



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 26-55100003

RECEIVED AND PAID 04/27/2026

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input checked="" type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP)	\$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)
<input type="checkbox"/> FINAL ENGINEERING PLAN (FE)	\$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)
<input type="checkbox"/> FINAL PLAT (FP)	\$1,500.00
<input type="checkbox"/> MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS)	\$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR)

PROPERTY

SUBDIVISION NAME: Sanlando	
PARCEL ID #(S): 11-21-29-300-0040-0000	
NUMBER OF LOTS: <u>22</u> <input checked="" type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> TOWNHOMES <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER	
ARE ANY TREES BEING REMOVED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
ZONING: PD	FUTURE LAND USE: PUD
TOTAL ACREAGE: 9.37	BCC DISTRICT: District 3

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Maleia Smiferguso	COMPANY: Pulte Home Company, LLC
ADDRESS: 4901 Vineland Road, Suite 500	
CITY: Orlando	STATE: Florida
	ZIP: 32811
PHONE: 407-661-4710	EMAIL: [REDACTED]

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Nick Peet

COMPANY: LevelUp Consulting, LLC

ADDRESS: 3101 Maguire Blvd., Suite 265

CITY: Orlando

STATE: FL

ZIP: 32803

PHONE: 407-605-5616

EMAIL: [REDACTED]

OWNER(S)

NAME(S): AGJO Family Trust

ADDRESS: 350 Bush Road, Suite 218

CITY: Jupiter

STATE: Florida

ZIP: 33458

PHONE: 407-661-4710

EMAIL: [REDACTED]


CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. **(Minor Plat and Final Engineering require Concurrency Test Review)**. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.



SIGNATURE OF OWNER/AUTHORIZED AGENT
 (PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED
 IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

3/16/2025

DATE

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- Individual
 Corporation
 Land Trust
 Limited Liability Company
 Partnership
 Other (describe): Family Trust

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: AGJO Family Trust

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST
Agnes Murasko	Trustee	123 Pineneedle Lane, Altamonte Springs, FL 32714	

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: Pulte Home Company, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Sean Bailey	Director - Land Development	4901 Vineland Road, Suite 500, Orlando, FL 32811	

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: Pulte Home Company, LLC

NAME	ADDRESS	% OF INTEREST
Sean Bailey	4901 Vineland Road, Suite 500, Orlando, FL 32811	100%

(Use additional sheets for more space)

Date of Contract: Effective Date of contract: 12/5/25

Specify any contingency clause related to the outcome for consideration of the application: N/A

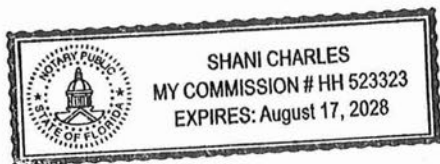
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

4/14/2026
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 14 day of April, 2026, by Sean Bailey, who is personally known to me, or has produced _____ as identification.



[Signature]
Signature of Notary Public

Shani Charles
Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, AGJO Family Trust Agnes Murasko, Trustee, the owner of record for the following described property [Parcel ID Number(s)] 11-21-29-300-0040-0000 hereby designates Pulte Home Company, LLC to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

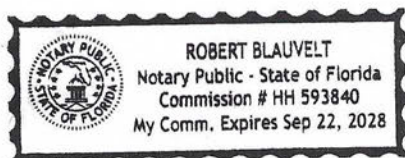
March 21st 2026
Date

Agnes Murasko
Property Owner's Signature

Agnes Murasko
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Palm Beach

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Agnes Murasko (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced FL.I.D M620-016-24-701-0 as identification, and who executed the foregoing instrument and sworn an oath on this 21 day of March, 2026.



Robert Blauvelt
Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, AGJO Family Trust Agnes Murasko, Trustee the owner of record for the following described property [Parcel ID Number(s)] 11-21-29-300-0040-0000 hereby designates Nick Peet - LevelUp Consulting, LLC to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

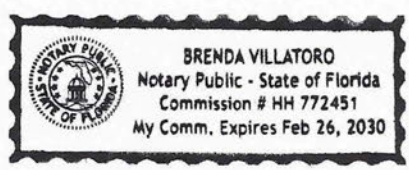
Date 4/25/26

Agnes Murasko
Property Owner's Signature

Agnes Rebidas Murasko
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Palm Beach

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Agnes Rebidas Murasko (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced FL Identification Card as identification, and who executed the foregoing instrument and sworn an oath on this 25th day of April, 2026.



