



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

PROJ. #: 25-06000026

Received: 6/18/25

Paid: 6/18/25

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> RESTRIPING/RESURFACING PARKING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input checked="" type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
NEW BUILDING SQUARE FOOTAGE: <u>88,400</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>208,700</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>297,100</u>	
(TOTAL NEW ISA <u>297,100</u> /1,000 = <u>297.1</u>)* x \$25 + \$2,500 = FEE DUE: <u>\$9,000</u> EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58*</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
*ROUNDED TO 2 DECIMAL POINTS	

PROJECT

PROJECT NAME: Mosby Orange Blvd MF			
PARCEL ID #(S): 25-19-29-300-006A-0000, 25-19-29-300-0060-0000, 25-19-29-300-0090-0000			
DESCRIPTION OF PROJECT: Proposed 282 Unit Multifamily Development with associated parking and infrastructure			
EXISTING USE(S): Vac General-Commercial		PROPOSED USE(S): Multifamily	
ZONING: C- X 0 C-1	FUTURE LAND USE: COM	TOTAL ACREAGE: 11.82	BCC DISTRICT: 5
WATER PROVIDER: Seminole County Utilities		SEWER PROVIDER: Seminole County Utilities	
ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			

APPLICANT		EPLAN PRIVILEGES: VIEW ONLY <input checked="" type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>	
NAME: Corey Canfield		COMPANY: Middleburg Acquisition, LLC	
ADDRESS: 2300 Maitland Center Parkway, Suite 116			
CITY: Maitland	STATE: FL	ZIP: 32751	
PHONE: 407-575-1427		EMAIL: ccanfield@middleburg.com	

CONSULTANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>	
NAME: BROOKS STICKLER		COMPANY: Kimley-Horn and Associates, Inc	
ADDRESS: 6876 Marwick Lane, Suite 350			
CITY: Orlando	STATE: FL	ZIP: 32827	
PHONE: (407) 427-1677		EMAIL: Brooks.Stickler@kimley-horn.com	

OWNER(S)		(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)	
NAME(S): CHARLES WHITTALL - SANFORD ORANGE WALK, LLC			
ADDRESS: 7940 VIA DELLAGIO WAY suite 200			
CITY: Orlando	STATE: FL	ZIP: 32819	
PHONE: 407-999-9985		EMAIL: CHUCK@UNICORP.COM	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)		
<input type="checkbox"/> 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.)		
<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____
<input checked="" type="checkbox"/> Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.		
<input type="checkbox"/> Not applicable		

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

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


 SIGNATURE OF AUTHORIZED APPLICANT

6/10/25
 DATE

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☐ NONE ☐

NAME: Corey Canfield	COMPANY: MIDDLEBURG ACQUISITION, LLC	
ADDRESS: 2300 Maitland Center Parkway Suite 116		
CITY: Maitland	STATE: FL	ZIP: 32751
PHONE: 407.575.1427	EMAIL: ccanfield@middleburg.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: BROOKS STICKLER	COMPANY: Kimley-Horn and Associates, Inc	
ADDRESS: 6876 Marwick Lane, Suite 350		
CITY: Orlando	STATE: FL	ZIP: 32827
PHONE: (407) 427-1677	EMAIL: Brooks.Stickler@kimley-horn.com	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): ALBERT YURKO TRUST AGREEMENT DATED MARCH 22, 1992		
ADDRESS: 12212 KIRBY SMITH RD		
CITY: Orlando	STATE: FL	ZIP: 32832
PHONE: 407-340-7043	EMAIL: AYURKOLAW@GMAIL.COM	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

<input type="checkbox"/>	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.)		
	<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
	VESTING:	_____	_____
	TEST NOTICE:	_____	_____
<input checked="" type="checkbox"/>	Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.		
<input type="checkbox"/>	Not applicable		

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

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


SIGNATURE OF AUTHORIZED APPLICANT6/10/25
DATE

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, CHARLES WHITTALL - SANFORD ORANGE WALK LLC, the owner of record for the following described property [Parcel ID Number(s)] 25-19-29-300-006A-0000 & 25-19-29-300-0060-0000 hereby designates Brooks A. Stickler - Kimley-Horn and Associates to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" 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 type="checkbox"/> Rezone	<input checked="" 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.

