

Nov 1

REQUEST FOR A REDUCTION OR RESCINDMENT OF
 CODE ENFORCEMENT FINES/LIENS *Massey*

Date:	10-11-17		
Property address:	435 N 23rd St. Ft Pierce, FL 34950		
Owner(s) of record:	Great LLC		
Mailing address:	1626 3rd Ct SW, Vero Beach, FL 32962		
Property tax ID #:	2409-603-0020-000-8		
Original purchase date:	9-22-16	Original purchase price:	⊘
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Devon Gibbs	Relationship to owner(s)	managing member
Telephone #:	702-588-0592	Mobile phone #:	702-588-0592
E-mail:	devgibbs@hotmail.com	Preferred contact method:	text, email
What are owner(s) intentions for property:	keep property		
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?

AMOUNT OF FINE / LIEN

\$ 38530

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 37030

DOLLAR AMOUNT I AGREE TO PAY

\$ 1500

Devon Gibbs 10-11-17
 Signature of Owner or Representative Date Printed Name



REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 435 N 23rd St., Fort Pierce, FL
34950

Property Owner: Greit LLC, Devon Gibbs,
managing member

Mailing Address: 1626 3rd Ct. SW, Vero Beach,
FL 32962

Telephone #: 702-588-0592 Cell Phone #: 702-588-0592

E-Mail Address: Devgibbs@hotmail.com

Is the property in compliance? yes _____ If no, please explain in the narrative of your request.

I, Devon Gibbs, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

I was **not** the owner of the property until August 2017 when I settled a related lawsuit (attached) to become the sole owner and sole managing member of Greit LLC, a Florida company. The LLCs sole asset is 435 N 23rd St., Ft Pierce, FL 34950. As settlement talks progressed and upon owning the property, the first thing I did was move here, assess the situation, and hire a GC to correct the code violation. Until the related lawsuit settled, ownership of the property was in dispute. The most recent property manager, B. Frank Devlin did not notify Greit LLC, a Nevada based company, of the violations and resulting lien in a timely fashion as he was benefiting financially from the extra rooms and renting them out in cash. The property was originally purchased at auction by Marty Zabib, a licensed Realtor who hired the original contractor. Greit LLC of NV paid Zabib \$30,000 to hire and pay the contractor and make all necessary repairs. They got an electrical permit but not other permits, which makes no sense to me. I was acting manager of Greit LLC, not owner, and thought all permits and repairs were paid for with those funds. Despite working with less than reputable people, I had no ownership, authority, funds or ability to rectify the violation until now.

Date: 10-11-17

Signed: [Signature]

Print Name: Devon Gibbs

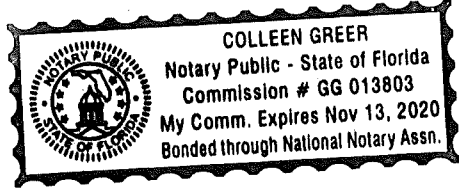
STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority James Devon Gibbs who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced FL DR LIC as identification.

SWORN TO AND SUBSCRIBED before me this 11th day of October, 2017.

[Signature: Colleen Greer]



Notary Public, State of Florida

ASSIGNMENT OF MEMBERSHIP INTEREST

FOR VALUE RECEIVED, GREIT LLC, a Nevada limited liability company ("Assignor"), hereby assigns and transfers unto Devon Gibbs, an individual ("Assignee") or his assignee all of Assignor's member interest (the "Assigned Interest") in GREIT LLC, a Florida limited liability company (the "Company"). The Assigned Interest is delivered herewith, and Assignor does hereby irrevocably appoint Assignee as its attorney-in-fact for the sole and exclusive purpose to transfer the Assigned Interest on the books of the Company. Assignee hereby accepts this assignment of the Assigned Interest.

It is Assignor's intention hereby to transfer to Assignee all right, title, and interest in any member interest of the Company presently owned by it so that Assignee owns all of Assignor's member interest in the Company.

DATED this 28 day of August, 2017.

ASSIGNOR:

GREIT LLC,
a Nevada limited liability company

By: [Signature]
Name: Devon Gibbs
Its: manager

ASSIGNEE:

[Signature]
Devon Gibbs, an individual

COMPANY:

GREIT LLC,
a Florida limited liability company

By: [Signature]
Name: Devon Gibbs
Its: manager

Detail by Entity Name

Florida Limited Liability Company
GREIT LLC

Filing Information

Document Number L16000176034
FEI/EIN Number NONE
Date Filed 09/21/2016
State FL
Status INACTIVE
Last Event ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed 09/22/2017
Event Effective Date NONE

Principal Address

435 NORTH 23RD STEET
UNIT A AND B
FT PIERCE, FL 34950 UN

Mailing Address

2725 SOUTH JONES BLVD
SUITE 101
LAS VEGAS, NV 89146 UN

Registered Agent Name & Address

MILDNER, ROY T
423 DELAWARE AVE
FT PIERCE, FL 34950

Authorized Person(s) Detail**Name & Address**

Title MGR

GIBBS, DEVON
2725 SOUTH JONES BLVD SUITE 101
LAS VEGAS, NV 89146

Annual Reports

No Annual Reports Filed

Document Images

[09/21/2016 -- Florida Limited Liability](#) [View image in PDF format](#)