Brenda Villatoro
Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Pulte Home Company, LLC, the owner of record for the following described property [Parcel ID Number(s)] 11-21-29-300-0040-0000 hereby designates Nick Peet - LevelUp Consulting, LLC to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

4/22/2020
Date

[Signature]
Property Owner's Signature

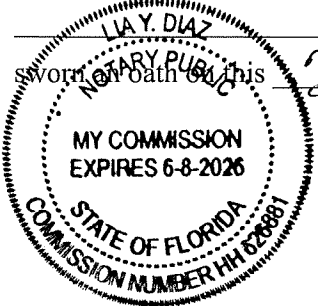
SEAN BAILEY
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Sean Bailey (property owner),

by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and

sworn on oath on this 22 day of April, 2020.



[Signature]
Notary Public

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 04278 PG 0380
CLERK'S # 2002807445
RECORDED 01/09/2002 09:44:28 AM
DEED DOC TAX 0.70
RECORDING FEES 6.00
RECORDED BY L McKinley

R

THIS INSTRUMENT PREPARED BY:
JOSEPH M. MURASKO
123 PINENEEDLE LANE
ALTAMONTE SPRINGS, FL 32714

WARRANTY DEED

This Warranty Deed, Made the 24th day of December, 2001 from Joseph M. Murasko, grantor, whose address is 123 Pineneedle Lane, Altamonte Springs, Florida 32714, to Joseph M. Murasko, and Agnes M. Murasko, Trustess of the AGJO Family Trust, 123 Pineneedle Lane Altamonte Springs, Florida 32714 hereinafter called the Grantee:

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

The NE 1/4 of the SE 1/4 of the NW 1/4 of Section 11, Township 21 South Range 29 East
Tax ID: 11-21-29-300-0040-0000

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31 2001.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness VW MILLER
[Signature]
Witness C N MERDITH

[Signature]
Joseph M. Murasko
123 Pineneedle Lane
Altamonte Springs, Fl 32714
Grantor

State of Florida
County of Seminole

Personally appeared before me Joseph M. Murasko, who executed the above instrument on the 24th day of December, 2001 in my presence and produced a Florida drivers license as identification and did/did not take an oath.

[Signature]
Notary Public
My Commission expires:



Joseph M & Agnes M Murasko
123 Pine Needle Lane
Altamonte Springs, FL 32714-5814

RETURN

Prepared by and return to:
Scott Clements
Area General Counsel
Pulte Home Company, LLC
2301 Lucien Way, Suite 155
Maitland, Florida 32751

AFFIDAVIT

STATE OF FLORIDA COUNTY OF ORANGE

BEFORE ME, the undersigned officer authorized to administer oaths, on this day personally appeared **Scott M. Clements**, who upon being duly sworn, deposes and says:

1. He is over the age of eighteen (18) years and has personal knowledge of the facts stated herein.
2. He is Area General Counsel, Vice President, and Assistant Secretary of **Pulte Home Company, LLC**, a Michigan limited liability company (the "**LLC**"), successor by conversion of **Pulte Home Corporation**, a Michigan corporation, which has never been dissolved.
3. The individuals identified below have been duly authorized to execute documents on behalf of the LLC in accordance with the Signing Power Resolutions adopted by the LLC as of January 1, 2017, currently in effect and attached hereto in pertinent part as Exhibit "A" (the "Signing Powers Resolution"), and such documents, properly executed by the individuals identified below, on behalf of the LLC are binding upon the LLC:

