYMENT

Date Paid: _____

Check #: _____

THOMAS VAUGHAN
121 S. ORANGE AVE.
SUITE 900
ORLANDO, FL 32801

Make checks payable to your association
Detach and return this portion with your remittance

Account Number:	Payment Due By:
64406	05/01/26
Amount Due:	**Amount Enclosed:**
3,256.83	

Property: 121 S. Orange Ave 900
Orlando, FL 32801

The Plaza North Tower Commercial Condo
PO Box 622607
Orlando, FL 32862-2607

In accordance with the rules of the National Automated Clearing House, information from the check sent with this payment may be used to create an electronic debit to your account. The electronic debit on your statement is valid as proof of payment.

7301 OOOPZN OOOOOOOOOOO64406 VAUGHANOOOOO 325683 O

ALAN FRENKEL
AUCTION & REALTY LLC

Licensed Real Estate Broker
FL #AB3436AU1522

Notice of Confidentiality: This e-mail communication and the attachment(s) hereto, if any, are intended solely for the information and use of the addressee(s) identified above and may contain information which is legally privileged from disclosure and/or otherwise confidential. If a recipient of this e-mail communication is not an addressee (or an authorized representative of an addressee), such recipient is hereby advised that any review, disclosure, reproduction, re-transmission or other dissemination or use of this e-mail communication (or any information contained herein) is strictly prohibited. If you are not an addressee and have received this e-mail communication in error, please advise the sender of that circumstance either by reply e-mail or by telephone at 321.710.3494, immediately delete this e-mail communication from any computer and destroy all physical copies of same.

From: Valerie Smith
Sent: Tuesday, October 27, 2026 11:18 AM
To: Alan Frenkel <alan@alanfrenkel.com>
Subject: RE: Furnishings

INCLUDED IN MONTHLY ASSOCIATION FEE

Hello again,

Electric, insurance (D&O), repairs and maintenance to building, Legal costs, Janitorial of common areas. It also includes what we (North Tower) pay to the Land Association – which includes General Liability Insurance/Elevator Maint/Fire alarm maintenance

They had already said that they don't know of any upcoming special assessments.

Thank you,
Valerie

Valerie Smith
Vaughan Law Group, PA
121 S Orange Ave, Ste 900
Orlando, FL 32801

Property taxes $ 10.789.91
Parking – 2 reserved spaces are $49.77 each + taxes non-reserved spaces are $140.85 each + taxes
HOA fees are $3256.83 per month. The budget for 2026 remained the same as 2025. I have attached a copy of the 2025 budget.

Please let me know if you need any additional information.

Thank you,
Valerie

Valerie Smith
Vaughan Law Group, PA
121 S Orange Ave, Ste 900
Orlando, FL 32801

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 ___121 S Orange Ave, Unit 900N, Orlando, FL__Auction, conducted by

ALAN FRENKEL AUCTION & REALTY, LLC. (the Auctioneer) on ___November 30th_____,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)**	

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 _121 S Orange Ave, Unit 900N, Orlando, FL 32801 _____

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

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 Auction Fee 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)**	