6/10/25
Date

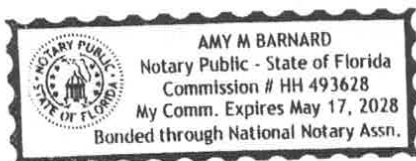

Property Owner's Signature


Charles Whittall, Manager
Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Charles Whittall, Manager of Sanford Orange Walk, LLC (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 10th day of June, 20 25.




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, ALBERT YURKO TRUST AGREEMENT DATED MARCH 22, 1992, the owner of record for the following described property [Parcel ID Number(s)] 25-19-29-300-0900-0000 hereby designates Brooks A. Stickler - Kimley Horn and Associates to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" 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 type="checkbox"/> Rezone	<input checked="" 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 6/13/25

Alison Margaret Yurko
Property Owner's Signature

ALISON MARGARET YURKO, as Successor Co-Trustee of the Albert Yurko Trust dated March 22, 1992

Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF ORANGE

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

☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FL LICENSE as identification, and who executed the foregoing instrument and sworn an oath on this 13th day of June, 2025.



Rabina Patan
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, ALBERT YURKO TRUST AGREEMENT DATED MARCH 22, 1992, the owner of record for the following described property [Parcel ID Number(s)] 25-19-29-300-0900-0000 hereby designates Brooks A. Stickler - Kimley Horn and Associates to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" 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 type="checkbox"/> Rezone	<input checked="" 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.

06/12/2025

Date

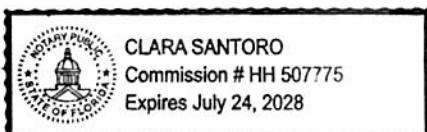

Property Owner's Signature

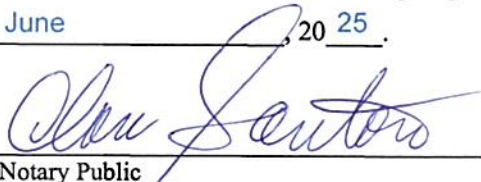
DREW ALBERT YURKO, as Successor Co-Trustee of the Albert Yurko Trust dated March 22, 1992

Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Collier

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Drew Albert Yurko (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 12th day of June, 2025.




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, ALBERT YURKO TRUST AGREEMENT DATED MARCH 22, 1992, the owner of record for the following described property [Parcel ID Number(s)] 25-19-29-300-0900-0000 hereby designates Brooks A. Stickler - Kimley Horn and Associates to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" 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 type="checkbox"/> Rezone	<input checked="" 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.

June 13, 2025
Date

Leslie Jane Yurko Gill
Property Owner's Signature

LESLIE JANE YURKO GILL, as Successor Co-Trustee of the Albert Yurko Trust dated March 22, 1992
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Leslie J. Yurko-Gill (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced RUDL as identification, and who executed the foregoing instrument and sworn an oath on this 13 day of June, 2025



Sandy Torres
Notary Public



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Detail by Entity Name

Florida Limited Liability Company

SANFORD ORANGE WALK, LLC

Filing Information

Document Number L21000291242
FEI/EIN Number 87-1345010
Date Filed 06/23/2021
Effective Date 06/23/2021
State FL
Status ACTIVE

Principal Address

7940 VIA DELLAGIO WAY
 SUITE 200
 ORLANDO, FL 32819

Mailing Address

7940 VIA DELLAGIO WAY
 SUITE 200
 ORLANDO, FL 32819

Registered Agent Name & Address

BARNARD, AMY M
 7940 VIA DELLAGIO WAY
 SUITE 200
 ORLANDO, FL 32819

Authorized Person(s) Detail

Name & Address

Title MGR

UNICORP INVESTORS III, LLC

7940 VIA DELLAGIO WAY, SUITE 200
 ORLANDO, FL 32819

Annual Reports

Report Year	Filed Date
2023	04/27/2023
2024	04/25/2024
2025	04/28/2025

Document Images

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Detail by Entity Name

Florida Limited Liability Company

UNICORP INVESTORS III, LLC

Filing Information

Document Number	L13000094943
FEI/EIN Number	47-1548129
Date Filed	07/02/2013
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	04/18/2016
Event Effective Date	NONE

Principal Address

7940 VIA DELLAGIO WAY
SUITE 200
ORLANDO, FL 32819

Mailing Address

7940 VIA DELLAGIO WAY
SUITE 200
ORLANDO, FL 32819

Registered Agent Name & Address

BARNARD, AMY M
7940 VIA DELLAGIO WAY
SUITE 200
ORLANDO, FL 32819

Authorized Person(s) Detail

Name & Address

Title MGR

CW Family, LLLP

7940 VIA DELLAGIO WAY
SUITE 200
ORLANDO, FL 32819

Annual Reports

Report Year	Filed Date
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2023	04/28/2023
2024	04/26/2024
2025	04/29/2025