Richard McCormick	Area President (Southeast Area)
Brian Yonaley	Area Vice President – Finance (Southeast Area)
Clint Ball	Division President (Central Florida)
Branden Clarke	Vice President – Finance (Central Florida)
Daniel Bryce Langen	Vice President – Finance and Treasurer
Gregory S. Rives	Assistant Secretary and Assistant Treasurer
Jonathan Pierce	Vice President – Construction Operations (Central Florida)
David White	Director – Construction (Central Florida)
Michael Blake Lapinsky	Vice President – Sales (Central Florida)
Max Perlman	Vice President – Land Acquisition (Central Florida)
Christopher Cleary	Director – Land Acquisition (Central Florida)
Doug Hoffman	Vice President – Land Development (Central Florida)
Aaron Struckmeyer	Director – Land Development (Central Florida)
Cliff Torres	Director – Land Development (Central Florida)
Amy Steiger	Director – Land Development (Central Florida)
Jay Robbins	Director – Land Development (Central Florida)
Sean Bailey	Director – Land Development (Central Florida)
Jessa Anderson	Director – Land Development (Central Florida)
Val DeMarco	Director – Land Development (Central Florida)
Maleia Smiferguso	Director – Land Development (Central Florida)
Nate Friesen	Director of Product (Southeast Area)
Ryan Rossiter	Vice President -- Purchasing (Central Florida)
Greg Stone	Director -- Purchasing (Central Florida)
Scott Clements	Vice President, Assistant Secretary
Joshua S. Graeve	Assistant Secretary (Central Florida, Northeast Florida, West Florida, Southeast Florida, and Southwest Florida)
Craig Russo	Assistant Secretary (Central Florida, Northeast Florida, West Florida, Southeast Florida, and Southwest Florida)
Michael Blake Lapinsky	Assistant Secretary (Central Florida, Northeast Florida, West Florida, Southeast Florida, and Southwest Florida)
Jeremy Needelman	Assistant Secretary (Central Florida, Northeast Florida, West Florida, Southeast Florida, and Southwest Florida)
Torrey Michael Spilman	Assistant Secretary (Central Florida, Northeast Florida, West Florida, Southeast Florida, and Southwest Florida)
Jennifer Kaye Ghioto	Assistant Secretary (Central Florida, Northeast Florida, West Florida, Southeast Florida, and Southwest Florida)

4. The Signing Powers Resolution, Paragraph C., RESOLUTIONS, I-V, VII, and VIII, identifies certain titles in the Division Specific Signing Power sections, which titles are clarified and shall correspond as set forth below:
 - A. Omission of the words "Southeast," "Florida" "Gulf Coast," "Central Florida," "North Florida," "Northeast Florida," "Southeast Florida," "Southwest Florida" or "West Florida" after an officer's name does not constitute improper, incomplete or incorrect execution and does not affect or limit the authority of the otherwise duly authorized officer in any way;
 - B. Division VP/Director of Finance shall mean either a Division-level (i.e., Central Florida-level) Vice President – Finance or a Director of Finance;
 - C. Division VP/Director of Land Development/Acquisition shall mean either a Division-level (i.e., a Central Florida-level) Vice President -- Land Development or Vice President – Land Acquisition; or either a Director of Land Development or a Director of Land Acquisition;
 - D. Division VP/Director of Construction Operations shall also mean either a Division-level (i.e., Central Florida-level) Vice President -- Construction Operations or a Director of Construction Operations;
 - E. Division VP/Director of Procurement or Purchasing shall also mean either a Division-level (i.e., West Florida-level) Vice President – Procurement or Purchasing or Director/Manager – Procurement or Purchasing or Procurement or Purchasing Manager;
 - F. Division/Project Controller shall also mean either Division Controller or Project Controller;
 - G. Division VP of Sales shall also mean Vice President – Sales.

5. Additionally and specifically, **Karen Woods** (formerly known as **Karen Janeczek**), as **Director-Finance**; **Tyler Maschinot**, as **Controller**; **Frank MacLeish**, **Michael Anglero**, **Yhisell Bruh**, **Alexandra Castro**, **Shani Charles**, **Neil Ennion**, **Catalina Gaviria**, **Destiny Laymon**, **Gabriela Lugo**, **Jennifer Mateo**, **Nikki McWilliams**, **Nancy Medina**, **Sadia Rivera**, **Sarah Proth**, and **Pascale Salomon**, in their respective capacities as **Closing/Homebuyer Coordinator**; **Branden Clarke**, as **Vice President – Finance**; **Matthew True**, as **Director-Sales**; and **Elizabeth Doble**, **Bradley Doyle**, **Carly Givargidze**, **David Gourley**, **Michelle Pearsall**, **Craig Russo**, and **Pablo Savetman**, in their respective capacities as **General Sales Manager**, have been duly authorized to execute (i) contracts for the sale of residential homes or lots to consumers (not to another business), and (ii) deeds of conveyance and all other documents that are relevant or incident to the sale and closing of residential homes or lots to consumers (not to another business), including any mortgage-related documents, such as buydown agreements or other relevant documents, on behalf of the LLC, and such documents, properly executed by them on behalf of the LLC are binding upon the LLC.

6. Additionally and specifically, **Daniel Bryce Langen**, as **Vice President – Treasurer**, and **Gregory S. Rives**, as **Assistant Secretary** and **Assistant Treasurer**, each have been and are duly authorized to execute loan agreements, security agreements, promissory notes, mortgages, and bonds and any other bond-related documents on behalf of the LLC, and such documents, properly executed on behalf of the Company are binding upon the LLC.

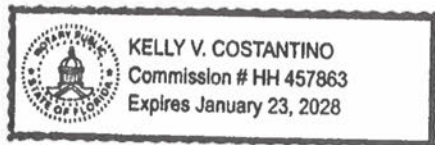
7. The LLC is not now and has never been a debtor in a bankruptcy proceeding during the existence of the LLC and is not a single member LLC.

8. This Affidavit is given for the purpose of evidencing incumbency and authority of the employees named above.



Scott M. Clements

Sworn to and subscribed before me by means of physical presence or online notarization this 28th day of April, 2025, by Scott M. Clements, Area General Counsel, Vice President and Assistant Secretary of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the LLC, who is personally known to me.





Print Name: Kelly V. Costantino
Notary Public, State of Florida
Commission No.: HH457863
Commission Expires: 01/23/2028

EXHIBIT A
SIGNING POWER RESOLUTIONS

**CERTIFIED RESOLUTIONS
OF THE BOARD OF DIRECTORS OF
PULTE HOME COMPANY, LLC**

I, Scott M. Clements, hereby certify that I am a duly elected and acting Assistant Secretary of PULTE HOME COMPANY, LLC, a limited liability company authorized and existing under the laws of the State of Michigan; that attached is a true copy of the resolutions adopted by the Board of Directors of the limited liability company to be effective January 1, 2017; and that such resolutions have not been rescinded or modified, and do not contravene any provisions of the Articles of Organization or Operating Agreement of said limited liability company.

IN WITNESS WHEREOF, I have here unto set my hand this 3rd day of January, 2017.


Scott M. Clements, Assistant Secretary

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

On January 3, 2017, before me, Kelly V. Costantino, a Notary Public in and for said State, personally appeared Scott M. Clements, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Kelly V. Costantino, Notary Public
Orange County, Florida
My Commission Expires: 01/23/2020



EXHIBIT A

PULTE HOME COMPANY, LLC SIGNING POWER RESOLUTIONS

A. DEFINITIONS.

As used in these resolutions:

"signing power" means the power and authority to execute and deliver an agreement, instrument or other document.

"General Signing Power" means signing power relating to the ordinary course of business of PULTE HOME COMPANY, LLC (the **"Company"**) generally, without restriction to a particular Division or project, both in the Company's own capacity and in any instances where it is the managing partner or managing member of a joint venture (the **"Partnership"**).

"Division Specific Signing Power" means signing power relating only to the ordinary course of business of a Division over which the officer, manager, or employee in question has management responsibility, both in the Company's own capacity and as managing partner or managing member of the Partnership.

B. PURPOSE.

The purpose of these resolutions is to establish the signing power of certain employees of the Company, both in the Company's own capacity and as managing partner or managing member of the Partnership. Copies of these resolutions may be delivered to title companies and other parties who require evidence of the signing power of an employee. No employee of the Company may subdelegate his or her signing power except as expressly provided in these resolutions by use of the words: "Other title(s) or person(s) designated in writing by . . .".

C. RESOLUTIONS.

RESOLVED, that the following officers, managers, or employees of the Company shall have the General Signing Power or the Division Specific Signing Power , as indicated in the charts below:

EXHIBIT A

Development of Real Property

I. General Development. Applications, tentative and final subdivision plats and maps, development agreements, land development agreements, amenity contractor agreements and all other documents that are relevant or incident to the development of real property in which the Company or the Partnership has any interest, other than documents contemplated in part VI below:

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director of Land Development/Acquisition

House Construction Agreements. Contractor agreements, construction agreements, contracts, purchase orders, pricing schedules, scopes of work and all other documents that are relevant or incident to the construction of residential homes and amenities thereto in which the Company or the Partnership has any interest, other than documents contemplated in the paragraph immediately above this one:

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Construction Operations
Executive Vice President	Area Purchasing Director
Senior Vice President	Division President
Vice President	Division VP/Director Finance
	Division VP/Director of Construction Operations
	Division Purchasing Director/Manager

Storm Water Management

II. Notices of intent, notices of termination, storm water pollution prevention plans, reports, certifications or other documentation that is relevant or incident to storm water

EXHIBIT A

management and erosion control in the development of real property and/or construction of homes in which the Company or the Partnership has any interest.

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director of Land Development/Acquisition
	Division Storm Water Compliance Representative

Sale and Closing of Residential Homes or Lots

III. Contracts for the sale of residential homes or lots to consumers (not to another business).

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Division President
Executive Vice President	Division VP/Director Finance
Senior Vice President	Division Controller
Vice President	Division VP of Sales
	General Sales Manager
	Closing/Homebuyer Coordinator
	Any of the following employees of either Pulte Mortgage LLC: Vice President, Branch Manager and Assistant Secretary
	Any of the following employees of either Sun City Title Agency, Inc. or PGP Title, Inc. or PGP Title of Florida, Inc.: Vice President, Escrow Manager, Escrow Supervisor, Director-Closing Services, and Title Officer

EXHIBIT A

	Other title(s) or person(s) designated in writing by either the Area President or Area VP Finance
--	---------------------------------------------------------------------------------------------------

- IV. Deeds of conveyance and all other documents that are relevant or incident to the sale and closing of residential homes or lots to consumers (not to another business), including any mortgage-related documents, such as buydown agreements or other relevant documents.

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Division President
Executive Vice President	Division VP/Director Finance
Senior Vice President	Division Controller
Vice President	Division VP of Sales
	General Sales Manager
	Closing/Homebuyer Coordinator
	Any of the following employees of either Pulte Mortgage LLC: Vice President and Branch Manager
	Any of the following employees of either Sun City Title Agency, Inc. or PGP Title, Inc. or PGP Title of Florida, Inc.: Vice President, Escrow Manager, Escrow Supervisor, Director-Closing Services, and Title Officer
	Other title(s) or person(s) designated in writing by either the Area President or Area VP Finance

Closing of the Purchase and Sale of Real Property

- V. Contracts, deeds and all other closing documents for the purchase or sale of real property (other than the sale and closing of residential homes or lots to consumers).

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land

EXHIBIT A

Executive Vice President	Division President
Senior Vice President and General Counsel	Division VP/Director of Finance
Other title(s) or person(s) designated in writing by resolution(s) of the Board of Directors	Division VP of Land Development/Acquisition

Real Property Financing and Land Banking Transactions

VI. Documents related to any of the following real property financings and land banking transactions:

- a. Traditional Financing. Loan agreements, security agreements, promissory notes, deeds of trust and all other documents that are relevant or incident to the financing of the purchase and/or development of real property.
- b. Special Taxing District Financing. Loan agreements, security agreements, promissory notes, deeds of trust and all other documents under which the Company or the Partnership is a party that are relevant or incident to a Special Taxing District Financing (defined below), other than documents contemplated in Guarantees and Environmental Indemnities.

“Special Taxing District Financing” means a financing through the issuance of bonds by a community development district, community facilities district, municipal utility district, county or municipal improvement district, tax incremental district or other similar special purpose unit of local government.

- c. Guarantees and Environmental Indemnities. Guarantees of payment or performance of the obligations of another entity (whether in the form of a payment guaranty, indemnity or other document), maintenance or remarking guarantees and environmental indemnities in connection with development financing.
- d. Land Banking Transactions. Assignments of contracts to purchase real property, options to purchase real property, development agreements and other documents evidencing arrangements with an intermediary, such as a land banker, to purchase or develop real property.

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chief Financial Officer of the publicly traded ultimate parent	
Treasurer of the publicly traded ultimate parent	

EXHIBIT A

Licenses

VII. Documents necessary to obtain licenses and department of real estate public reports or similar documents in California and other states (such as, without limitation, Arizona and Nevada).

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director of Finance
Vice President	Division VP/Director Sales
	Division VP of Construction Operations
	Area VP/Division VP/Director Land Acquisition/Development

CC&Rs

VIII. Restrictive covenants, conditions, restrictions, easements and other similar rights or restrictions, commonly known as CC&Rs, affecting real property or improvements on real property, and documents relating to CC&Rs, such as the organizational documents for the related homeowners' or property owners' association.

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director Land Acquisition/Development

RESOLVED FURTHER, that all lawful acts specifically described in the immediately preceding resolution, undertaken prior to the adoption of these resolutions, in the Company's own capacity or as managing partner or managing member of the Partnership, are hereby ratified, confirmed and adopted by the Company.

EXHIBIT A

RESOLVED FURTHER, that any **Signing Power Resolutions or Powers of Attorney and Grants of Agency** previously issued or adopted by the **Company** are hereby terminated, revoked and superseded in their entirety by these resolutions.

Effective as of January 1, 2017.

* * * * *

Property Record Card



Parcel: **11-21-29-300-0040-0000**
 Property Address:
 Owners: **AGJO FAMILY TRUST**
 2026 Market Value \$1,096,056 Assessed Value \$793,581 Taxable Value \$793,581
 2025 Tax Bill \$11,736.57 Tax Savings with Non-Hx Cap \$3,000.09
 Pud Under Development property has a lot size of 9.37 Acres

Parcel Location



Site View

Parcel Information

Parcel	11-21-29-300-0040-0000
Property Address	
Mailing Address	350 BUSH RD STE 218 JUPITER, FL 33458-5694
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,096,056	\$1,077,320
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,096,056	\$1,077,320
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$302,475	\$355,883
P&G Adjustment	\$0	\$0
Assessed Value	\$793,581	\$721,437

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$14,736.66
Tax Bill Amount	\$11,736.57
Tax Savings with Exemptions	\$3,000.09

Owner(s)

Name - Ownership Type
 AGJO FAMILY TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 11 TWP 21S RGE 29E
NE 1/4 OF SE 1/4 OF NW 1/4
E OF ST RD 400 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$793,581	\$0	\$793,581
Schools	\$1,096,056	\$0	\$1,096,056
FIRE	\$793,581	\$0	\$793,581
ROAD DISTRICT	\$793,581	\$0	\$793,581
SJWM(Saint Johns Water Management)	\$793,581	\$0	\$793,581

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2001	\$100	04278/0380	Vacant	No

Land

Units	Rate	Assessed	Market
9.37 Acres	\$117,000/Acre	\$1,096,056	\$1,096,056

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
04041	FENCE/WALL; PAD PER PERMIT 950 RAYMOND AVE	\$1,000		4/1/2003

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

School Districts

Elementary	Altamonte
Middle	Milwee
High	Lyman

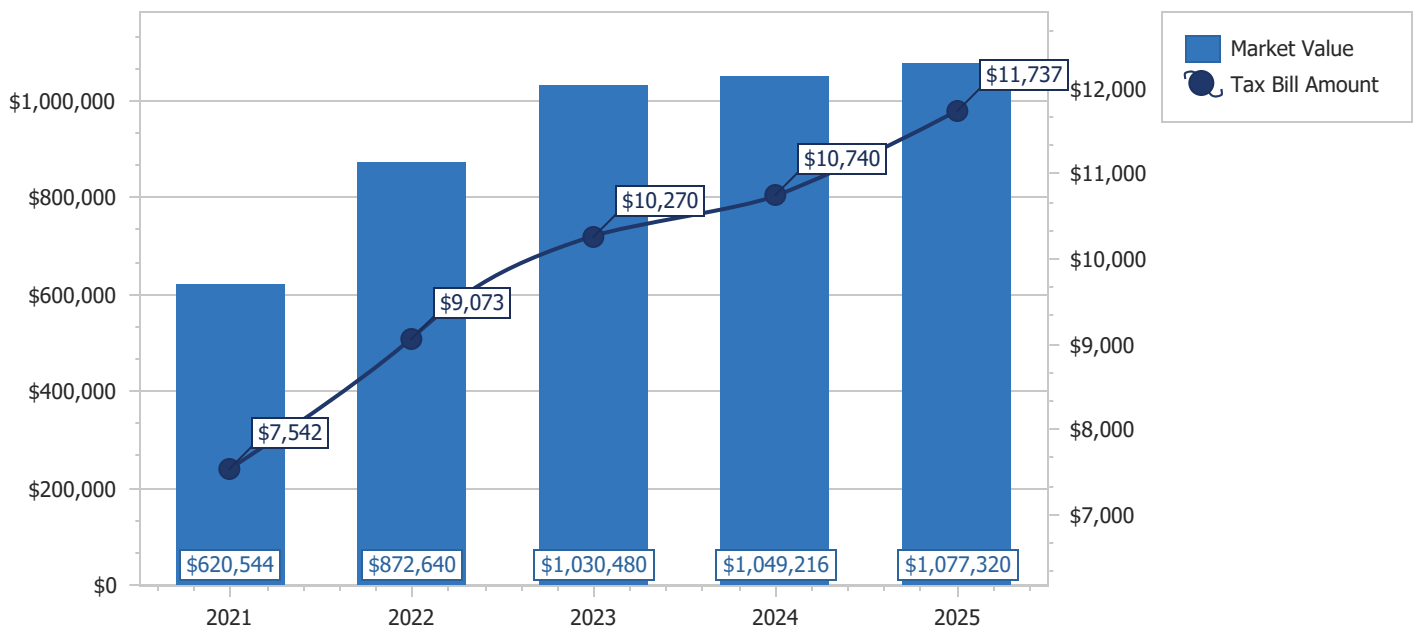
Political Representation

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 43

Utilities

Fire Station #	Station: 11 Zone: 114
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
PULTE HOME COMPANY, LLC

Filing Information

Document Number	M17000000044
FEI/EIN Number	38-1545089
Date Filed	01/03/2017
State	MI
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/09/2017
Event Effective Date	NONE

Principal Address

3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Changed: 03/21/2025

Mailing Address

3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Changed: 03/21/2025

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER, PRESIDENT

SHELDON, TODD N.
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title VP

HILL, KIMBERLY
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title VP, TREASURER

LANGEN, D. BRYCE
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title SECRETARY

MATUREN, ELLEN PADESKY
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title VP, ASST. SECRETARY

CLEMENTS, SCOTT
2301 LUCIEN WAY
SUITE 155
MAITLAND, FL 32751

Title ASST. SECRETARY

IRWIN, ROSS E.
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title ASST. SECRETARY

VOILES, CHANDLER C.
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title ASST. SECRETARY

FRATTER, ERIC S.
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title ASST. SECRETARY, ASST. TREASURER

RIVES, GREGORY S.
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title ASST. SECRETARY

GRAEVE, JOSHUA S.
24311 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FL 34134

Title ASST. SECRETARY

SIGMAN, JANIS
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title ASST. SECRETARY

LAPINSKY, MICHAEL BLAKE
4901 VINELAND ROAD
SUITE 500
ORLANDO, FL 32811

Title ASST. SECRETARY

RUSSO, CRAIG
4901 VINELAND ROAD
SUITE 500
ORLANDO, FL 32811

Title ASST. SECRETARY

SPILMAN, TORREY
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title ASST. SECRETARY

GONZALEZ, PATRICK ANTHONY
1475 CENTREPARK BOULEVARD
SUITE 305
WEST PALM BEACH, FL 33401

Annual Reports

Report Year	Filed Date
2025	03/16/2025
2025	03/21/2025

Document Images

01/12/2026 -- ANNUAL REPORT	View image in PDF format
03/21/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
03/16/2025 -- ANNUAL REPORT	View image in PDF format
07/19/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
06/19/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
05/03/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
04/30/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
04/09/2024 -- ANNUAL REPORT	View image in PDF format
04/03/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
03/19/2023 -- ANNUAL REPORT	View image in PDF format
08/23/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
08/03/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
04/26/2022 -- ANNUAL REPORT	View image in PDF format
05/17/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/27/2021 -- ANNUAL REPORT	View image in PDF format
06/02/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
05/01/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
12/05/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
06/25/2018 -- ANNUAL REPORT	View image in PDF format
11/09/2017 -- LC Amendment	View image in PDF format
05/17/2017 -- LC Amendment	View image in PDF format
03/10/2017 -- LC Amendment	View image in PDF format
02/02/2017 -- LC Amendment	View image in PDF format
01/12/2017 -- LC Amendment	View image in PDF format
01/03/2017 -- Foreign Limited	View image in PDF format

* 4/27/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT16:09:44
 PROJ # 26-55100003 RECEIPT # 0112313
 OWNER:
 JOB ADDRESS: LOT #:

PRELIMINARY SUBDIVISION 1830.00 1830.00 .00

TOTAL FEES DUE.....: 1830.00
 AMOUNT RECEIVED.....: 1830.00

* DEPOSITS NON-REFUNDABLE *
 ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRKS01 BALANCE DUE.....: .00
 CHECK NUMBER.....: 000095040178
 CASH/CHECK AMOUNTS....: 1830.00
 COLLECTED FROM: PULTE GROUP
 DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE