



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

PROJ. #: 26-20000001
 RECEIVED AND PAID 01/21/2026

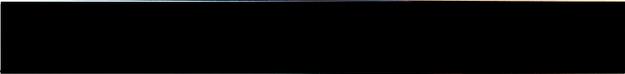
REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES) LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT AND REZONE (≤50 ACRES) SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	\$3,500 + 50% OF REZONE FEE
<input type="checkbox"/> TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)	\$3,000
<input type="checkbox"/> TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)	\$1,000
<input checked="" type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000) ^{^^} x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____) ^{^^} x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE</u> : 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE**^ (\$10K MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE
 **50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT
 ^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY
 ^^ROUNDED TO 2 DECIMAL POINTS

PROJECTPROJECT NAME: **Lexus of Oviedo**PARCEL ID #(S): **29-21-31-300-0170-0000**LOCATION: **2780 W. SR 426, Oviedo, Florida 32765**EXISTING USE(S): **Fitness Center** PROPOSED USE(S): **Auto Sales/Storage**TOTAL ACREAGE: **1.65**BCC DISTRICT: **1**WATER PROVIDER: **Seminole County Utilities**SEWER PROVIDER: **Seminole County Utilities**CURRENT ZONING: **C-1**PROPOSED ZONING: **C-2**CURRENT FUTURE LAND USE: **IND**PROPOSED FUTURE LAND USE: **IND****APPLICANT**EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE NAME: **M. Rebecca Wilson**COMPANY: **Lowndes**ADDRESS: **215 N. Eola Drive**CITY: **Orlando**STATE: **FL**ZIP: **32801**PHONE: **407-418-6250**EMAIL: **CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): **Camp Road Holdings LLC**ADDRESS: **461 Eagle Circle**CITY: **Casselberry**STATE: **FL**ZIP: **32707**PHONE: **407-826-1952**EMAIL: 

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. 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. **PD Final Development Plan as an Engineered Site Plan may not defer.**

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

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING:

TEST NOTICE:

Concurrency application has been submitted online and the appropriate fee is 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.

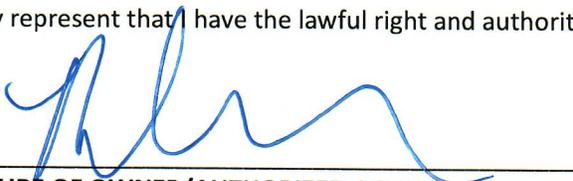
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.



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

1/20/26

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): _____

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: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(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: Camp Road Holdings LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Biofit Holdings LLC	Member	461 Eagle Cir. Casselberry FL 32707	100

(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: D'Color Auto, LLC

NAME	ADDRESS	% OF INTEREST
James Bryan IV	245 Driggs Dr. Winter Park FL 32792	100

(Use additional sheets for more space)

Date of Contract: December 30, 2025

Specify any contingency clause related to the outcome for consideration of the application: _____

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.

Date

1/20/26

Owner, Agent, Applicant Signature

[Handwritten Signature]

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 20TH day of JANUARY, 2026, by M. REBELLA WILSON, who is personally known to me, or has produced _____ as identification.



KATHRYN E. JOHNSTON
Notary Public
State of Florida
Comm# HH454552
Expires 11/13/2027

Signature of Notary Public

KATHRYN JOHNSTON
Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

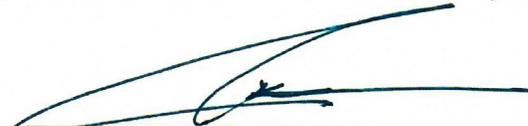
- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses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

I, CAMP ROAD HOLDINGS, LLC, the owner of record for the following described property [Parcel ID Number(s)] 29-21-31-300-0170-0000 hereby designates D' COLOR AUTO, 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 type="checkbox"/> Preliminary Subdivision Plan	<input checked="" 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.

1/2/2026
 Date

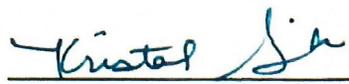

 Property Owner's Signature

Kevin Masson
 Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Kevin Masson (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced DL as identification, and who executed the foregoing instrument and sworn an oath on this 2nd day of January, 2026.




 Notary Public
 Kristal Smink

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, D'Color Auto, LLC, the owner of record for the following described property [Parcel ID Number(s)] 29-21-31-300-0170-0000 hereby designates M. Rebecca Wilson, Esq., Lowndes 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 type="checkbox"/> Preliminary Subdivision Plan	<input checked="" 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 1/15/26

Property Owner's Signature [Signature]
 Property Owner's Printed Name James Bryan IV

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 James Bryan IV (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 an oath on this 15th day of January, 2026.



Janica Beck
 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, Camp Road Holdings, LLC, the owner of record for the following described property [Parcel ID Number(s)] 29-21-31-300-0170-000 hereby designates M. Rebecca Wilson, Esq. Lowndes 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 type="checkbox"/> Preliminary Subdivision Plan	<input checked="" 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.

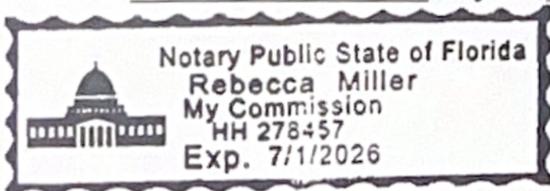
1/20/2026
Date

[Signature]
Property Owner's Signature

Kevin MASSON
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Florida

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Kevin Masson (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 an oath on this 20th day of January, 2026.



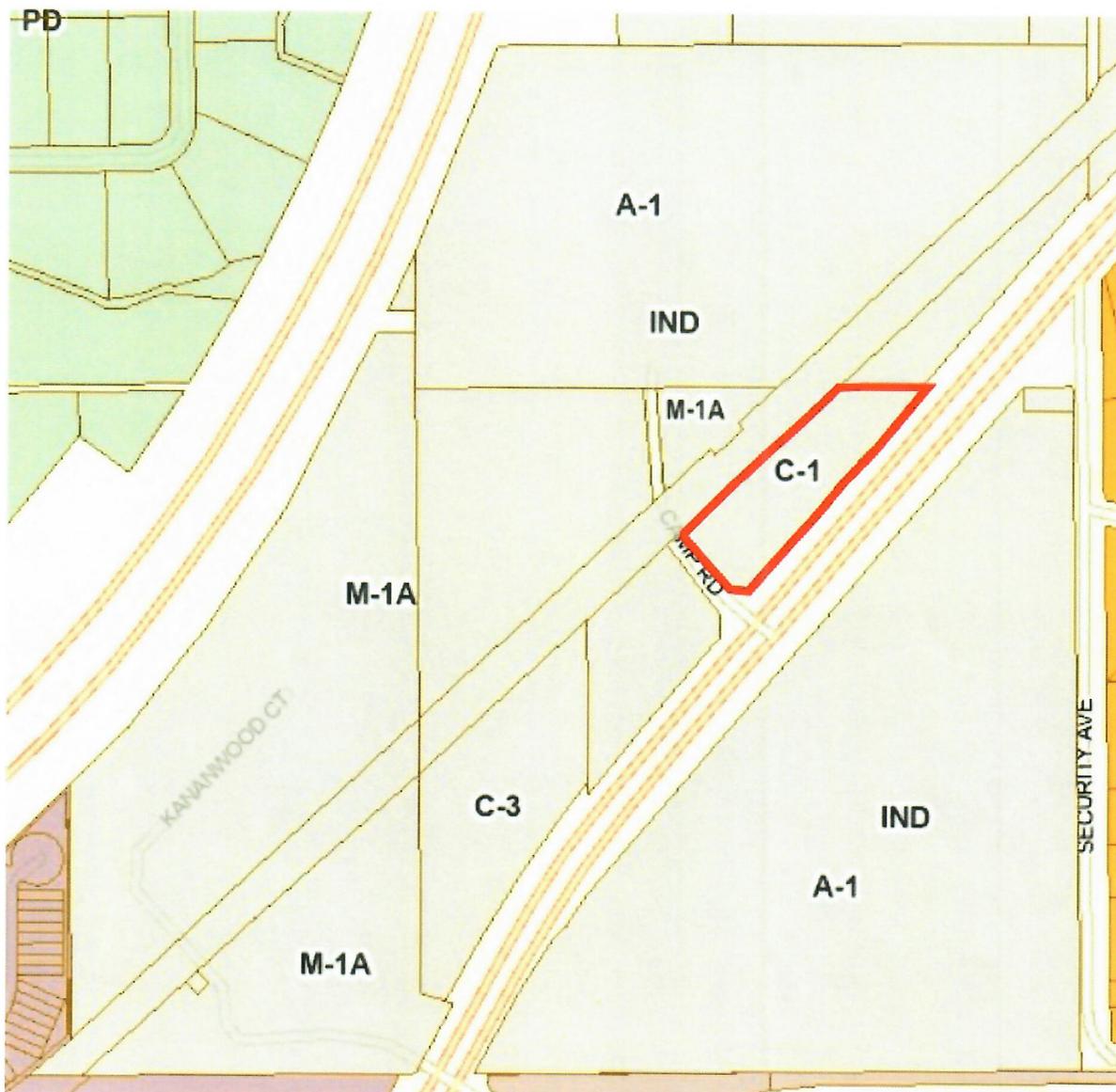
[Signature]
Notary Public

Project Narrative:

Please consider this rezoning request for property located at 2780 W. SR 426 Oviedo, Florida 32765, parcel ID number 29-21-31-300-0170-0000 (the "Property"). The Property is currently zoned C-1, and has a FLU of IND. We are seeking a rezoning from C-1 to C-2. The Owner will utilize the existing building for auto sales and storage of automobiles. No repair work will be done onsite.

Existing Conditions:

The below map shows the FLU and Zoning of the surrounding area. The Property is outlined in red.



Sketch of Proposal:

The existing building, as pictured below, will be utilized for car sales and auto storage.



2921313000170000 02/22/2022



REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (this "**Agreement**") is entered into as of the _____ day of _____, 2025 (the "**Effective Date**"), by and between **CAMP ROAD HOLDINGS, LLC**, a Florida limited liability company ("**Seller**"), having a mailing address of 461 Eagle Circle, Casselberry, Florida 32707, and **D' COLOR AUTO, LLC**, a Florida limited liability company, and/or its assigns ("**Purchaser**"), having a mailing address of 245 Driggs Drive, Winter Park, Florida 32792. Seller and Purchaser may be referred to collectively herein as the "**Parties**".

The parties hereto agree as follows:

1. Purchase and Sale. Subject to the terms and conditions set forth in this Agreement, Seller shall sell to Purchaser and Purchaser shall purchase from Seller, the following Real Property, Improvements, Personal Property, and Licenses and Improvements, (collectively, the "**Property**"):

(a) That certain real property commonly known as 2780 West State Road 426, Oviedo, Florida 32765, bearing Seminole County Property Identification Number 29-21-31-300-0170-0000, and as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all appurtenances, rights of way, privileges, leases, easements, and other rights benefitting or pertaining thereto, (together, the "**Real Property**");

(b) All buildings, structures, and improvements located on or affixed to the Real Property, including all fixtures which constitute real property under applicable law, and all warranties associated therewith, ("**Improvements**").

(c) The tangible personal property identified in Exhibits "B" and "C" attached hereto and incorporated herein by this reference, ("**Personal Property**").

(d) To the extent assignable or transferrable, licenses, permits, consents, authorizations, approvals, registrations, certificates of occupancy, land use entitlements, and other certificates and approvals approved or issued by any Governmental Authorities, if any, to the extent held by Seller ("**Licenses and Permits**").

2. Excluded Assets. Notwithstanding anything to the contrary hereinabove, the following property, assets, rights, and interests, ("**Excluded Assets**"), are excluded from the Property:

(a) Any removable fixtures, personal property, or intellectual property owned by third parties.

(b) The financial accounts, financial records, liabilities, and any other financial assets of the Seller.

(c) All personal property not identified in Exhibits "B" and "C".

3. Purchase Price. The Purchase Price for the Property shall be Four Million Two Hundred Thousand and No/100 Dollars (\$4,200,000.00) (the "**Purchase Price**"). Subject to the mutual terms and conditions of this Agreement, the Purchase Price shall be payable by Purchaser to Seller, adjusted for closing prorations as hereinafter provided.

4. Deposit.

(a) Deposits. Within three (3) Business Days after the Effective Date, Purchaser shall deliver to Escrow Agent the sum of FIFTY THOUSAND DOLLARS AND ZERO CENTS (\$50,000.00),

which shall be held by the Escrow Agent as a deposit under this Agreement (the "**Deposit**"). In the event Purchaser fails to deliver timely deliver the Deposit to Escrow Agent within such three (3) Business Day period, Seller shall have the right to immediately terminate this Agreement by written notice to Purchaser in which case the Parties shall have no further rights or obligations hereunder (except for obligations which survive any such termination).

The term "**Escrow Agent**" as used in this Agreement shall mean and refer to:
The Metka Law Firm, PA
Attn: Chelsea L. Metka
chelsea@metkalawfirm.com
622 Vineland Rd., Winter Garden, FL 34787
Phone: (407) 826-1952

(i) Maintenance of Deposit. The Deposit shall be held by the Escrow Agent in a non-interest-bearing account, pursuant to the terms and conditions of this Agreement. The Deposit shall be nonrefundable to Purchaser except in the case of a Seller's Default, or as otherwise expressly provided for in this Agreement. If the Deposit is to be paid to Seller under the provisions of this Agreement, Escrow Agent shall pay the Deposit to Seller in the manner and on the terms and conditions set forth herein.

(ii) Disbursement of Deposit to Seller. One day prior to Closing, Escrow Agent shall, and is hereby directed to, disburse the Deposit to Title Company, and Purchaser shall receive a credit against the Purchase Price in the amount of the Deposit disbursed to Title Company.

(iii) Refund of Deposits to Purchaser. If this Agreement is terminated and Purchaser is entitled to a refund of the Deposit under any express provision of this Agreement then the Escrow Agent shall disburse the Deposit to Purchaser no earlier than three (3) Business Days (and no later than five (5) Business Days) after written notice of such termination is delivered to both Seller and Escrow Agent; provided, however, if Seller disputes the right of Purchaser to receive a refund of the Deposit, the provisions of Section 4(a)(v) herein below shall apply.

(iv) Forfeiture of Deposit. If a Purchaser's Default occurs or if Purchaser terminates this Agreement for any reasons other than pursuant to an express provision of this Agreement entitling Purchaser to a return of the Deposit, then Purchaser shall forfeit the Deposit and Escrow Agent shall disburse the Deposit to Seller no sooner than three (3) Business Days (and no later than five (5) Business Days) after Seller delivers notice of such Purchaser's Default and a demand for the Deposit to Escrow Agent and Purchaser, provided, however, if Purchaser disputes the right of Seller to receive the Deposit, the provisions of Section 4(a)(v) herein below shall apply.

(v) Disagreements Regarding Deposit. If Escrow Agent shall be unable to determine at any time to whom the Deposit should be paid or if a dispute should develop between Seller and Purchaser concerning the disposition of the Deposit, then in any such event, Escrow Agent shall pay the Deposit in accordance with the joint (or consistent) written instructions of Seller and Purchaser. In the event that such joint (or consistent) written instructions shall not be received by Escrow Agent within ten (10) days after Escrow Agent shall have served written requests for such joint (or consistent) written instructions upon Seller and Purchaser, Escrow Agent shall have the right, but not the obligation, to pay all of the Deposit into a court of competent jurisdiction in Seminole County, Florida and to interplead Seller and Purchaser in respect thereof; and, thereafter, Escrow Agent shall be discharged of any further or continuing obligations in connection with the Deposit.

(vi) Escrow Agent's Costs and Expenses. If costs and expenses (including attorneys' fees) are incurred by Escrow Agent because of litigation or any dispute between Seller and Purchaser arising out of the holding of the Deposit, the non-prevailing Party in such dispute shall reimburse Escrow Agent for reasonable out-of-pocket costs and expenses incurred. Seller and Purchaser hereby agree and acknowledge that Escrow Agent assumes no Liability in connection with the holding or investment of the Deposit pursuant hereto, except for the negligence or willful misconduct of Escrow Agent and its employees and agents. Escrow Agent shall not be responsible for the validity, correctness or genuineness of any document or notice referred to herein; and, in the event of any dispute under this Agreement relating to the disposition of the Deposit, Escrow Agent may seek advice from its own counsel and, provided that Escrow Agent tenders the deposit into a court of competent jurisdiction in Seminole County, Florida, Escrow Agent shall be fully protected in any action taken in good faith in accordance with the opinion of Escrow Agent's counsel. Seller and Purchaser hereby agree and acknowledge that the Escrow Agent assumes no Liability in connection with the holding or investment of the Deposit pursuant hereto, and Seller and Purchaser hereby agree to indemnify and hold Escrow Agent harmless for, from and against all liability, costs, damages, including court costs and reasonable attorney's fees, which Escrow Agent may in good faith sustain or incur in connection with this Agreement, except for the gross negligence or willful misconduct of Escrow Agent and its employees and agents.

(b) The parties hereby agree to indemnify and hold harmless Escrow Agent against any and all losses, claims, damages, liabilities and expenses which may be incurred by Escrow Agent in connection with responding to and/or defending any claim regarding the Deposit; provided, however, that if Escrow Agent shall be found guilty of willful default or action, or gross negligence, then, in such event, Escrow Agent shall bear all such losses, claims, damages and expenses. In the event Escrow Agent places the Deposit in the Court Registry, upon the delivery of same to the prevailing party, whether by court order or otherwise, the non-prevailing party shall (1) pay to the prevailing party at the time of such delivery, interest on said monies at the publicly announced prime rate of Bank of America, N.A., as such rate may change from time to time, said interest to run from the date of deposit into the Court Registry until delivery of same to the prevailing party, and (2) reimburse to the prevailing party all monies previously disbursed from the Deposit to reimburse Escrow Agent for any losses, claims, damages, liabilities and expenses incurred by Escrow Agent in connection with responding to and/or defending any claim regarding the Deposit.

5. Title Insurance. Within twenty (20) days following the Effective Date, Title Company shall deliver to Purchaser a title insurance commitment (the "**Commitment**"), with both title search fee and owner's title policy premium to be paid by Purchaser at Closing (including title endorsements and loan policy, as applicable), to be issued by a title company selected by Purchaser ("**Title Company**"). The Commitment shall show Seller to be vested with fee simple title to the Real Property, insurable in an amount equal to the Purchase Price, at standard rates, free and clear of all liens, encumbrances (except those to be discharged by Seller at Closing), leases, tenancies, covenants, conditions, restrictions, rights-of-way, easements and other matters affecting title, except the following (which shall be deemed the "**Permitted Exceptions**"): (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; (b) restrictions and matters appearing on the Plat or otherwise common to the subdivision; (c) outstanding oil, gas and mineral rights of record without right of entry; (d) unplatted public utility easements of record; (e) taxes for the year of Closing which are not yet due and payable; (f) all matters set forth in Exhibit "D" attached hereto and incorporated herein by this reference; and (g) such other items as set forth in Schedule B-II of the Commitment, subject to the provisions of Section 7.

6. Survey. Within three (3) days of the Effective Date, Seller shall deliver to Purchaser copies of any and all existing surveys of the Property (in accordance with Section 8 below) in Seller's possession.

Within fifteen (15) days of the Effective Date, Purchaser may obtain, at Purchaser's expense, an ALTA survey (the "**Survey**") of the Real Property and Improvements. If the Survey shall reflect any encroachments, overlaps, unrecorded easements or similar rights in third parties, or any other adverse matters not specifically provided for in this Agreement, then the same shall be deemed "title defects" as set forth in Section 7.

7. Title Defects.

(a) If Purchaser finds title to be defective based upon Purchaser's review of the Commitment and/or the Survey, then within ten (10) days ("Title Notice Period"), after Purchaser's receipt of the Title Commitment, Purchaser shall notify Seller in writing specifying the title defect(s) ("**Disapproved Exceptions**"). If Purchaser fails to give Seller written notice of any Disapproved Exception(s) within the Title Notice Period, then the Disapproved Exceptions shown in the Commitment and/or the Survey shall be deemed waived as title objections to closing this transaction.

(b) Within ten (10) days after Seller receives Purchaser's notice of Disapproved Exceptions, Seller may notify Purchaser ("Seller's Cure Notice"), that Seller: (i) will use commercially reasonable efforts to remove such Disapproved Exceptions from title on or before the Closing; or (ii) elects not to cause such Disapproved Exception to be removed, in which event Purchaser shall have the right to terminate this Agreement within five (5) days after the later of having received written notice of Seller's Cure Notice with election not to cause such Disapproved Exception to be cured or Seller's failure to respond within ten (10) days as described in the next sentence, and Purchaser shall receive a return of the Deposit. Seller's failure to respond within ten (10) days after receipt of Purchaser's notice shall be deemed an election by Seller not to cause such Disapproved Exceptions to be removed. The procurement by Purchaser of an endorsement to the Commitment insuring Purchaser against any Disapproved Exception shall be deemed a cure by Seller of such disapproval. The parties acknowledge and agree that Seller's election not to remove a Disapproved Exception under clause (ii) above or Seller's inability to cure those objections which Seller attempted to cure shall not be a default by Seller under this Agreement; provided, however, if Seller elects to cure and/or remove a Disapproved Exception and is unable to do so within ninety (90) days, Purchaser shall have the right to either (i) terminate this Agreement by giving Seller written notice of termination not more than five (5) days after expiration of said 90-day period; or (ii) proceed to Closing accepting such Disapproved Exception without cure. Purchaser's failure to respond within such the time periods set forth herein shall be deemed an election to proceed under this Agreement to Closing. If this Agreement is timely terminated pursuant to the foregoing provisions of this paragraph, then the Deposit shall be returned to Purchaser and thereafter neither party shall have any further rights or obligations hereunder (except for any indemnity obligations of either party pursuant to the other provisions of this Agreement), and each party shall bear its own costs incurred hereunder.

8. Seller's Studies. Within five (5) days of the Effective Date of this Agreement, Seller shall deliver to Purchaser all existing surveys, title policies of insurance, soil reports, environmental reports, and any other documents including plans, specifications, government development orders and any other permits and approvals currently issued for the development and/or operation of the Property and any contracts or agreements relating to the Property in Seller's possession, (the "**Seller's Studies**"). Seller makes no representations or warranties as to the truth, accuracy, or completeness of any of the Seller's Studies. It is the parties' express understanding and agreement that such Seller's Studies are provided only for Purchaser's convenience in making its own examination and determination as to whether it wishes to purchase the Property and, in doing so, Purchaser shall rely exclusively on its own independent investigation and evaluation of every aspect of the Property and not on any of the Seller's Studies supplied by Seller. Purchaser expressly disclaims any intent to rely on any such Seller's Studies provided to it by Seller in connection with its inspection and agrees that it shall rely solely on its own independently developed or verified information.

9. Physical Inspections.

(a) Purchaser, and its designees, shall have forty-five (45) days from the Effective Date (“**Inspection Period**”) to complete, at Purchaser’s expense, any and all inspections of and concerning the Property and other tests, studies, reviews and investigations, as Purchaser may require (hereinafter referred to as the “**Inspection Rights**”) as may be deemed appropriate by Purchaser in its sole and absolute discretion, provided, however, any and all entry onto the Property shall be coordinated with Seller at least three (3) business days in advance and Seller shall have the right to have a representative of Seller present at any inspections. If Purchaser wishes to engage in any testing which is invasive, which will damage or disturb any portion of the Property, which will involve sampling, or which will involve testing of subsurface soils, surface water, or groundwater, then Purchaser shall obtain Seller’s prior written consent thereto, which consent shall not be unreasonably withheld, conditioned or delayed. In connection with Purchaser’s request for consent to perform any invasive environmental testing, Purchaser shall deliver to Seller the proposal for such testing from Purchaser’s properly licensed and insured environmental professional, which proposal shall include, among other things, the purposes, depths and locations for any proposed invasive testing. Purchaser agrees that it shall not disclose to third parties results of such reviews, inspections, or tests, as well as the contents of any of the Seller’s Studies, except as may be necessary in order to effectuate the Closing of this transaction (which third parties shall include, but not be limited to, disclosure to insurance agents and lenders) or upon lawful order of a governmental authority or as otherwise may be required by law.

(b) Subject to the notice requirement set forth in subparagraph (a) hereinabove, Seller hereby grants to Purchaser and its designees the right to enter upon the Property to exercise the Inspection Rights during the Inspection Period in order to determine whether the Property is suitable for Purchaser’s purposes, or following the expiration of the Inspection Period as may be reasonably necessary to effectuate the satisfaction of any conditions precedent to Closing as set forth in Section 15 below, and Seller hereby agrees to cooperate with Purchaser and to execute any applications or other documents reasonably requested by Purchaser in connection with the Inspection Rights provided that Seller incurs no cost in connection therewith (except as may be otherwise set forth in this Agreement). Any tests conducted in connection with the Inspection Rights shall be conducted so as not to damage the Property or to interfere unreasonably with Seller’s business operations. Purchaser agrees to repair or restore the Property to the same condition as existed prior to Purchaser’s entry thereon promptly (within not more than ten (10) days after occurrence of any condition needing to be repaired or restored), regardless of whether the transaction contemplated hereby actually closes, or if Seller is in default hereunder. All such entries onto the Property shall be at the risk of Purchaser, and Seller shall have no liability for any injuries sustained by Purchaser or any of Purchaser’s agents or contractors. Purchaser agrees to indemnify and hold Seller harmless from any and all loss, claim, action, demand or liability which may arise against the Seller or the Property by virtue of Purchaser exercising its Inspection Rights. Purchaser, and anyone present on the Property at any time on Purchaser’s behalf, shall at all times during such access maintain commercial general liability insurance, including personal injury and property damage, in the amount of no less than \$1,000,000.00 per occurrence and \$2,000,000.00 annual general aggregate, naming Seller as an additional insured. A certificate evidencing such coverage shall be delivered to Seller prior to any such access. The obligation to restore the Property and the indemnification and hold harmless provisions of this Section 9 shall survive termination of this Agreement.

10. Liability for Agents. Purchaser shall hold harmless, indemnify, and defend Seller and Seller’s members, managers, officers, employees, representatives, agents, and contractors from and against any reasonable losses or damages they or any of them incur by reason of: (i) any injury to or death of persons or loss of or damage to property in connection with or as a result of, any entry or entries upon, or use of, the Property by Purchaser, its employees, agents or independent contractors pursuant to this

Agreement, other than any of the foregoing to the extent caused by the negligence of Seller or a then existing building or environmental condition of the Property; and (ii) any labor or services performed for the account or benefit of Purchaser in respect of the Property, including, without limitation, any liens arising therefrom.

11. Environmental Matters.

(a) To Seller's knowledge and subject to the Seller's Studies, Seller warrants that it has no knowledge of any release, generation, treatment, storage or disposal of any Hazardous Substances at, in or upon the Property in violation of, or so as to impose liability under, applicable environmental laws. As used herein, the term "**Hazardous Substances**" shall be defined as such term is defined in and pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601 et seq. ("**CERCLA**"), or any applicable state or local environmental law, regulation or ordinance.

(b) Purchaser hereby agrees that, if at any time after the Closing, any third party or any governmental agency seeks to hold Purchaser responsible for the presence of, or any loss, cost or damage associated with, Hazardous Materials (as defined below) in, on, above or beneath the Property or emanating therefrom, then Purchaser waives any rights it may have against Seller, except as otherwise expressly set forth in this Agreement and except for matters of which Seller had actual knowledge and of which Seller failed to notify or inform Purchaser (and was not otherwise known to Purchaser), in connection therewith, including, without limitation, under CERCLA (as defined below). As used herein, "Hazardous Materials" shall mean and include, but shall not be limited to any petroleum product and all hazardous or toxic substances, wastes or substances, any substances which because of their quantities, concentration, chemical, or active, flammable, explosive, infectious or other characteristics, constitute or may reasonably be expected to constitute or contribute to a danger or hazard to public health, safety or welfare or to the environment, including, without limitation, any hazardous or toxic waste or substances which are included under or regulated (whether now existing or hereafter enacted or promulgated, as they may be amended from time to time) including, without limitation, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. Section 9601 et seq. ("**CERCLA**"), the Federal Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., similar state laws and regulations adopted thereunder.

12. Representations and Warranties of Seller. Subject to all matters disclosed in any document delivered to Purchaser by Seller or on any exhibit attached hereto, and subject to any information discovered by Purchaser or other information disclosed to Purchaser by Seller after the date hereof and prior to the Closing and any other information of which Purchaser has actual knowledge (all such matters being referred to herein as "**Exception Matters**"), Seller represents and warrants to Purchaser, as of the date of this Agreement and as of the Closing Date, the following:

(a) Seller has fee simple title to, and the entire right, title and interest in, the Property, subject to the Permitted Exceptions.

(b) To Seller's actual knowledge, there are no actions, suits or proceedings, pending or threatened before any judicial body or by any governmental or quasi-governmental authority against or affecting the Property.

(c) No non-resident foreign taxpayers, or domestic corporations owned by non-resident foreign taxpayers, or any other similar person or entity will be entitled to all or any of the proceeds from the sale of the Property hereunder such that the withholding requirements set forth in Sections 1445 and/or 6039I of the Internal Revenue Code are or will be applicable to all or a portion of the Purchase Price to be paid pursuant to this Agreement.

(d) To Seller's actual knowledge, it has received no written notice of any filed or unfiled mechanics' or materialmen's liens against the Property.

(e) Except as otherwise disclosed to Purchaser, Seller is not a party to any contracts other than this Agreement or any licenses, commitments or undertakings respecting maintenance or operation of the Property or any personal property located on the Property, or relating to the performance of services on the Property or the use, occupancy and operation of the Property which will not be terminated and paid in full by Seller at its expense on the Closing Date.

(f) Seller shall maintain the Property in the same manner as it has been maintained on the Effective Date until the Closing Date, consistent with Seller's past practices, and Seller shall comply, in all material respects, prior to Closing with all laws, rules, regulations, and ordinances of all governmental authorities having jurisdiction over the Property.

(g) Except as otherwise disclosed to Purchaser, there will be no contracts, leases or tenancies affecting the Property at the time of Closing except for such matters as are set forth in the Permitted Exceptions.

(h) Seller has no actual knowledge and has not received any written notice from any governmental or regulatory agency or authority that the Property is not in compliance with any applicable law, permit, license or approval for the current use of the Property.

(i) Seller has no actual knowledge and has not received any written notice from any governmental or regulatory agency or authority that the Property or any part thereof is or may be in consideration for historical landmark status and, as such, is or may be subject to historical preservation restrictions.

(j) Seller has not received written notice that the Property or any part thereof is, and, to its actual knowledge, no part of the Property is located within an area that has been designated by the Federal Emergency Management Agency, the Army Corps of Engineers or any other governmental body as being subject special hazards, except flood zones, if applicable.

(k) There are no agreements currently in effect which restrict the sale of the Property, except any mortgage or other lien which will be satisfied and paid at Closing.

(l) Seller is a limited liability company, duly formed, validly existing and in good standing under the laws of the State of Florida and has full power and authority to own or use the Property. Seller has full power and authority to execute and deliver this Agreement and all other agreements, certificates and documents executed or to be executed by Seller in connection herewith, to consummate the transactions contemplated hereby and thereby and to perform its obligations hereunder and thereunder. This Agreement, and all other agreements, certificates and documents executed or to be executed by Seller in connection herewith, constitute or, when executed and delivered, will constitute legal, valid and binding agreements of Seller enforceable against Seller in accordance with their respective terms, subject to bankruptcy and other creditors rights.

(m) The execution and delivery of this Agreement, the consummation of the transactions contemplated by this Agreement and compliance with the provisions hereof do not and will not: (i) conflict with or violate any of the provisions of Seller's governing documents, (ii) violate any law, ordinance, rule or regulation or any judgment, order, writ, injunction or decree or similar command of any court, administrative or governmental agency or other body applicable to Seller or the Property, (iii) result in the creation or imposition of any encumbrance upon the Property, except in favor of Purchaser, or (iv)

require the consent, authorization or approval of, or notice to, or filing or registration with, any governmental body or authority, or any other third party, except as disclosed to Purchaser, or which will be satisfied at Closing.

(n) No representation or warranty contained in this Agreement, and no written statement, certificate, schedule, list or other information furnished or to be furnished by or on behalf of Seller to Purchaser in connection with this Agreement, contains or will knowingly contain any untrue statement of a material fact, or omits to state or will omit to state a material fact necessary in order to make the statements herein or therein not misleading.

(o) Except as specifically set forth in this Agreement, Purchaser acknowledges and agrees that Seller has not made, does not make, and specifically negates and disclaims any other representations, warranties, promises, covenants, agreements, or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, or future, of, as to, concerning or with respect to: (a) the value, nature, quality, or condition of the Property (including, without limitation, water, soil, and geology); (b) the income to be derived from the Property; (c) the suitability of the Property for any and all activities and uses which Purchaser may conduct thereon, regardless of whether disclosed to Seller; (d) the compliance of or by the Property with any laws, rules, ordinances, or regulations of any applicable governmental authority or body; (e) the habitability, merchantability, marketability, profitability, or fitness for a particular purpose of the Property; (f) the manner or quality of the construction or materials incorporated into the Property; (g) the manner, quality, state of repair or lack of repair, of the Property; or (h) any other matter with respect to the Property. Purchaser further acknowledges and agrees that any third-party information and reports provided, or to be provided, with respect to the Property was obtained from a variety of sources and that Seller has not made any independent investigation or verification of such information and makes no representations as to the accuracy or completeness of such information.

(p) Seller shall have no liability whatsoever to Purchaser with respect to any Exception Matters. Purchaser agrees to inform Seller promptly in writing if it obtains knowledge that any representation or warranty of Seller is inaccurate in any material respect, or if it believes that Seller has failed to deliver to Purchaser any document or material which Seller is obligated to deliver hereunder.

13. Representations and Warranties of Purchaser. Purchaser represents and warrants to Seller, as of the date of this Agreement and as of the Closing Date, the following:

(a) Purchaser is a limited liability company, duly formed, validly existing and in good standing under the laws of the State of Florida and has full power and authority to perform its obligations under this Agreement and all other agreements executed or to be executed in connection herewith. This Agreement, and all other agreements, certificates and documents executed or to be executed by Purchaser and/or the Permitted Assignee in connection herewith, constitute or, when executed and delivered, will be duly authorized and will constitute legal, valid and binding agreements of Purchaser and/or the Permitted Assignee enforceable against Purchaser and/or the Permitted Assignee in accordance with their respective terms.

(b) The execution and delivery of this Agreement, the consummation of the transactions contemplated by this Agreement and compliance with the provisions hereof do not and will not: (i) conflict with or violate any of the provisions of the Purchaser's Articles of Organization or Operating Agreement, if applicable, (ii) if Purchaser shall assign its rights hereunder to a Permitted Assignee, conflict with or violate any of the provisions of the Permitted Assignee's organizational documents, (iii) violate any law, ordinance, rule or regulation or any judgment, order, writ, injunction or decree or similar command of any court, administrative or governmental agency or other body applicable to Purchaser and/or the Permitted Assignee, (iv) violate or conflict with or result in a breach of, or constitute a default under, any

material instrument, agreement or indenture or any mortgage, deed of trust or similar contract to which Purchaser and/or the Permitted Assignee is a party or by which Purchaser and/or the Permitted Assignee is bound or affected, or (v) require the consent, authorization or approval of, or notice to, or filing or registration with, any governmental body or authority, or any other third party.

(c) There are no actions, suits or proceedings pending, or, to the knowledge of Purchaser, threatened against or affecting Purchaser which might adversely affect the power or authority of Purchaser and/or the Permitted Assignee to carry out the transactions to be performed by it hereunder.

(d) Purchaser is (i) not currently identified on the Specially Designated Nationals and Blocked Persons List maintained by OFAC and/or on any other similar list maintained by OFAC pursuant to any List, (ii) not a person or entity with whom a citizen of the United States is prohibited to engage in transactions by any trade embargo, economic sanction, or other prohibition of United States law, regulation, or Executive Order of the President of the United States, and (iii) not an Embargoed Person. To Purchaser's actual knowledge, none of the funds or other assets of Purchaser constitute property of, or are beneficially owned, directly or indirectly, by any Embargoed Person, and no Embargoed Person has any interest of any nature whatsoever in Purchaser (whether directly or indirectly).

14. Reaffirmation of Representations and Warranties. Subject to Section 32 below, the foregoing representations and warranties shall be deemed to be remade as of the Closing Date. Between the Effective Date and the Closing Date, Seller covenants and agrees to notify Purchaser in writing of any state of facts that would constitute a material breach of or materially render inaccurate any of the foregoing warranties immediately after becoming aware of such state of facts.

15. Conditions Precedent to Obligations of Purchaser. Purchaser's obligations under this Agreement are hereby made subject to and contingent upon fulfillment, or waiver in writing by Purchaser, of the following conditions.

(a) This Agreement has not been terminated by Purchaser as provided in Section 7 above within the specific approval periods provided for therein.

(b) Seller's representations and warranties remain true and correct in all material respects and Seller fulfills all of its covenants at all times during the term of this Agreement and as of Closing.

(c) Purchaser shall have obtained final and unappealable approval from the applicable municipality for the rezoning of the Real Property for Purchaser's intended use (the "**Approval**"). Seller agrees to cooperate with Purchaser as reasonably necessary with respect to Purchaser's efforts to obtain the Approval. In the interest of clarity, failure of this condition precedent 15(c) shall not entitle Buyer to a return of the Deposit.

16. Conditions Precedent to Obligations of Seller. Seller's obligations under this Agreement are hereby made subject to and contingent upon fulfillment, or waiver in writing by Seller, of the following conditions:

(a) Purchaser provides the required Purchaser Deliveries, as defined hereinbelow, in a timely manner.

(b) Purchaser's representations and warranties remain true and correct in all material respects as of the Closing Date, with the same force and effect as if made on the Closing Date.

(c) Purchaser shall have performed and complied in all material respects. At the appropriate times for such performance and compliance, with the obligations, covenants, and agreements under this Agreement to be performed by Purchaser.

17. Closing. The purchase and sale transaction contemplated by this Agreement (the “**Closing**”), shall occur on or before the earlier of: (i) the date that is thirty (30) days following Purchaser’s receipt of the Approval to rezone the Property for industrial use or (ii) July 31, 2026 (“**Closing Date**”). Purchaser shall provide Seller with not less than thirty (30) days prior written notice of Purchaser’s intent to Close, (the “Closing Notice”). Within one (1) business day after Purchaser delivers the Closing Notice to Seller, Purchaser shall deposit with Escrow Agent an additional FIFTY THOUSAND DOLLARS AND ZERO CENTS, (\$50,000.00)(“Additional Deposit”). The Additional Deposit shall be nonrefundable to Purchaser except in the case of a Seller Default, or as otherwise expressly provided for in this Agreement and shall be governed by the provisions of paragraph 4 hereinabove. Purchaser agrees to use all commercially reasonable due diligence to obtain the Approval and, upon request by Seller, to keep Seller apprised of Purchaser’s progress in obtaining the Approval. The procedure to be followed by the parties in connection with the Closing hereunder is set forth below.

(a) Escrow Deposits. All documents to be recorded and necessary funds shall be delivered to Title Company, to hold, deliver, record and disburse in accordance with escrow instructions, the form of which shall be agreed to by the attorneys for Purchaser and Seller prior to Closing, the content of which shall be consistent with the terms of this Agreement.

(b) Escrow Disbursements. At the Closing or sooner as otherwise stated in the escrow instructions, the following shall occur:

(i) Seller Deliveries. Seller shall deliver or cause to be delivered in accordance with the escrow instructions:

(1) A recordable special warranty deed conveying the Property to Purchaser, duly executed and acknowledged by Seller, and subject only to the Permitted Exceptions;

(2) Affidavit of Title executed by the Seller satisfactory to remove all applicable standard exceptions;

(3) Closing Statement;

(4) FIRPTA Affidavit of Seller;

(5) Assignment and Assumption of any licenses and permits, as applicable, transferring the same to Purchaser;

(6) Assignment and Assumption, and other applicable documents necessary or desirable for the assignment of service and maintenance agreements, if any, that will be assumed by Purchaser at Closing;

(7) A certificate affirming the accuracy of every Seller representation and warranty made in this Agreement to be true and correct as of the date of Closing;

(8) 1099 information; and

(9) All other documents reasonably required by the underwriter of the Title Company and necessary to be executed pursuant to the terms of this Agreement.

(ii) Purchaser Deliveries. Purchaser shall deliver or cause to be delivered in accordance with the escrow instructions:

(1) The Purchase Price in immediately available funds as provided in Section 3; and

(2) A counterpart of each of the documents and instruments to be delivered by Seller under Section 17(b)(i) which require execution by Purchaser.

(3) Such resolutions and incumbency certificates as required to evidence the capacity and authority of any person or entity signing on behalf of Purchaser, as reasonably required by the Title Company's underwriter.

(4) A certificate affirming the accuracy of every Purchaser representation and warranty made in this Agreement to be true and correct as of the date of Closing.

(5) Buyer acceptance of the Property and waiver of claims against Seller for any damage or defects pertaining to this transaction and the Property that may exist at Closing of this Agreement and are subsequently discovered by Purchaser or anyone claiming by, through, under or against the Purchaser, in form reasonably required by Seller's counsel to give effect to this provision and the provisions of paragraph entitled "Effect of Closing; As-Is Acceptance; Release" hereinbelow.

(6) All other documents reasonably required by the Title Company's underwriter, and necessary to be executed pursuant to the terms of this Agreement.

(c) Closing Costs. Seller shall pay the cost of all documentary stamps on the deed. Purchaser shall pay the cost of title search fees, tax and lien searches (as may be required by Title Company), the owner's title insurance premium, the cost of any endorsements to the owner's title insurance policy, the documentary stamp tax and intangible tax required for any promissory note and mortgage that Purchaser obtains, any loan title insurance policy and endorsements thereto, and all investigational costs, including the survey. Each party shall bear (i) its own attorneys' fees and costs and (ii) the recording costs of any instruments received by that party, except that Seller shall pay the recording costs on the deed and on documents necessary to satisfy B-I requirements on the Title Commitment. The items of revenue and expense set forth herein shall be prorated between the Parties (the "**Prorations**") as of 11:59 p.m. on the day preceding the Closing Date (the "**Cut-Off Time**"), or such other time as may be agreed upon by the Parties.

(d) Real Estate Taxes. Real estate taxes for the year of closing shall be prorated as of the Cut-Off Time. If the actual amount of the real estate taxes is unknown on the Closing Date, then such taxes shall be prorated on the basis of the payment amount due November of the prior year, with a subsequent re-proration and payment between the parties based upon the actual taxes for the year of Closing.

(e) Utilities. If applicable, Purchaser shall arrange for placing all utility services and bills in its own name as of the Closing Date. Seller shall request each utility company providing utility service to the Assets to cause all utility billings to be closed and billed as of the Closing Date in order that utility charges may be separately billed for the period prior to the Closing Date and the period on and after the Closing Date. If such utility charges are not separately billed, the same shall be prorated as of the Cut-Off Time between Seller and Purchaser on the basis of the most recent bill for such service and shall not be

re-prorated. In connection with any such proration, it shall be presumed that utility charges were uniformly incurred during the billing period in which the Cut-Off Time occurs. Seller shall receive a credit for all deposits which remain on deposit for the benefit of Purchaser with respect to such utility contracts.

(f) Improvement Liens. Certified, confirmed or ratified liens for governmental improvements or special assessments as of the Closing Date, if any, shall be paid in full by Seller however, any special assessment liens that are payable in more than one installment that are due and payable before the Closing will be paid by Seller; any installments of such liens that become due and payable after the Closing shall be paid by Purchaser, and pending liens for governmental improvements or special assessments as of the Closing Date shall be assumed by Purchaser.

18. Real Estate Broker's Commission. Seller and Purchaser represent and warrant to each other that neither has dealt with any broker, finder or intermediary of any kind in connection with this transaction other than Glen Jaffee with Cushman & Wakefield, who is acting as Seller's Broker and shall be compensated by Seller pursuant to separate agreement. Each party agrees to indemnify and hold the other harmless of, from and against any and all losses, damages, liabilities, costs and expenses (including reasonable attorneys' fees and expenses) that the other party may suffer as a result of any claims made relating to a breach of this Section 18 by a person claiming through such party.

19. Notices. All notices, claims, certificates, requests, demands and other communications hereunder shall be given in writing and shall be delivered personally or sent by facsimile, email, or by a nationally recognized overnight courier, postage prepaid, and shall be deemed to have been duly given when so delivered personally or by confirmed facsimile or the next delivery day after the date of email (so long as sender has not received notice of non-transmission) or deposit with such nationally recognized overnight courier. All such notices, claims, certificates, requests, demands and other communications shall be addressed to the respective parties at the addresses set forth below or to such other address as the person to whom notice is to be given may have furnished to the others in writing in accordance herewith.

To Seller: Camp Road Holdings, LLC
461 Eagle Circle
Casselberry, Florida 32707
Attention: _____
Telephone: _____
Email: _____

With a copy to: The Metka Law Firm, PA
ATTN: Chelsea L. Metka, Esq.
622 Vineland Rd., Winter Garden, FL 34787
Telephone: 407-826-1952
Email: chelsea@metkalawfirm.com

To Purchaser: D' Color Auto, LLC
245 Driggs Drive
Winter Park, Florida 32792
Attention: James B. Bryan, IV
Telephone: _____
Email: _____

With a copy to: Kurkin Forehand Brandes LLP
18851 NE 29th Avenue, Suite 303
Aventura, Florida 33180

Attention: Melissa Munchick, Esq.
Telephone: (305) 929-8500
Email: mmunchick@kfb-law.com

20. Remedies and Termination.

(a) Notwithstanding any other provision herein contained to the contrary, this Agreement may be terminated at any time:

(i) By mutual written consent of Purchaser and Seller;

(ii) By Purchaser prior to the Closing Date in the event of any material breach by Seller of any of its representations, warranties, covenants or agreements contained herein, and such breach has not been cured within ten (10) days after written notice by Purchaser to Seller unless such breach is not reasonably susceptible to cure within such ten (10) day period, if Seller fails to commence to cure such breach within the ten (10) day period and diligently prosecute the cure to completion;

(iii) By Seller prior to the Closing Date in the event of any material breach by Purchaser of any of its representations, warranties, covenants or agreements contained herein and such breach has not been cured within ten (10) days after written notice by Seller to Purchaser unless such breach is not reasonably susceptible to cure within such ten (10) day period, if Purchaser fails to commence to cure such breach within the ten (10) day period and diligently prosecute the cure to completion;

(iv) By Purchaser at any time prior to expiration of the Inspection Period upon a determination by Purchaser pursuant to the provisions of this Agreement; or

(b) If this Agreement is terminated by Seller pursuant to Subsection 20(a)(iii) hereof and, in the case of such termination pursuant to Subsection 20(a)(iii) hereof, the failure to complete the Closing on or before the Closing Date shall have been due to Purchaser's material breach of any of its representations, warranties, covenants or agreements under this Agreement, then Seller shall be entitled to prompt payment of the Deposit and the Additional Deposit as its sole and exclusive remedy, not as a penalty but as liquidated damages sustained by Seller, and Seller and Purchaser shall execute a joint instruction to the Escrow Agent to pay the Deposit to Seller.

(c) If this Agreement is terminated by Purchaser pursuant to Subsection 20(a)(ii) hereof, then Purchaser shall be entitled to (i) the prompt return of the Deposit and Seller and Purchaser shall execute a joint instruction to the Escrow Agent to pay the Deposit to Purchaser whereupon this Agreement shall terminate and the parties shall have no further obligation to each other as a result hereof, except those matters expressly intended to survive termination hereof, or (ii) elect to initiate an action against Seller for the right of specific performance hereof, provided, however, such action must be commenced within ninety (90) days following the expiration of the cure period and Seller's failure to cure as provided in Section 20(a)(ii). If Purchaser elects to pursue specific performance and such remedy is determined by a court of competent jurisdiction to be unavailable, Purchaser's sole and exclusive remedy against Seller shall be an action for actual monetary damages, which damages shall be capped at Fifty Thousand Dollars and Zero Cents, (\$50,000.00), and Seller shall have no further liability to Purchaser in excess of such amount. Notwithstanding anything to the contrary in this Agreement, under no circumstances shall Seller be liable for special, consequential and/or punitive damages.

(d) If this Agreement is terminated by both parties pursuant to Subsection 20(a)(i), then Purchaser and Seller shall execute a joint instruction to the Escrow Agent to pay the Deposit to Purchaser and/or Seller, as applicable.

(e) If this Agreement is terminated by Purchaser pursuant to Subsection 20(a)(iv) hereof, then Seller shall be entitled to prompt payment of the Deposit, and if deposited with Escrow Agent, then the Additional Deposit, as its sole and exclusive remedy, not as a penalty but as liquidated damages sustained by Seller, and Seller and Purchaser shall execute a joint instruction to the Escrow Agent to pay the Deposit to Seller.

21. Like-Kind Exchange. The parties agree to cooperate with each other for purposes of effecting and structuring, in conjunction with the sale by each of certain assets for the benefit of the other party as taxpayer, a like-kind exchange of real property, whether simultaneous or deferred, pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder. The cooperating party specifically agrees to execute such documents and instruments as are reasonably necessary to implement such an exchange. The taxpayer shall be solely responsible for assuring that the structure of any proposed exchange is effective for its own tax purposes. Furthermore, the cooperating party specifically agrees that the taxpayer may assign this Agreement and any of its rights or obligations hereunder, in whole or in part, as necessary or appropriate in furtherance of effectuating a Section 1031 like-kind exchange for the Property, provided that such assignment shall not serve to relieve the taxpayer of any liability for the taxpayer's obligations hereunder. The taxpayer agrees to pay any and all costs and expenses the cooperating party reasonably incurs in connection with a like-kind exchange, whether or not it is completed; provided, however, that an estimate of such costs and expenses shall be provided to and approved by the taxpayer prior to their incurrence by the cooperating party.

22. No Publicity / Confidentiality. Except as may be required by law or as necessary in connection with the transactions contemplated hereby, no party hereto shall (a) make any press release or other public announcement relating to this Agreement or the transactions contemplated hereby, without the prior approval of the other parties hereto or (b) otherwise disclose the existence and nature of negotiations regarding the transactions contemplated hereby to any person or entity other than such party's accountants, attorneys, agents and representatives, all of whom shall be subject to this nondisclosure obligation as agents of such party. The parties shall cooperate with each other in the preparation and dissemination of any public announcements of the transactions contemplated by this Agreement. Purchaser acknowledges that the Property is operated by Seller as an active and on-going business enterprise. Seller has not disclosed to its employees or customers its intention to sell the Property or enter into this Agreement. Purchaser agrees that: (i) it shall not disclose the existence of this Agreement, nor its terms, to any third party except for those consultants and advisors who reasonably require such information in order to provide their services to Purchaser and who themselves agree to maintain the confidentiality of such information; (ii) the information provided to Purchaser during the Inspection Period, and the results of Purchaser's inspections, are and shall remain confidential and Purchaser shall not disclose the results of such inspections, except as provided in the foregoing sentence, without the prior written consent of Seller. The provisions of this Section 22 shall survive the termination of this Agreement for any reason.

23. Assignment. This Agreement shall not be assignable by Purchaser without Seller's prior written consent, except that Purchaser may assign this Agreement to a corporation, partnership, limited liability company or other entity holding a majority interest in and controlled by or under common control with Purchaser ("**Permitted Assignee**"); provided, said assignment shall be in a writing reasonably satisfactory to Seller and the assignee shall assume all obligations of Purchaser hereunder, provided further, that Purchaser shall not be released from, and shall continue to be liable with respect to, its obligations hereunder as fully as if such assignment had not been made.

24. Governing Law; Jurisdiction. The interpretation and construction of this Agreement, and all matters relating hereto, shall be governed by the laws of the State of Florida. Any action or other proceeding arising out of or related to this Agreement shall be instituted and maintained exclusively in the

state courts of Seminole County, Florida, and each party hereto hereby (i) irrevocably accepts, generally and unconditionally, the jurisdiction of such courts and any related appellate court, and (ii) irrevocably waives any objection as to the venue of any such action or proceeding brought in such court or that such court is an inconvenient forum.

25. Risk of Loss. If all or a substantial portion of the Property, are destroyed or materially damaged, (meaning damage in excess of \$100,000.00 or damage that is not capable of being repaired within thirty (30) days), by fire or other casualty prior to the Closing Date, Purchaser may, at its option, declare this Agreement terminated by written notice to Seller not later than ten (10) days following notice of said destruction or damage, but if Purchaser shall elect to proceed with the transactions contemplated by this and related agreements and pay Seller the full purchase price for the assets and inventories without adjustment for such damage, Seller shall assign its rights under insurance policies covering the same to Purchaser which shall have the exclusive right to adjust the loss with the insurance carrier(s) and receive all proceeds payable thereby and shall also credit Purchaser at Closing with Seller's deductible, if any. For purposes of this Agreement, material damage shall mean repair or replacement cost of more than One Hundred Thousand Dollars (\$100,000.00).

26. Severability. If any provision, or part thereof, of this Agreement shall be held to be invalid, illegal or unenforceable, then the validity, legality and enforceability of the remaining provisions, or parts thereof, shall not in any way be affected or impaired thereby.

27. Fees and Expenses. In the event of any litigation between the parties under this Agreement, each party shall bear its own attorneys' fees. Wherever provision is made in this Agreement for "attorneys' fees," such term shall be deemed to include accountants' and attorneys' fees and costs and court costs, including those for appellate and post judgment proceedings and for paralegals and similar persons.

28. Amendments; Merger Clause. This Agreement, including the Schedules and Exhibits referred to herein which form a part hereof, contains the entire understanding of the parties hereto with respect to the subject matter contained herein and therein. This Agreement may not be amended except by a writing executed by all parties hereto. This Agreement supersedes all prior agreements and understandings between the parties with respect to such subject matter. The parties acknowledge and agree that they are not relying on any statement, fact, or representation other than those expressly set forth in this Agreement and its schedules.

29. Waiver. To the extent permitted by applicable law, no claim or right arising out of this Agreement or the documents referred to in this Agreement can be discharged by one party, in whole or in part, by a waiver or renunciation of the claim or right unless in writing signed by the other party. Any waiver by a party hereto of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach of such provision or any other provision of this Agreement. Neither the failure nor any delay by any party hereto in exercising any right or power under this Agreement or the documents referred to in this Agreement will operate as a waiver of such right or power, and no single or partial exercise of any such right or power will preclude any other or further exercise of such right or power or the exercise of any other right or power.

30. Weekend and Legal Holidays "Days". If any date set forth for the performance of any obligation hereunder or for delivery of any instrument or notice shall be on a Saturday, Sunday or legal holiday, the compliance with such obligation or delivery shall be deemed acceptable on the next business day following same. As used herein, the term "legal holiday" means any state or federal holiday for which financial institutions or post offices are generally closed in the State of Florida for observance thereof. As used herein, the term "business day" means any day other than a Saturday, Sunday or legal holiday. The

calculation of all days and dates herein shall be computed in calendar days, unless specific reference is made to computing such time frame in "business days."

31. Seller's Knowledge. When used in this Agreement the term "Seller's actual Knowledge" and the like means only the actual knowledge of Kevin Masson. Such term or expression does not imply that Seller has or should have undertaken any independent investigation with any third party to determine the existence or absence of any facts or circumstances.

32. Counterparts; Facsimile Signatures. This Agreement may be executed in any number of counterparts (including by facsimile or electronic [.pdf] communication). Each such counterpart hereof shall be deemed to be an original instrument, and all such counterparts together shall constitute but one agreement. This Agreement may be executed by one or more facsimile or electronic [.pdf] signatures.

33. Permitted Successors and Assigns; No Third-Party Beneficiaries. Subject to Section 23, this Agreement shall be binding upon, inure to the benefit of and be enforceable by the respective successors and assigns of the parties hereto. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon or give to any employee of Seller, or any other person, firm, corporation or legal entity, other than the parties hereto and their successors and permitted assigns, any rights, remedies or other benefits under or by reason of this Agreement.

34. Recording. Neither this Agreement, nor any memorandum thereof, shall be recorded in the Public Records and such recording shall constitute a default by the party so recording.

35. Headings. The article and section headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

36. Construction. This Agreement shall be construed equitably, in accordance with its terms, without regard to the degree to which Seller or Purchaser, or their respective legal counsel, have participated in the drafting of this Agreement.

37. Survival. All representations and warranties, made by any party to this Agreement, whether made in this Agreement or any exhibit, schedule, agreement, certificate, instrument or other document delivered pursuant to this Agreement, shall be made at and as of the date of this Agreement and at and as of the Closing Date and shall not survive Closing. Upon Closing, all such representations and warranties shall be deemed merged into the conveyance documents, and Purchaser have no right to assert any claim, cause of action, or remedy against Seller arising out of or relating to any representation or warranty made prior to or at Closing.

38. Effect of Closing; As-Is Acceptance; Release. Effective as of and upon Closing, Buyer shall be deemed to have accepted the Property and the transaction contemplated by this Agreement in its then-existing condition, AS IS, WHERE IS, WITH ALL FAULTS, and Buyer shall waive, release, and forever discharge Seller from any and all claims, demands, causes of action, or liabilities of any kind or nature whatsoever, whether known or unknown, foreseen or unforeseen, arising out of or relating to this Agreement, the Property, or any matter occurring at or prior to Closing

39. Condemnation. Upon receipt of an offer or any notice or communication from any governmental or quasi-governmental body seeking to take under its power of eminent domain all or any portion of the Property, Seller shall promptly notify Purchaser of the receipt of same and shall send such communication, or a copy of it, to Purchaser. Upon receipt of such notice, Purchaser shall have the right to terminate this Agreement by delivery of written notice to Seller within fifteen (15) days of Purchaser's receipt of the communication from Seller. If Purchaser elects to terminate, then Purchaser shall receive a

refund of the Deposit together with all interest earned on it, in which case both parties shall be relieved of all further obligations under this Agreement. If Purchaser elects not to terminate, then Purchaser shall be entitled to all condemnation awards and settlements. Seller and Purchaser agree to cooperate with each other to obtain the highest and best price for the condemned property.

40. Time of Essence. Time is of the essence in the performance of each and every term, condition and covenant of this Agreement. This provision shall not be insisted upon for minor and/or unintentional violations.

41. Further Instruments. Each party hereto shall from time to time execute and deliver such further documents or instruments as the other party, its counsel or the Title Company may reasonably request to effectuate the intent of this Agreement including, without limitation, documents necessary for compliance with the laws, ordinances, rules and regulations of any applicable governmental authorities.

42. Condition. Purchaser acknowledges and agrees that neither Seller nor any agent, employee, attorney, or representative of Seller has made any statements, agreements, promises, assurances, representations, or warranties, whether express, implied, or otherwise, regarding the environmental or other condition of the Property, except as set forth herein.

43. No Shop. After execution the Effective Date and through the Closing Date or earlier termination of this Agreement, Seller agrees that neither Seller, nor any entity or person affiliated or associated with Seller, will (a) advertise or otherwise offer for sale the Property, (b) offer or solicit the sale of the Property, or (c) otherwise invite offers from any third party for the purchase of the Property. Seller and Purchaser recognize and agree that this provision will be specifically enforced.

[Signatures appear on following page(s)]

IN WITNESS WHEREOF, the parties hereto have executed this Real Estate Purchase Agreement as of the date and year written below each party's signature.

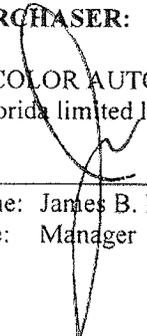
SELLER:

CAMP ROAD HOLDINGS, LLC,
a Florida limited liability company

By: Kevin Massou 12 / 30 / 2025
Name: Kevin Massou
Title: Manager

PURCHASER:

D' COLOR AUTO, LLC,
a Florida limited liability company

By:  12 / 30 / 25
Name: James B. Bryan, IV
Title: Manager

ACKNOWLEDGMENT BY ESCROW AGENT

The undersigned Escrow Agent acknowledges receipt of the Deposit referred to in Section 3 of the foregoing Real Estate Purchase Agreement. By its execution of a counterpart of this Agreement, Escrow Agent hereby accepts its designation as the escrow agent with respect to the Deposit, acknowledges receipt of the Deposit, and agrees to hold and disburse the same as therein provided.

Date: 12/30, 2025.

The Metka Law Firm, PA

By Chelsea L. Metka
Chelsea L. Metka, Esq.

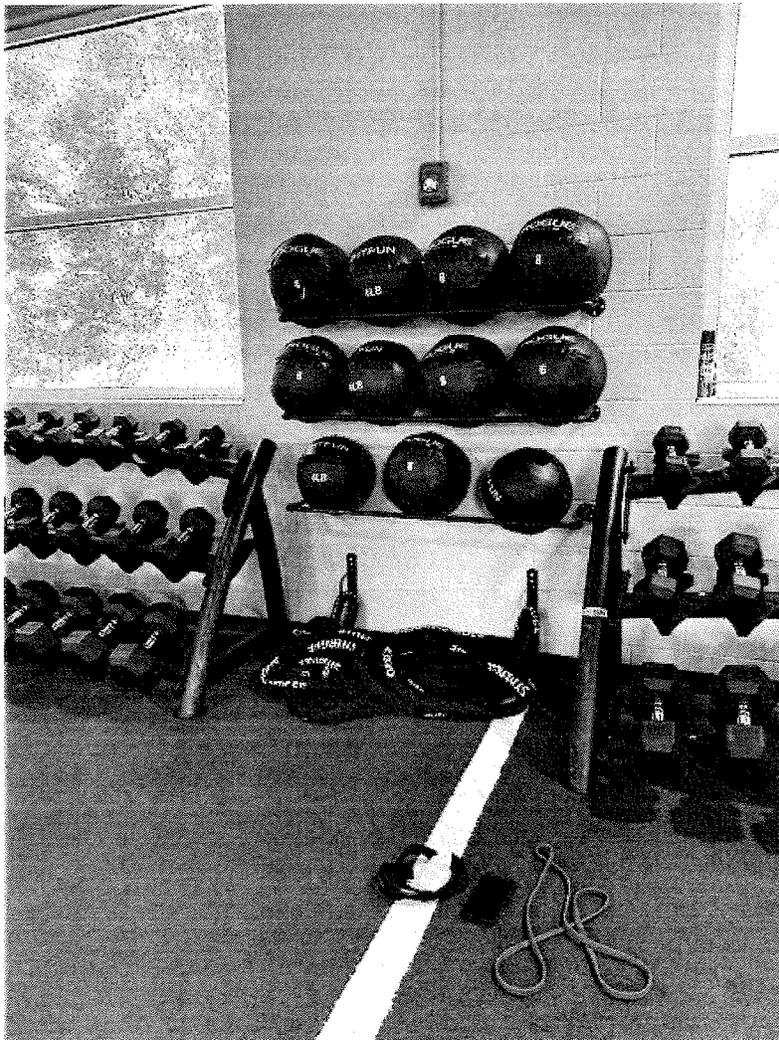
EXHIBIT "A"
REAL PROPERTY

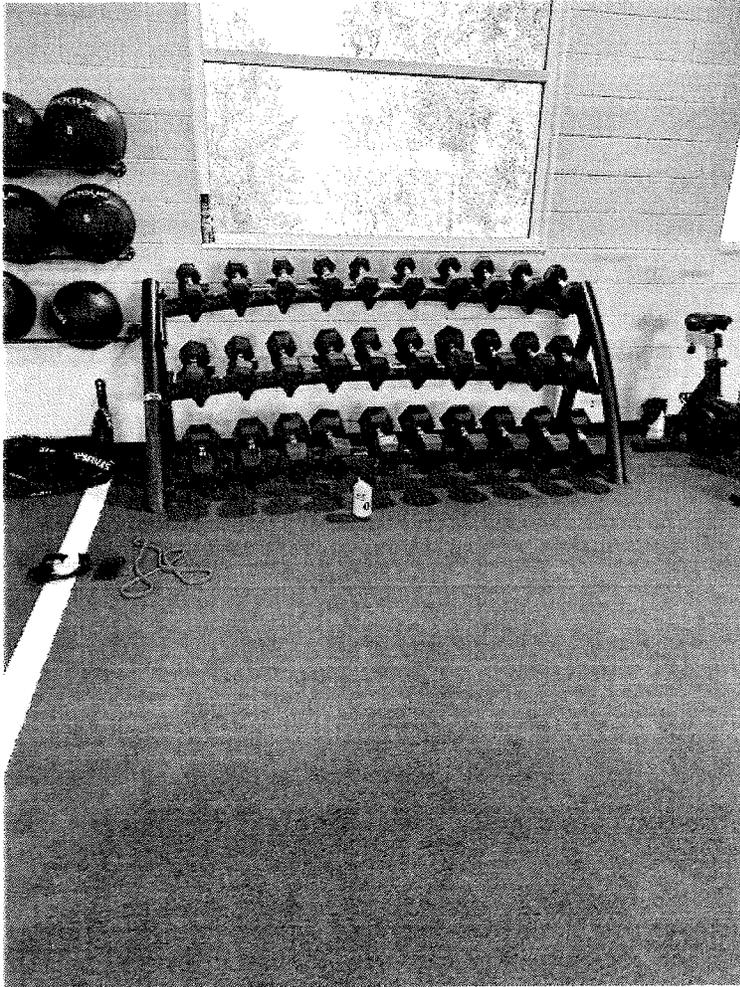
All of the East $\frac{3}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Township 21 South, Range 31 East, Seminole County, Florida, lying between the Seaboard Air Line Railroad and the Oviedo Goldenrod Road, and lying Northerly of the State Road Department Prison Camp Road, Less and except that portion described in Stipulated Order of Taking recorded in O.R. Book 3955, page 186 and Stipulated Final Judgment recorded in O.R. Book 4307, page 1210, Public Records of Seminole County, Florida.

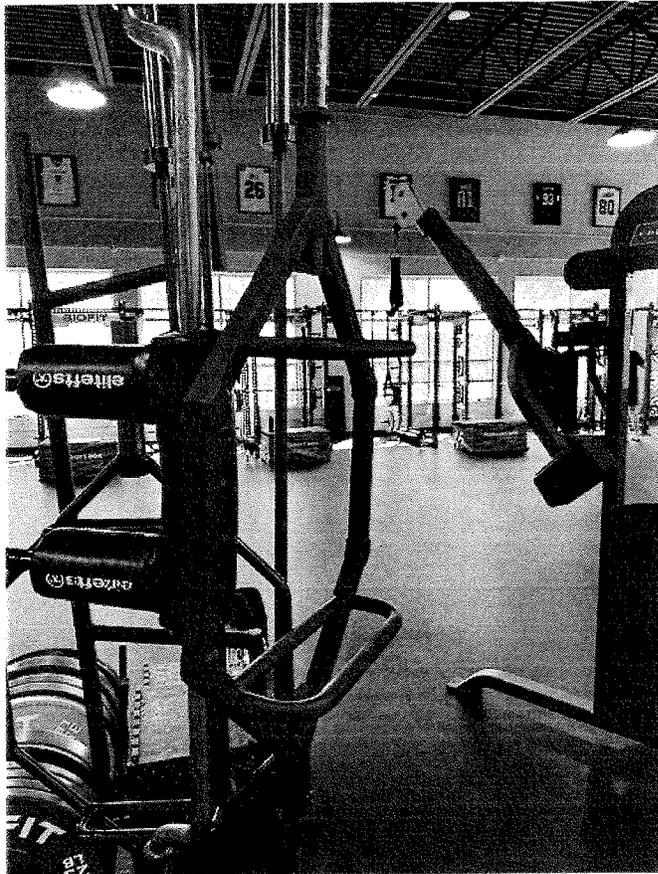
EXHIBIT "B"
EQUIPMENT

1. One (1) squat rack with two barbells, with weights included
2. Two (2) chest press chairs
3. One (1) treadmill
4. All free weights ranging from 5 lbs. to 70 lbs.
5. All medicine balls and stretching rollers
6. Any and all machines and other equipment shown in the photos attached as Exhibit "C" to this Agreement.

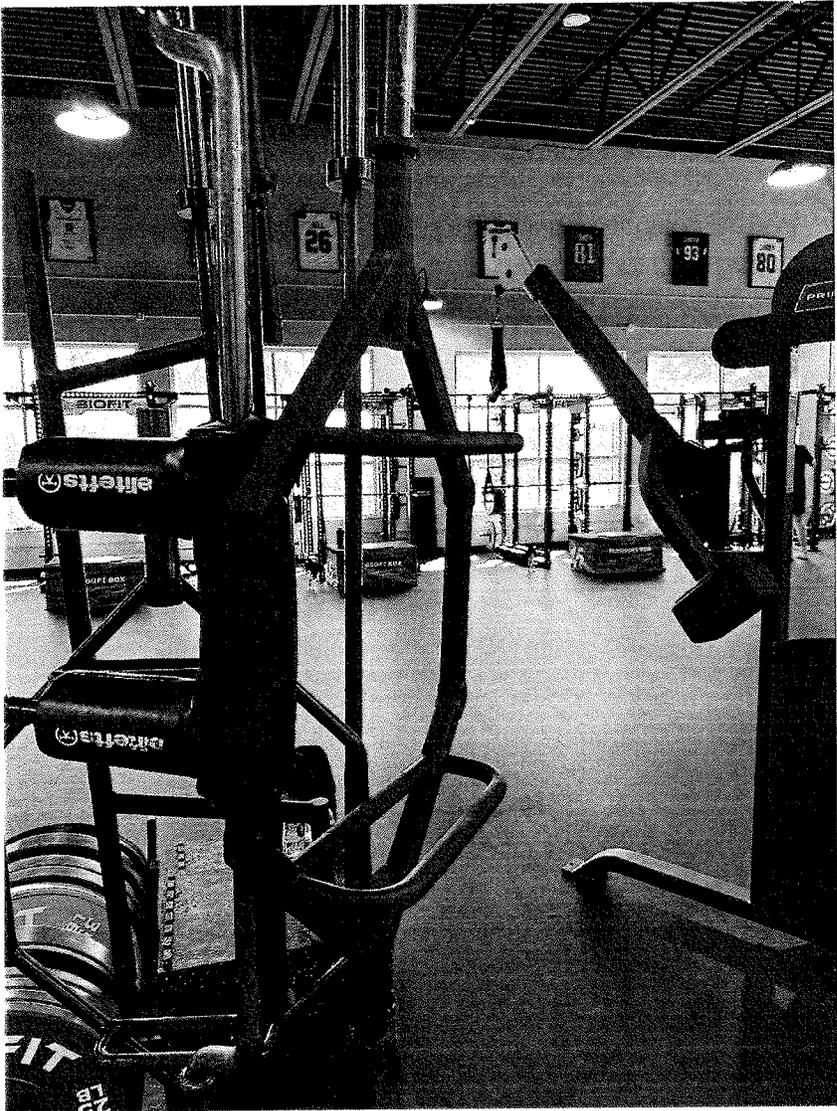
EXHIBIT "C"
PHOTOS

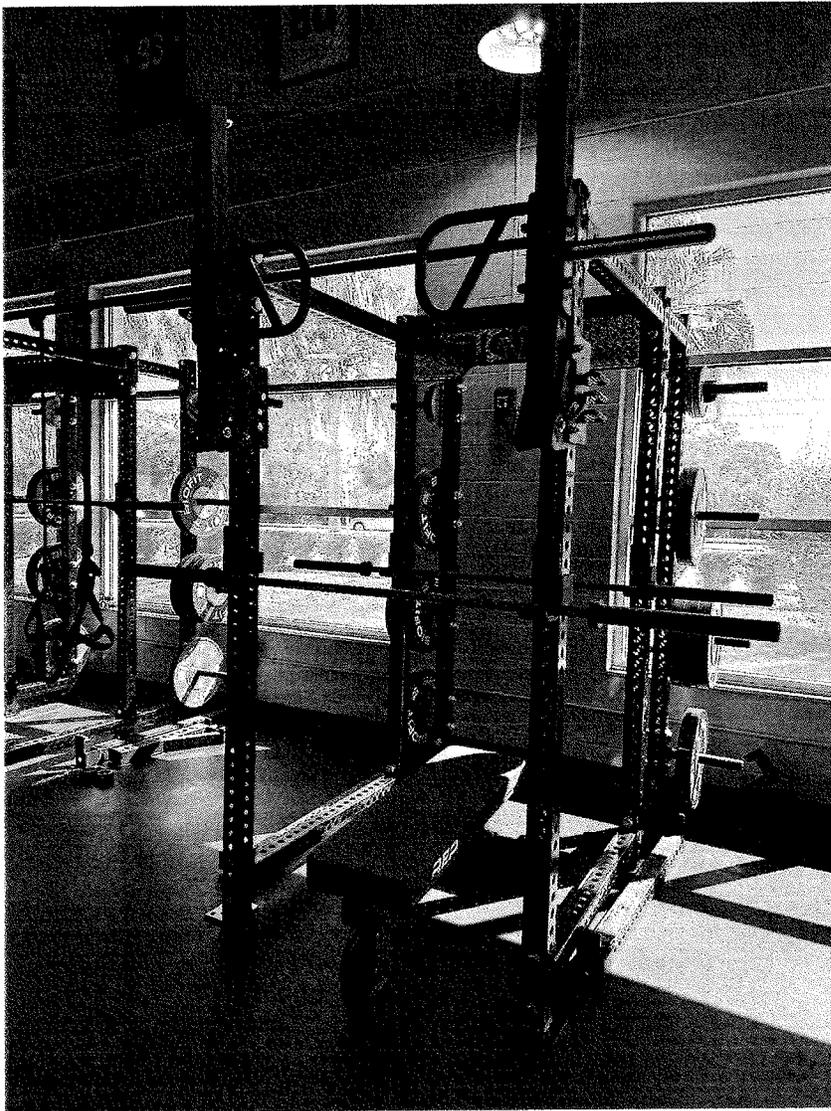


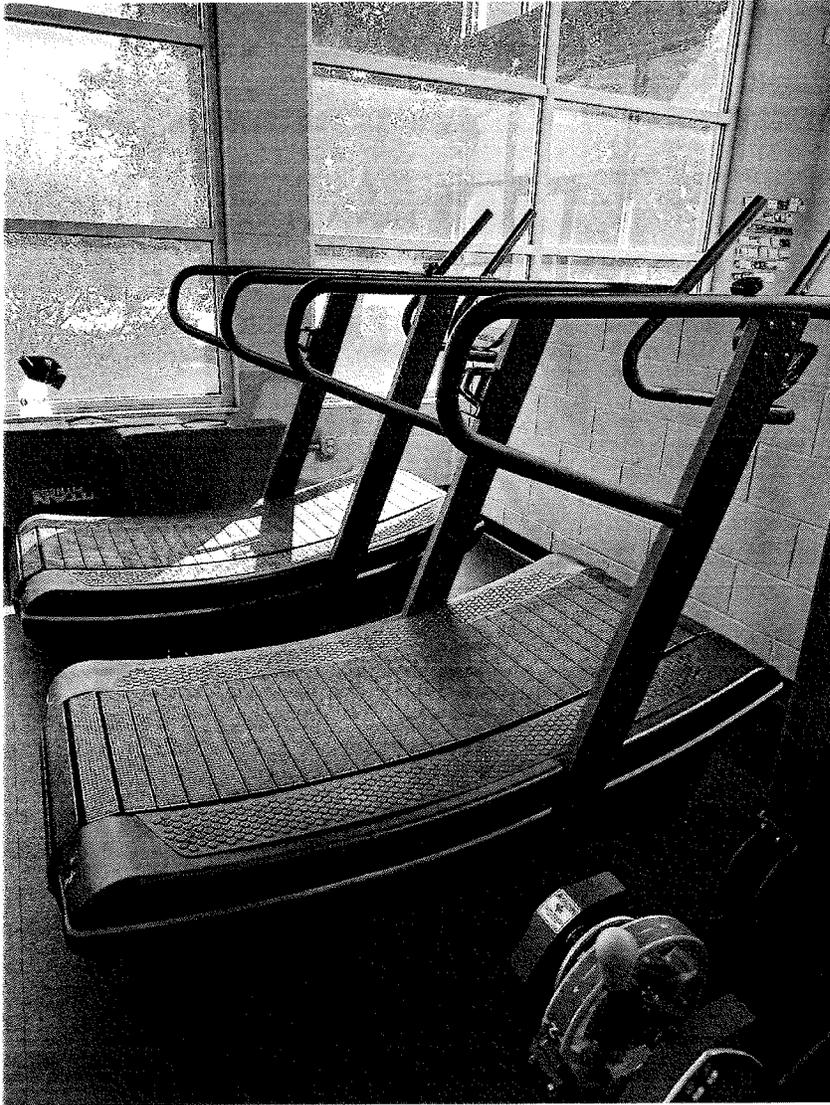


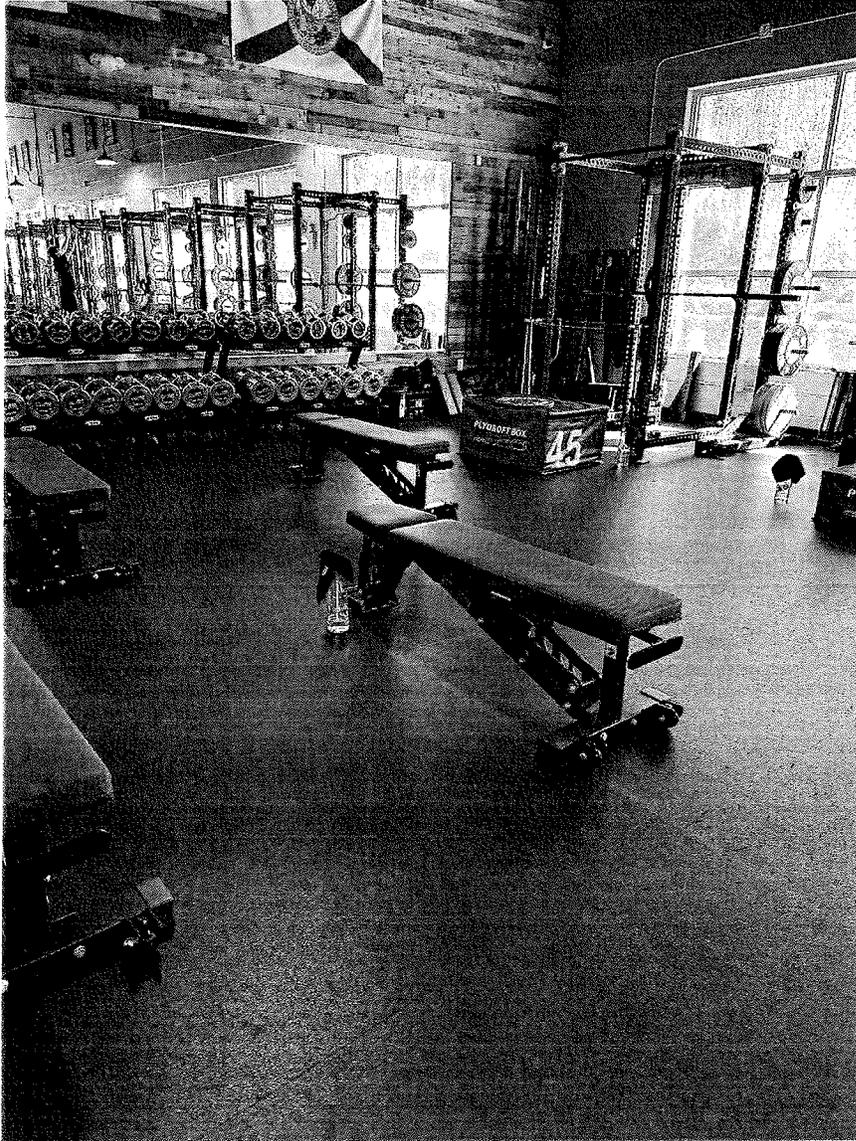


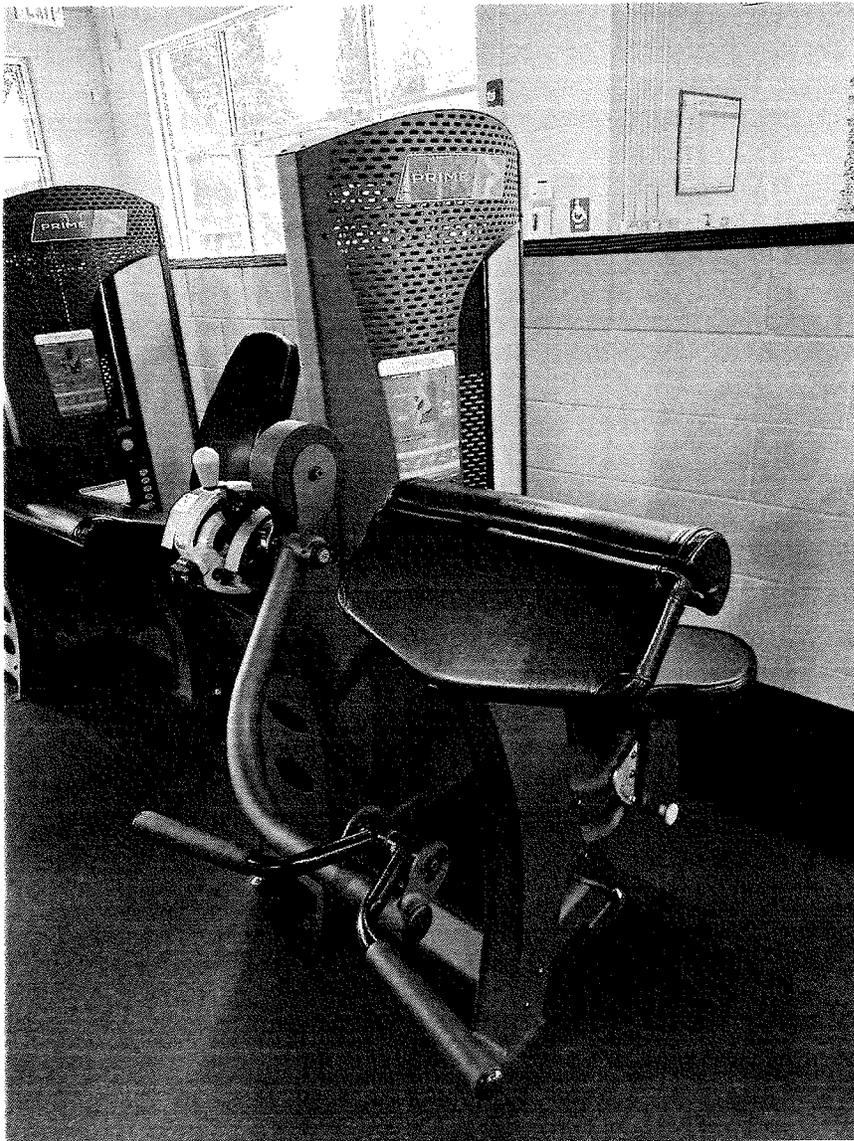


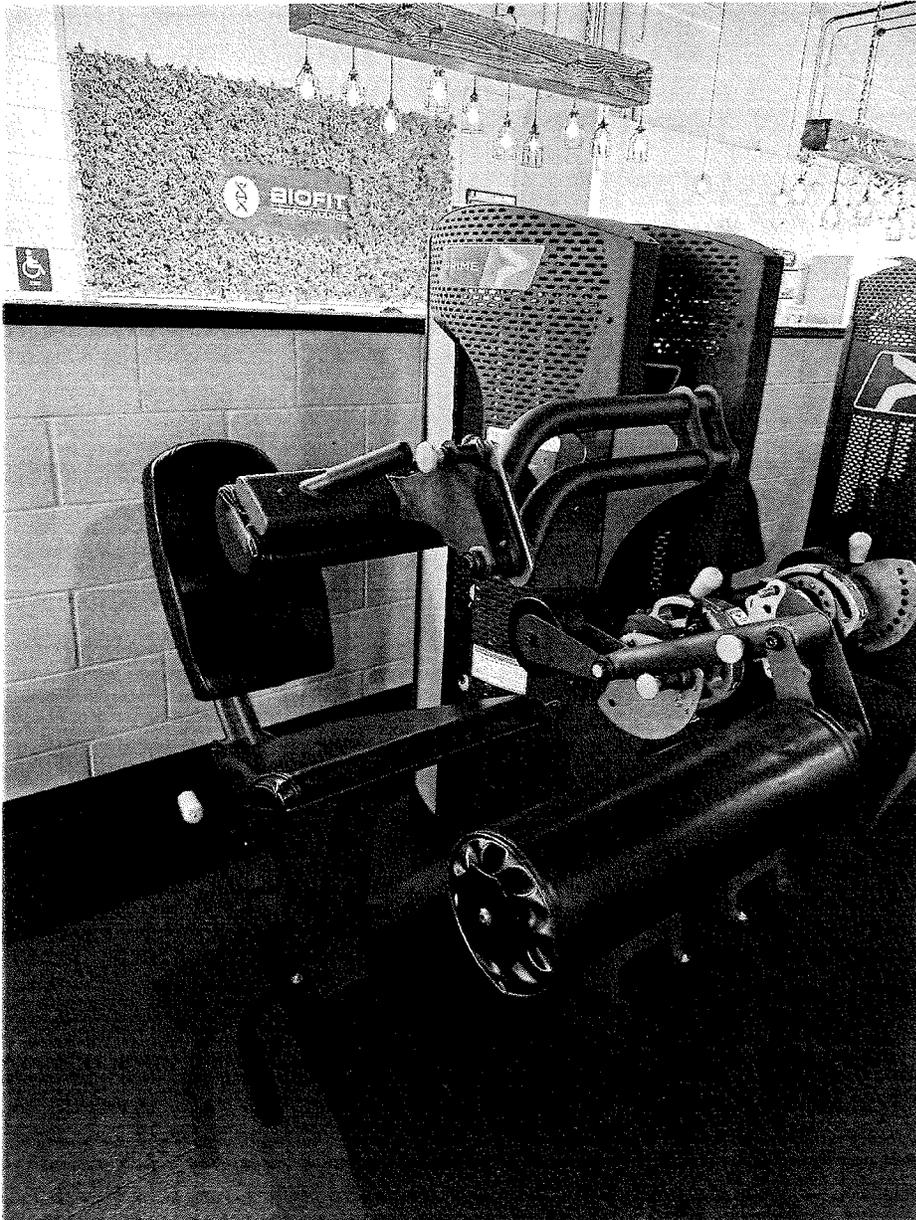


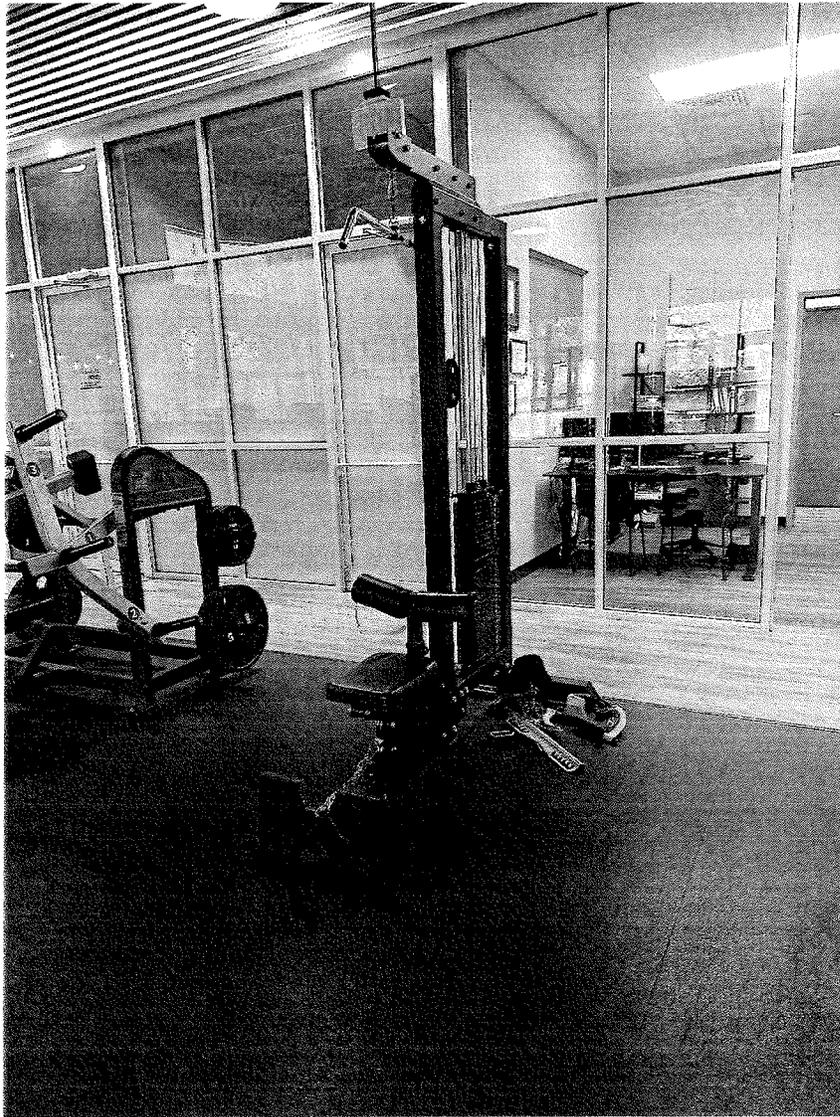












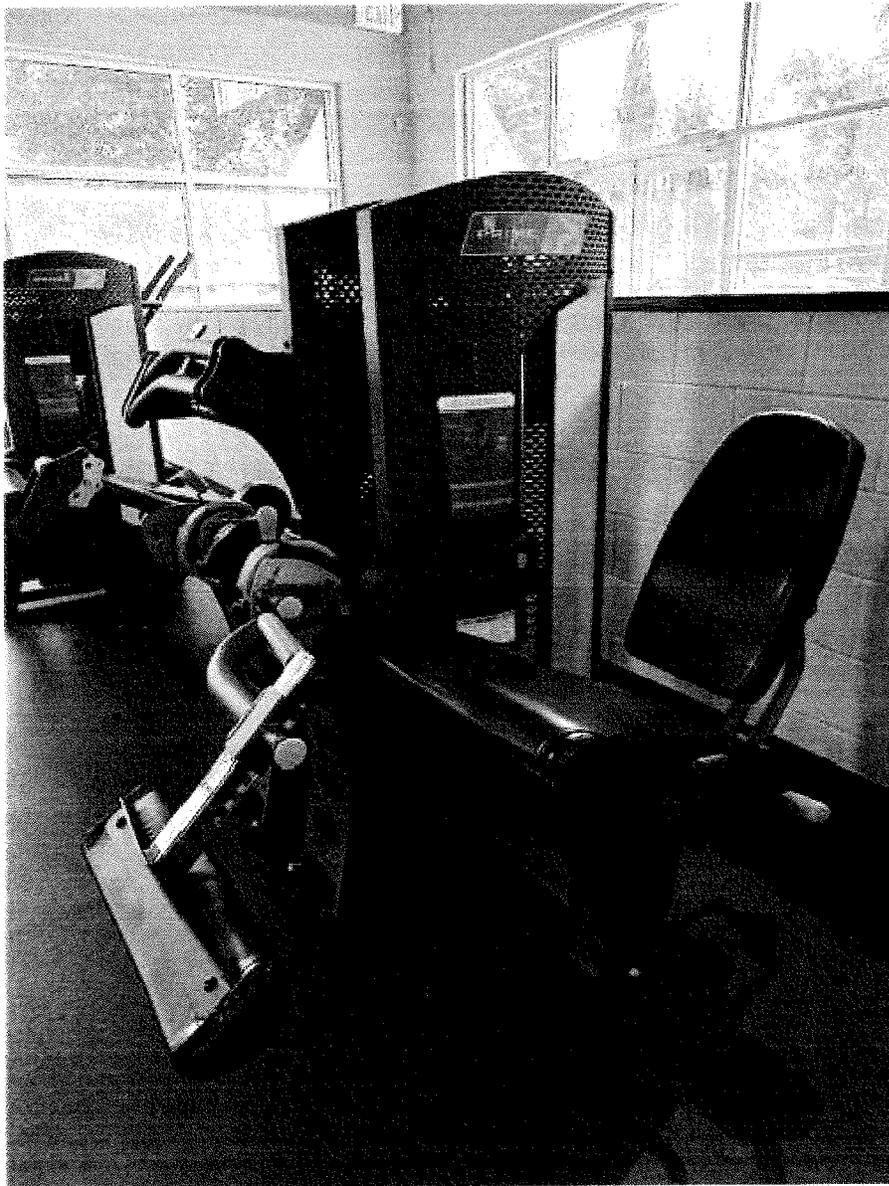


EXHIBIT "D"
PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in 2026 and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Property and Improvements.
3. Right-of-way easement to State of Florida Department of Transportation recorded in Official Records Book 1519, Page 1742, Public Records of Seminole County, Florida.
4. Notice of Environmental Resource Permit recorded in Official Records Book 9281, Page 1369, Public Records of Seminole County, Florida.
5. Bill of Sale recorded in Official Records Book 9594, Page 1033, Public Records of Seminole County, Florida.

CERTIFICATE *of* SIGNATURE

REF. NUMBER
MV8KC-8FKKZ-YH3ZN-6SGZ8

DOCUMENT COMPLETED BY ALL PARTIES ON
30 DEC 2025 15:36:48
UTC

SIGNER

KEVIN MASSON

EMAIL
KEVIN.MASSON@BIOFITPERFORMANCE.COM

TIMESTAMP

SENT
30 DEC 2025 15:33:50

VIEWED
30 DEC 2025 15:34:25

SIGNED
30 DEC 2025 15:36:48

SIGNATURE



IP ADDRESS
99.117.190.44

LOCATION
OVIEDO, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
30 DEC 2025 15:34:25

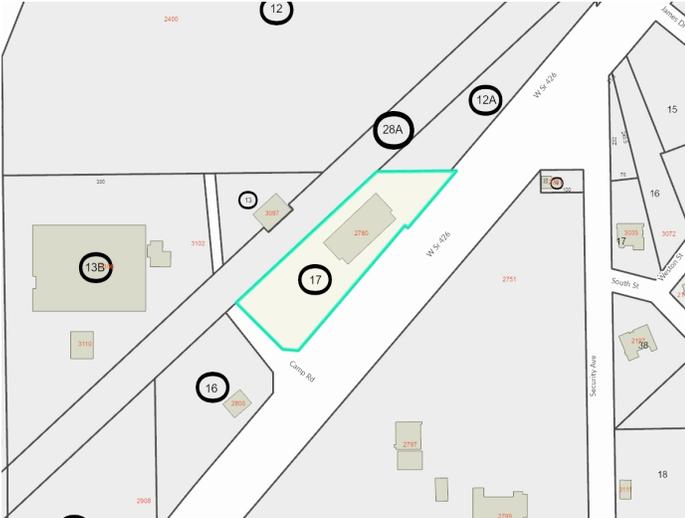


Property Record Card



Parcel: **29-21-31-300-0170-0000**
 Property Address: **2780 W SR 426 OVIEDO, FL 32765**
 Owners: **CAMP ROAD HOLDINGS LLC**
 2026 Market Value \$2,484,746 Assessed Value \$2,484,746 Taxable Value \$2,484,746
 2025 Tax Bill \$34,230.58
 Health/Fitness Club property w/1st Building size of 11,254 SF and a lot size of 1.65 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-21-31-300-0170-0000
Property Address	
Mailing Address	461 EAGLE CIR CASSELBERRY, FL 32707-4829
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	1	1
Depreciated Building Value	\$1,202,201	\$1,217,376
Depreciated Other Features	\$99,885	\$102,382
Land Value (Market)	\$1,182,660	\$1,182,660
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,484,746	\$2,502,418
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$2,484,746	\$2,502,418

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$34,230.58
Tax Bill Amount	\$34,230.58
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 CAMP ROAD HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 21S RGE 31E ALL E 3/4 OF SW 1/4
OF SW 1/4 BETWEEN R/R + OVIEDO RD + N OF
ST PRISON CAMP RD

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,484,746	\$0	\$2,484,746
Schools	\$2,484,746	\$0	\$2,484,746
FIRE	\$2,484,746	\$0	\$2,484,746
ROAD DISTRICT	\$2,484,746	\$0	\$2,484,746
SJWM(Saint Johns Water Management)	\$2,484,746	\$0	\$2,484,746

Sales

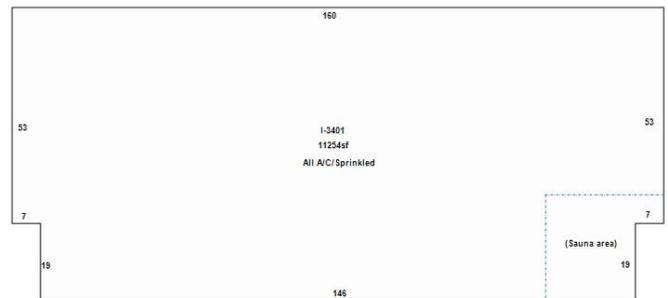
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2018	\$1,175,000	09186/1282	Vacant	Yes
CORRECTIVE DEED	6/1/2007	\$100	06740/1147	Vacant	No
CORRECTIVE DEED	5/1/2007	\$100	06678/1235	Vacant	No
WARRANTY DEED	2/1/2007	\$580,000	06655/0612	Vacant	No

Land

Units	Rate	Assessed	Market
78,844 SF	\$15/SF	\$1,182,660	\$1,182,660

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	2020
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	11254
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,282,348
Assessed	\$1,202,201



Building 1

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
05216	2780 W SR 426 : PLUMBING - COMMERCIAL-	\$10,000		6/4/2020
03726	2780 W SR 426 : SIGN (POLE,WALL,FACIA)-WALL SIGN	\$4,000		4/8/2020
03728	2780 W SR 426 : SIGN (POLE,WALL,FACIA)-	\$4,000		4/2/2020
19008	2780 W SR 426 : AMUSEMENT-SOCIAL OR RECREATION-NEW FITNESS CENTER NEED C.O.	\$2,100,000	4/27/2020	6/20/2019
03572	SITE LIGHTING- 2780 W SR 426	\$21,000		4/8/2019

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	2020	23661	\$63,885	\$55,899
WALKS CONC COMM	2020	5257	\$28,598	\$25,023
COMMERCIAL CONCRETE DR 4 IN	2020	120	\$653	\$571
6' CHAIN LINK FENCE - LIN FT	2020	58	\$898	\$786
ALUM FENCE - LIN FT	2020	296	\$4,440	\$3,885
VINYL FENCE/COMM -LIN FT	2020	12	\$305	\$267
POLE LIGHT 1 ARM	2020	6	\$11,124	\$11,124
BLOCK WALL - SF	2020	192	\$2,663	\$2,330

Zoning	
Zoning	C-1
Description	Retail Commercial-Commodities
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

Utilities	
Fire Station #	Station: 29 Zone: 291
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 1/21/2026 9:42:19 AM
Project: 26-20000001
Credit Card Number: 48*****9920
Authorization Number: 081964
Transaction Number: 210126O10-41F4C5AF-A9A8-497B-A42D-69513C4FA9C6
Total Fees Paid: 2684.70

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	34.70
REZONE TO COM, IND, OP/RP 14	2650.00
Total Amount	2684.70