Document Images

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04/29/2021 -- ANNUAL REPORT	View image in PDF format
06/26/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/25/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/18/2016 -- LC Name Change	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
07/02/2013 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Florida Limited Partnership

CW FAMILY, LLLP

Filing Information

Document Number A09000000154
FEI/EIN Number 26-4439619
Date Filed 03/05/2009
State FL
Status ACTIVE

Principal Address

7940 VIA DELLAGIO, SUITE 200
ORLANDO, FL 32819

Changed: 04/13/2009

Mailing Address

7940 VIA DELLAGIO, SUITE 200
ORLANDO, FL 32819

Changed: 04/13/2009

Registered Agent Name & Address

BARNARD, AMY
7940 VIA DELLAGIO WAY
SUITE 200
ORLANDO, FL 32819

Name Changed: 04/15/2011

Address Changed: 04/28/2010

General Partner Detail

Name & Address

Document Number L09000021970

CW FAMILY, LLC

7940 VIA DELLAGIO WAY, SUITE 200
ORLANDO, FL 32819

Annual Reports

Report Year	Filed Date
2023	04/20/2023
2024	04/11/2024
2025	04/16/2025

Document Images

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04/26/2022 -- ANNUAL REPORT	View image in PDF format
04/22/2021 -- ANNUAL REPORT	View image in PDF format
06/09/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/24/2018 -- ANNUAL REPORT	View image in PDF format
04/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
01/21/2014 -- ANNUAL REPORT	View image in PDF format
02/11/2013 -- ANNUAL REPORT	View image in PDF format
04/18/2012 -- ANNUAL REPORT	View image in PDF format
04/15/2011 -- ANNUAL REPORT	View image in PDF format
04/28/2010 -- ANNUAL REPORT	View image in PDF format
03/05/2009 -- Domestic LP	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company

CW FAMILY, LLC

Filing Information

Document Number L09000021970
FEI/EIN Number 26-4439505
Date Filed 03/05/2009
State FL
Status ACTIVE

Principal Address

7940 VIA DELLAGIO, STE 200
ORLANDO, FL 32819

Changed: 04/06/2009

Mailing Address

7940 VIA DELLAGIO, STE 200
ORLANDO, FL 32819

Changed: 04/06/2009

Registered Agent Name & Address

BARNARD, AMY
7940 VIA DELLAGIO WAY
SUITE 200
ORLANDO, FL 32819

Name Changed: 04/15/2011

Address Changed: 04/27/2010

Authorized Person(s) Detail

Name & Address

Title MGR

WHITTALL, CHARLES

7940 VIA DELLAGIO, STE 200
ORLANDO, FL 32819

Title MGR

WHITTALL, RONNA M
7940 VIA DELLAGIO, STE 200
ORLANDO, FL 32819

Annual Reports

Report Year	Filed Date
2023	04/20/2023
2024	04/11/2024
2025	04/16/2025

Document Images

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04/20/2023 -- ANNUAL REPORT	View image in PDF format
04/26/2022 -- ANNUAL REPORT	View image in PDF format
04/22/2021 -- ANNUAL REPORT	View image in PDF format
06/09/2020 -- ANNUAL REPORT	View image in PDF format
04/20/2019 -- ANNUAL REPORT	View image in PDF format
04/24/2018 -- ANNUAL REPORT	View image in PDF format
04/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
01/21/2014 -- ANNUAL REPORT	View image in PDF format
02/11/2013 -- ANNUAL REPORT	View image in PDF format
04/20/2012 -- ANNUAL REPORT	View image in PDF format
04/15/2011 -- ANNUAL REPORT	View image in PDF format
04/27/2010 -- ANNUAL REPORT	View image in PDF format
03/05/2009 -- Florida Limited Liability	View image in PDF format

2412 0863

SEMINOLE CO. FL.

WARRANTY DEED TO TRUSTEE
Unrecorded Trust

KNOW ALL MEN BY THESE PRESENTS, that the Grantors, ALBERT YURKO and JANIE MARGARET YURKO, his wife, 1144 Windsong Road, Orlando, Florida 32809, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, receipt of which is acknowledged, does hereby grant and convey to Grantee, ALBERT YURKO, as Trustee of the ALBERT YURKO Trust Agreement dated March 22, 1992, the following described real estate in the County of Seminole, and State of Florida:

An undivided 1/2 interest in and to the following described property, to wit:

Beginning 230 feet North of the West Quarter Section Post of Section 30, Township 19 South, Range 30 East, said point being 2149.4 feet South of the Northeast Corner of Government Lot 1, Section 25, Township 19 South, Range 29 East, run West 804.4 feet to the center of State Road #46, (Old S.R. 46) thence North 44 degrees 31 minutes West 79.4 feet, North 605.9 feet, East 660 feet, South 662.4 feet to beginning (less road right-of-way of Orange Boulevard and State Road #46) (Old S.R. 46).

hereinafter referred to as "the Property" or the "real estate").

TO HAVE AND TO HOLD the above-described real estate in fee simple together with the appurtenances thereto in trust and for the purposes set forth in this Deed.

Full power and authority is granted by this Deed to Trustee or his successors to protect, conserve, sell, lease, improve, encumber or otherwise to manage, improve and dispose of the real estate or any part of it.

In no case shall any party dealing with the Trustee in relations to the real estate or any part of it which shall be conveyed, contracted to be sold, improved, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of any Trust Agreement; and every deed, trust deed, mortgage, contract for improvements, lease or other instrument executed by Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, contract for improvement, lease or other instrument (a) that at the time of its delivery the trust created by this Indenture and by the Trust Agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement and the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease mortgage or other instrument, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, contract for improvement, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with the real estate may be entered into by him in the name of the then beneficiaries under the Trust Agreement, as their attorney in fact, by this Deed irrevocably appointed for that purpose, or, at the election of Trustee, in his own name as Trustee of an express trust and not individually and Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of Trustee shall be applicable for its payment and discharge, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under this Deed and under the Trust Agreement referred to previously and of all persons

Documentary Tax Pd. \$ 600
Intangible Tax Pd.
Marianne Morse, Clerk Seminole
County, By: *[Signature]* D.C.

Orderance. Dittmer

262837

1992 APR - 8 AM 10: 13

CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FL.

RECORDED & VERIFIED

claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and that interest is declared to be personal property, and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to the real estate as such but only an interest in the earnings, avails and proceeds from that real estate as aforesaid.

And the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey this land; and that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this presents, this 22 day of March, 1992.

Signed, sealed and delivered
in the presence of,

James B. Padgett Witness

Janice K. Padgett
Janice K. Padgett Witness

Albert Yurko
ALBERT YURKO, Grantor

Janie Margaret Yurko
JANIE MARGARET YURKO, Grantor

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared ALBERT YURKO and JANIE MARGARET YURKO, his wife, to me personally known, who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of March, 1992.

Terrance H. Dittmer
NOTARY PUBLIC
Name: TERRANCE H. DITTMER
Commission #: AA676715
My Commission Expires: 6/15/93

This Instrument prepared by:
TERRANCE H. DITTMER, ESQ.
Florida Bar #210471
Dittmer & Wohlst, P.A.
230 Lookout Place
Post Office Box 941690
Maitland, Florida 32794-1690
(407) 539-0009

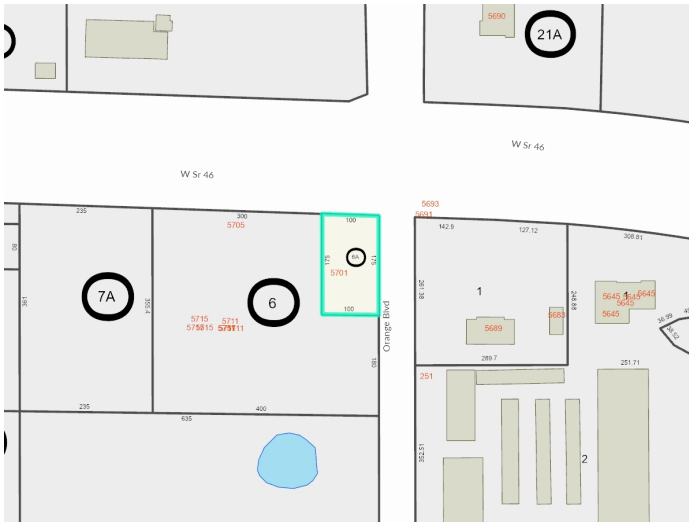
OFFICIAL RECORDS
BOOK
PAGE
2412 0864
SEMIHOLE CO. FL.

Property Record Card



Parcel: 25-19-29-300-006A-0000
 Property Address: W SR 46 SANFORD, FL 32771
 Owners: SANFORD ORANGE WALK LLC
 2025 Market Value \$440,100 Assessed Value \$260,260 Taxable Value \$260,260
 2024 Tax Bill \$3,125.25
 Vac General-Commercial property has a lot size of 0.40 Acres

Parcel Location



Site View

Parcel Information

Parcel	25-19-29-300-006A-0000
Property Address	W SR 46 SANFORD, FL 32771
Mailing Address	7940 VIA DELLAGIO WAY # 200 ORLANDO, FL 32819-5400
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$440,100	\$236,600
Land Value Agriculture	\$0	\$0
Just/Market Value	\$440,100	\$236,600
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$179,840	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$260,260	\$236,600

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,125.25
Tax Bill Amount	\$3,125.25
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 SANFORD ORANGE WALK LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 25 TWP 19S RGE 29E
BEG INT SLY LI ST RD 46 &
WLY LI ORANGE BLVD RUN W
100 FT S 175 FT E 100 FT N
175 FT TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$260,260	\$0	\$260,260
Schools	\$440,100	\$0	\$440,100
FIRE	\$260,260	\$0	\$260,260
ROAD DISTRICT	\$260,260	\$0	\$260,260
SJWM(Saint Johns Water Management)	\$260,260	\$0	\$260,260

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/30/2021	\$1,750,000	09981/0256	Vacant	Yes
SPECIAL WARRANTY DEED	11/1/2014	\$600,000	08370/1105	Improved	No
WARRANTY DEED	12/1/2010	\$1,839,300	07508/0487	Improved	No
WARRANTY DEED	1/1/2006	\$705,000	06093/1686	Improved	Yes
QUIT CLAIM DEED	9/1/2000	\$100	03946/0284	Improved	No
QUIT CLAIM DEED	11/1/1998	\$100	03579/0361	Improved	No
QUIT CLAIM DEED	2/1/1991	\$14,400	02282/0953	Improved	No
WARRANTY DEED	1/1/1977	\$25,000	01130/1961	Improved	Yes
WARRANTY DEED	1/1/1977	\$20,000	01120/1426	Vacant	No

Land

Units	Rate	Assessed	Market
17,604 SF	\$25/SF	\$440,100	\$440,100

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
00034	COMPLETE DEMOLITION VACANT RETAIL	\$10,000		1/5/2015
08497	ELECTRIC WIRING	\$2,100		8/1/2002
01336	WALL SIGN	\$0		2/1/2002
06284	REMOVE U/G GAS TANKS; HANDY WAY	\$6,000		9/1/1997
03035	HANDY WAY UNDERGROUND TANKS #5110; PAD PER PERMIT 5690 ST RD 46 W	\$80,000		5/1/1997
07823	HANDY WAY INTERIOR	\$12,000		12/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed

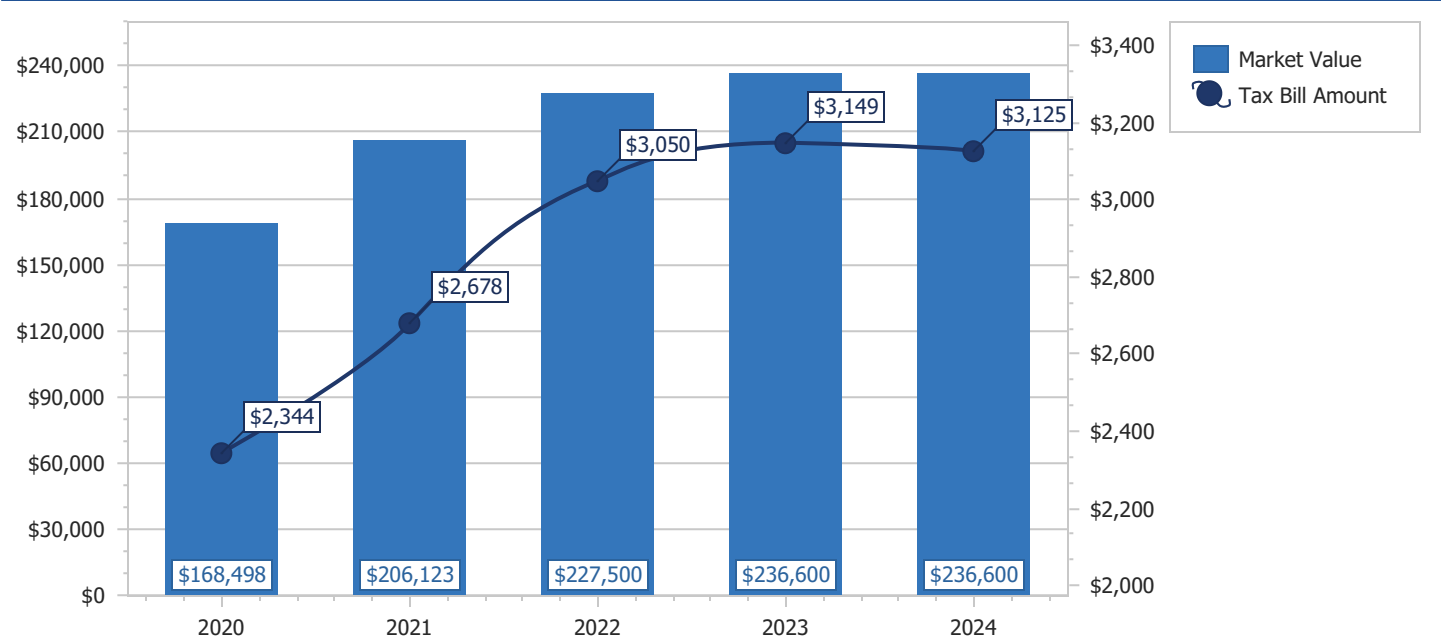
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: 25-19-29-300-0060-0000
 Property Address: W SR 46 SANFORD, FL 32771
 Owners: SANFORD ORANGE WALK LLC
 2025 Market Value \$1,584,084 Assessed Value \$1,517,771 Taxable Value \$1,517,771
 2024 Tax Bill \$18,225.67
 Vac General-Commercial property has a lot size of 2.87 Acres

Parcel Location



Site View

Parcel Information

Parcel	25-19-29-300-0060-0000
Property Address	W SR 46 SANFORD, FL 32771
Mailing Address	7940 VIA DELLAGIO WAY # 200 ORLANDO, FL 32819-5400
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,584,084	\$1,379,792
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,584,084	\$1,379,792
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$66,313	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,517,771	\$1,379,792

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$18,225.67
Tax Bill Amount	\$18,225.67
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 SANFORD ORANGE WALK LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 25 TWP 19S RGE 29E
E 425 FT OF N 1487 FT OF
GOVT LOT 1 S OF ST RD 46
(LESS N 175 FT OF E 125 FT
& RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,517,771	\$0	\$1,517,771
Schools	\$1,584,084	\$0	\$1,584,084
FIRE	\$1,517,771	\$0	\$1,517,771
ROAD DISTRICT	\$1,517,771	\$0	\$1,517,771
SJWM(Saint Johns Water Management)	\$1,517,771	\$0	\$1,517,771

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/30/2021	\$1,750,000	09981/0256	Vacant	Yes
SPECIAL WARRANTY DEED	11/1/2014	\$600,000	08370/1105	Vacant	No
WARRANTY DEED	12/1/2010	\$1,839,300	07508/0487	Vacant	No
WARRANTY DEED	3/1/2005	\$1,250,000	05658/0804	Vacant	Yes
WARRANTY DEED	8/1/2001	\$300,000	04188/0065	Vacant	Yes
CERTIFICATE OF TITLE	11/1/1996	\$111,000	03162/1264	Improved	No
WARRANTY DEED	1/1/1974	\$13,500	01008/1145	Improved	Yes

Land

Units	Rate	Assessed	Market
125,224 SF	\$12.65/SF	\$1,584,084	\$1,584,084

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

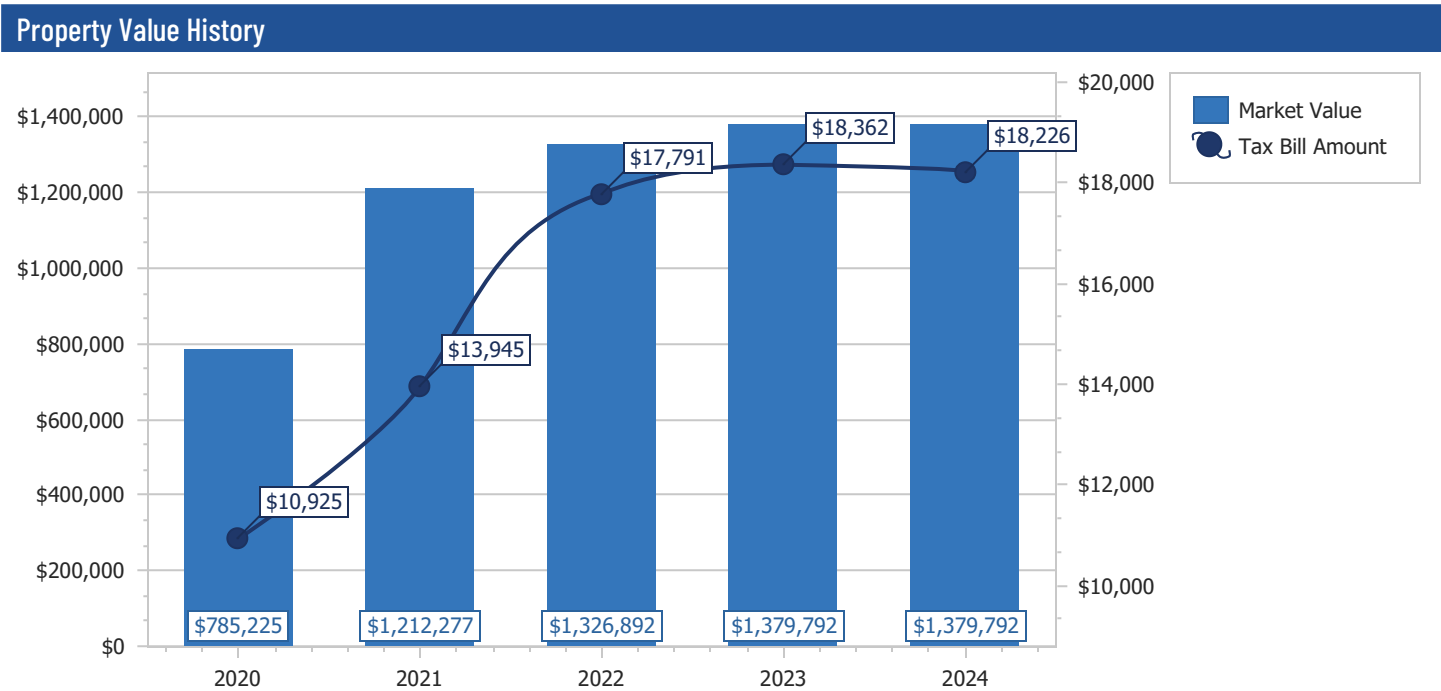
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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Property Record Card



Parcel: 25-19-29-300-0090-0000
 Property Address:
 Owners: ALBERT YURKO TRUST AGREEMENT TRUST; GILL, LESLIE J Y
 SUCC TR; YURKO, ALISON M S...
 2025 Market Value \$2,657,993 Assessed Value \$1,092,978 Taxable Value \$1,092,978
 2024 Tax Bill \$20,519.11 Tax Savings with Non-Hx Cap \$11,107.77
 Vac General-Commercial property has a lot size of 8.95 Acres

Parcel Location



Site View

Parcel Information

Parcel	25-19-29-300-0090-0000
Property Address	
Mailing Address	12212 KIRBY SMITH RD ORLANDO, FL 32832-6035
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$2,657,993	\$2,394,343
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,657,993	\$2,394,343
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$1,565,015	\$1,400,727
P&G Adjustment	\$0	\$0
Assessed Value	\$1,092,978	\$993,616

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$31,626.88
Tax Bill Amount	\$20,519.11
Tax Savings with Exemptions	\$11,107.77

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ALBERT YURKO TRUST AGREEMENT TRUST - Trust
 GILL, LESLIE J Y SUCC TR - Successor Trustee
 YURKO, ALISON M SUCC TR - Successor Trustee
 YURKO, DREW SUCC TR - Successor Trustee

Legal Description

SEC 25 TWP 19S RGE 29E
S 662.4 FT OF N 2149.4 FT
OF E 10 CH OF LOT 1 E OF
ST RD 46 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,092,978	\$0	\$1,092,978
Schools	\$2,657,993	\$0	\$2,657,993
FIRE	\$1,092,978	\$0	\$1,092,978
ROAD DISTRICT	\$1,092,978	\$0	\$1,092,978
SJWM(Saint Johns Water Management)	\$1,092,978	\$0	\$1,092,978

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/1992	\$100	02412/0863	Vacant	No
WARRANTY DEED	12/1/1983	\$60,000	01511/0454	Improved	No
WARRANTY DEED	12/1/1983	\$60,000	01511/0453	Improved	No

Land

Units	Rate	Assessed	Market
337,232 SF	\$7.88/SF	\$2,657,388	\$2,657,388
1.21 Acres	\$500/Acre	\$605	\$605

Building Information

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

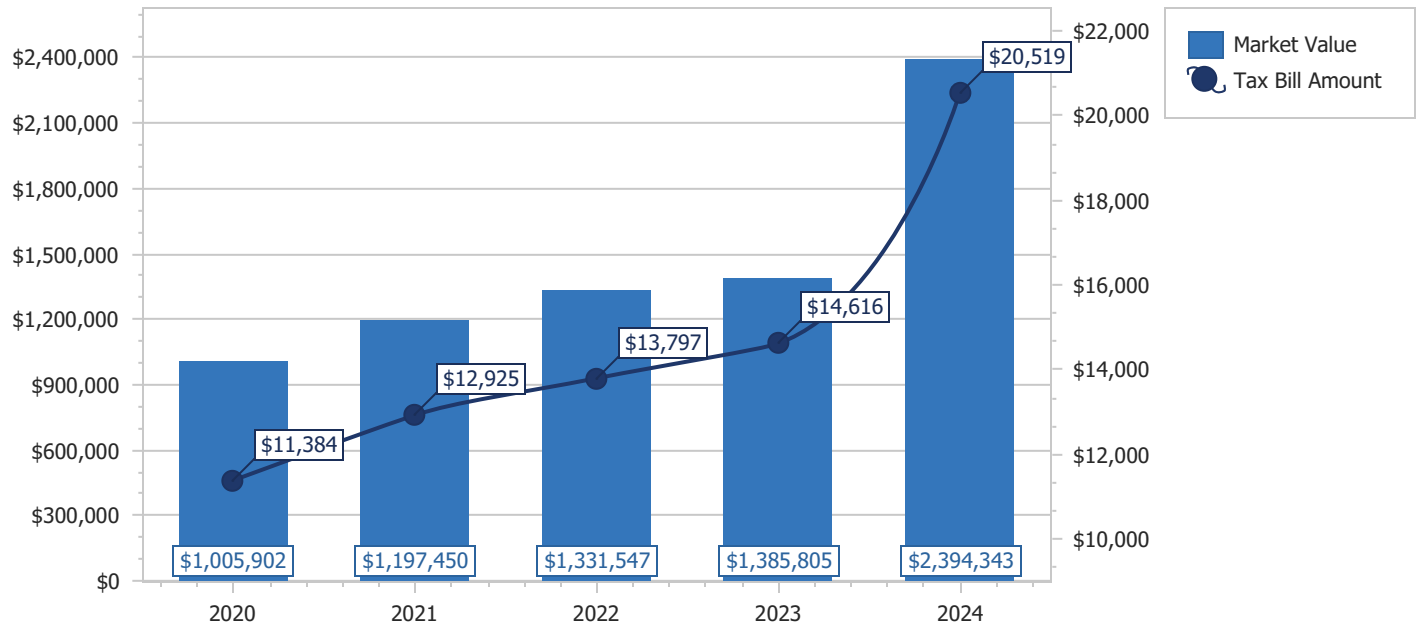
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodities
Future Land Use	COM
Description	Commercial

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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6/19/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT12:06:49
PROJ # 25-06000026 RECEIPT # 0171157
OWNER:
JOB ADDRESS: LOT #:

SITE PLAN	9000.00	9000.00	.00
-----------	---------	---------	-----

TOTAL FEES DUE.....:	9000.00
----------------------	---------

AMOUNT RECEIVED.....:	9000.00
-----------------------	---------

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000002575	
CASH/CHECK AMOUNTS...:	9000.00	
COLLECTED FROM:	MIDDLEBURG DEVELOPMENT LL	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

*

6/19/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT12:07:45
PROJ # 25-06000026 RECEIPT # 0171158
OWNER:
JOB ADDRESS: LOT #:

MAJOR CONCURRENCY TEST	800.00	800.00	.00
------------------------	--------	--------	-----

TOTAL FEES DUE.....:	800.00
----------------------	--------

AMOUNT RECEIVED.....:	800.00
-----------------------	--------

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
----------------------	-------------------	-----

CHECK NUMBER.....: 000000002576

CASH/CHECK AMOUNTS...: 800.00

COLLECTED FROM: MIDDLEBURG DEVELOPMENT LL

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE