C I T Y O F F O R T P I E R C E

CITY COMMISSION AGENDA

Special Meeting - Monday, June 25, 2018 - 10:00 a.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **QUASI-JUDICIAL HEARING**

   a. Quasi-Judicial Hearing - A hearing to allow the owners and/or parties of interest in the property identified as 1635 Thumb Point Drive to show cause why the structure located on the premises should not be condemned and demolished.

5. **ADJOURNMENT**

Any person seeking to appeal any decision by the City Commission with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3052 at least 48 hours prior to the meeting.

City Commission Special Meeting - 10:00 a.m.

Meeting Date: 06/25/2018

Re: 1635 Thumb Point Drive - Demolition Hearing

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

---

Information

SUBJECT:

Quasi-Judicial Hearing - A hearing to allow the owners and/or parties of interest in the property identified as 1635 Thumb Point Drive to show cause why the structure located on the premises should not be condemned and demolished.

SUMMARY:

1. The structure located at 1635 Thumb Point Drive was damaged during the twin hurricanes in 2004.
2. June 2005, the structure was condemned by Building Official John Alcorn.
3. March 2009, due to no action by the owner, a 2nd condemnation order was signed by Building Official Marc Meyers.
4. April 2009, a permit to rehabilitate the structure was submitted to the City. It expired without the work being completed.
5. April 2010, a permit to rehabilitate the structure was submitted to the City. It also expired without the work being completed.
6. February 2014, the structure damaged in the 2004 hurricanes was demolished.
7. March 2014, a permit to rehabilitate the structure was submitted to the City. This permit remains active today and will not expire until July 2018.
8. July 2015, a petition signed by forty-five (45) neighbors was submitted to the City.
9. February 2016, the City and Mr. Culverhouse signed an agreement with an action plan for the completion of the project with the stipulation that failure to comply with the timeframe would result in the revocation of the permit, the condemnation of the structure and the demolition of all the structural elements.
10. January 2018, condemnation procedures were initiated against the property due to the continued nuisance conditions that have existed and the multiple complaints recieved from the neighbors.
11. April 2018, at the request of Mr. Culverhouse, the nuisance condition was appealed and heard before Special Magistrate Ross. Special Magistrate Ross determined the property was a nuisance and forwarded the matter to the City Commission for a final determination.

RECOMMENDATION:

Staff recommend the City Commission approve Resolution No. 18-R31 declaring that the structure located at 1635 Thumb Point Drive is a nuisance and should be condemned and demolished in accordance with the Rules of Procedure for Condemnation and Demolitionl

ALTERNATIVES:

Amend Resolution No 18-R31 by condemning the property and ordering its rehabiliation by a date certain.
Deny Resolution No. 18-R31

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Nicholas Mimms, City Manager
James Messer, City Attorney
Iola Mosely, Sr. Assistant City Attorney

Fiscal Impact

OTHER INFORMATION:

The cost of demolition, if required to be completed by the City, wil be funded by the Clean & Safe Initiative and shall become a lien against the property.

Attachments

Special Magistrate Order
Hearing Minutes
City Exhibit #11 - Timeline
City Exhibit 1-3: Photos from 05-16
City Exhibit #4 - Signed Petition
City Exhibit #5 - Signed agreement
City Exhibit #6 - Friendly reminder
City Exhibit #7 - Rules of Procedure for Demo
City Exhibit #8 - Posting documents
City Exhibit #9 - Certified Mail documents
City Exhibit #10 - Photos from Feb 2018
Culverhouse Exhibit #1 - Sowerby Tax ID Card
Culverhouse Exhibit #2 - Photos pre Irma
Culverhouse Exhibit #3 - Photos post Irma
Culverhouse Exhibit #4 - Emails with Insurance
Culverhouse Exhibit #5 - Notice to Correct
Culverhouse Exhibit #6 - Photos post Irma repairs
Culverhouse Exhibit #7 - Photos of current condition
Culverhouse Exhibit #8 - Map of petitioners addresses
City Presentation
Draft Resolution 18-R31
Culverhouse - 5B - EXHIBIT 18 - PARTIAL 3 - PERMIT 1635 Thumb Point Permit14-607
Culverhouse - 6B - 1 - 9 - EXHIBITS 1 through 9 of PETITIONER JOHN B. CULVERHOUSE SR.'S 2016 VAB PETITIONS

Culverhouse - 6C - 9 - SUPPLEMENT - FIRST SUPPLEMENT TO EXHIBIT 9 - ENVELOPE WITH LICENSE TAG ADDRESSED TO PETITIONER AT 1635 TH

Culverhouse re- 4D - FINISHED EXHIBIT 41 - 2015 AND 2016 PRESCRIPTION RECEIPTS - 1635 THUMB POINT DRIVE - Binder4

Culverhouse - 6E - 9 - SUPPLEMENT - FIRST SUPPLEMENT TO EXHIBIT 9 - ENVELOPE WITH LICENSE TAG ADDRESSED TO PETITIONER AT 1635 TH

Culverhouse - 7D - 13 - SUPPLEMENT TO EXHIBIT 13 - PARTIALLY COMPLETE EXHIBIT 13 - 2012 ITEMS ADDRESSED TO 1635 THMB PT DR - PA

Culverhosue - 7E - 13 - SUPPLEMENT TO EXHIBIT 13 - St.-Lucie-County-Real-Estate-2401-605-0030-0003-2012-Annual-bill

Culverhouse - 10B - 16 - SUPPLEMENT -SECOND - TO EXHIBIT 16 - 2015 ITEMS ADDRESSED TO 1635 THUMB POINT DRIVE - SECOND SUPPLEMEN

Culverhouse - 10C - 17 - 2016 - 2017 - EXHIBIT 17 - 2016 AND 2017 YEARS - PART I - 1-20-2017 - 7-36-PM

Culverhouse - 10D - 18 - SUPPLEMENT - FIRST SUPPLEMENT TO EXHIBIT 18 & 18-3 & 18-3A - PERMIT NO. 14-607 - WITH 12-28-2016 INSPEC

Culverhouse - 11B - 18 - SUPPLEMENT - SECOND SUPPLEMENT TO EXHIBIT 18 - EMAILS etc., 2009 - 2016 RELATING TO RE-CONSTRUCTION OF

Culverhouse - 11C - 19 - SUPPLEMENT - FIRST SUPPLEMENT TO EXHIBIT 19 - JUNE 26 2008 VARIANCE GRANTED BY CITY OF FORT PIERCE

Culverhouse - 12B - 43 - EXHIBIT 43 - OCULINA BANK JOINT CHECKING ACCOUNT -01-31-2010 THRU 03-29-2013 - SUSAN D. CULVERHOUSE and

Culverhouse - 12C - 44 - EXHIBIT 44 - PHOTOGRAPHS RECEIVED FROM THE PROPERTY APPRAISERS OFFICE ON 12-27-2016 Binder5

Culverhouse - 12D - 45 - EXHIBIT 45 - PNC BANK NA 2011 MORTGAGE FORECLOSURE COMPLAINT - SUMMONS - RETURN - DISMISSAL ORDER AND L

Culverhouse - 12J - EXHIBIT 18 - SUPPLEMENTAL - PERMIT NO. 14-607 - WITH 12-28-2016 INSPECTION APPRROVAL FOR FIRST FLOOR WALL BL

Culverhouse - 12K - 18 - ADD TO EXHIBIT 18 - EMAIL 12-30-2016 WITH PAYMENT RECEIPT - Gmail - Invoice showing deposit

Culverhouse - 12L - 18 - ADD TO EXHIBIT 18 - EMAIL 12-30-2016 WITH TRUSS CONTRACTT - Gmail - Contract

Culverhouse - 12M - 18 - ADD TO EXHIBIT 18 - SOUTHERN TRUSS PAYMENT RECEIPT FOR 6000.00 - SCAN0833_000-

Culverhouse - 12N - 18 - EXHIBIT 18 - SUPPLEMENTAL CITY OF FT. PIERCE DOCUMENTS etc.

Culverhosue re- 14D - 8 - SUPPLEMENT - FIRST SUPPLEMENT TO EXHIBIT 8 - JBCSR FL DRIV LIC ISSUED 2004 THRU 2010 Binder8

Culverhouse - 14E - 8 - EXHIBIT 8 - SUPPLEMENTAL TO EXISTING EXHIBIT 8 CONTAINIING PETITIONER'S 2004 TO 2009 FLA DRIVER'S LICENS

Culverhouse - 18 = DOCUMENTS RECONSTRUCTION - 1635 Thumb Point Drive

Culverhouse - 65 - PHOTOGRAPHS OF 1635 THUMB POINT DRIVE IN JUNE 17 onward 2018

Culverhouse - EXHIBIT 60 Culverhouse Binder

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/08/2018 04:55 PM

Form Started By: Peggy Arraiz Started On: 05/29/2018 10:40 AM

Final Approval Date: 06/19/2018

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

Violator: JOHN B CULVERHOUSE SR
JOHN B CULVERHOUSE JR
1635 THUMB POINT DR
FT PIERCE, FL 34949

RE: Violation of Section(s): 16-46 Maintenance of Nuisance on Property Prohibited, 16-47 Removal of Nuisance, 16-48 Nuisance as a Condition

Re:
Appeal of Declaration of Nuisance CASE 18-0139
1635 Thumb Point Drive Fort Pierce Florida

ORDER OF SPECIAL MAGISTRATE

This cause came for hearing on the 18th day of April 2018, before the Special Magistrate of the City of Fort Pierce, Florida upon the petition of the Respondent, and the Special Magistrate having heard the testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of Law are made:

FINDINGS OF FACT

1. The violation which is the subject of this proceeding is:

   Property Address: 1635 THUMB POINT DR
   Tax ID #: 2401-605-0030-000/3
   Legal Description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

2. The Property owner was properly served notice on January 16, 2018 in accordance with §16-49 of the City Codes for the City of Fort Pierce, Florida.

3. The parties appeared in the Commission Chambers of the City of Fort Pierce, Florida on April 18, 2018 at 9:00 AM.

4. The City of Fort Pierce was represented by Sr. Assistant City Attorney Iola Mosley, Esq. The Property Owner J Brad Culverhouse Sr. Esq. represented himself in the proceedings.

5. The Special Magistrate, Fran Ross, Esq., found the following:

   a. The testimony of the residents who live on Thumb Point Drive is sufficient evidence that they have had to tolerate this property in this condition since the

2004 hurricane destruction. All of the residents got the repairs done and moved back into their homes except Mr. Culverhouse.

b. Mr. Culverhouse experienced several hardships; however, it does not appear much of anything has been done in the past 13 years to repair this home.
c. February 19, 2016 Respondent signed an agreement with the City giving a timeline for which the repairs would be completed.
d. April 21, 2016 a friendly letter was sent to Mr. Culverhouse from Marc Meyers, City of Fort Pierce Building Official, asking the project be brought back up to the agreed upon schedule. The Respondent did not comply with the agreement.
e. The Respondent did make some effort by obtaining a permit although it expired and had to be renewed. The permit is current at this time, but still there has not been any substantial attempts to repair or replace the structure.
f. I find the property is a nuisance and order the case be forwarded to the City Commission for a final determination.

CONCLUSIONS OF LAW

The Property Owner John B Culverhouse, Sr. has maintained a Nuisance as a Condition on the property located a 1635 Thumb Point Drive in violation of the provisions of §16-46 and §16-48 of the City Codes for the City of Fort Pierce Florida.

DONE and ORDERED at City of Fort Pierce, St Lucie County, Florida, this 16th day of April 2018, Nunc Pro Tunc April 18, 2018.

Fran Ross

Fran Ross, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS MAILED TO THE RESPONDENT ON THIS

16th DAY OF May, 2018

Colleen Greer

Colleen Greer, Code Enforcement Clerk

MINUTES OF A REGULAR MEETING OF THE SPECIAL MAGISTRATE OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 9:00 A.M. ON WEDNESDAY, **APRIL 18, 2018.**

Present:	Fran O. Ross, Special Magistrate
Staff Present:	Margaret Arraiz, Code Compliance Manager
	Colleen Greer, Code Enforcement Clerk
	Heather Debevec, Code Enforcement Officer
	Isaac Saucedo, Code Enforcement Officer
	Janey Vanderhorst, Sr Code Enforcement Officer
	Iola Mosley, Sr Asst City Attorney
Attendees:	Jose Maldonado
	Olin Carilus - Sec Guard
	Attorney John D Culverhouse

1. CALL TO ORDER:
9:10 AM

2. PLEDGE OF ALLEGIANCE

3. ADMINISTRATIVE BUSINESS

A. ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES:
Code Compliance Manager: Margaret Arraiz
Code Enforcement Officer: Heather Debevec
Code Enforcement Officer: Isaac Saucedo

ADMINISTRATION OF OATH TO CASE WITNESSES:
Witness: John D Culverhouse II
Witness: Charlene Adair
Witness: Christopher Hodge (signed petition)
Witness: Janice Hodge (signed petition)
Witness: John Wolsiefer (signed petition)
Witness: Sylvia Krchnak
Witness: John Northen (signed petition)
Witness: Sally Griffith (signed petition)
Witness: David Sowerby
Witness: Dan Deiulio
Witness: Charles Hayak
Witness: Richard Reed

B. IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED

4. PUBLIC HEARINGS - CITATIONS

5. PUBLIC HEARINGS - VIOLATION CASES

6. PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)

7. PUBLIC HEARINGS - LIEN REDUCTION REQUESTS

8. OTHER CASES

0.

18-0139 CE	1635 Thumb Point Dr	Culverhouse, John	Margaret Arraiz

Case Initiated:	January 16, 2018	Type of Presentation:	Nuisance Appeal

VIOLATOR John B Culverhouse Sr John B Culverhouse Jr 1635 Thumb Point Dr Fort Pierce, FL 34949	

Sec. 16-46. - Maintenance of nuisance on property prohibited.
Sec. 16-47. - Removal of nuisance.
Sec. 16-48 – Nuisance as a Condition
(6) Interferes with the comfortable and quiet enjoyment of life or property.
(7) Current condition of property tends to or could depreciate the value of property of any person.
(9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants or animals of any kind.
Section 16-48 – Nuisance as an Object
(1) Junk, consisting of unsightly, worn-out or discarded material of little or no residual value including scrap metal, scrap lumber, wastepaper products, discarded building materials or other debris, the accumulation of which has an adverse effect upon neighborhood or city property values, health, safety or general welfare.
(6) Any building or structure, or part thereof, which is in a dilapidated, unsanitary or unsafe condition, or which constitutes a fire hazard.
(7) Any building, structure, lot, place or location where any activity in violation of law is conducted, performed, maintained or allowed.

Attorney at Law Culverhouse asked that all witnesses be sworn at the same time along with himself. He said Mrs. Arraiz had told him prior to today's hearing that the only people who would be testifying was Mr. and Mrs. Hodge and Charlene Adair. He objected to the other people as witnesses and felt this was a trial by ambush. Mrs. Arraiz said she only knew of the Hodges and Ms. Adair but this is a publicly advertised hearing and they had the right to attend and testify. Special Magistrate Ross said she had reviewed the file and many of the people present had signed the petition. She said those people who intended to testify would be sworn in. The witnesses were sworn in. Special Magistrate stated for the record that she ran into Mr. Reed, Commissioner Sessions and Ex-Commissioner Nelson at the courthouse a week or so ago and the subject of this case was brought up; however, she did not say anything.

Mr. Culverhouse objected again to anyone who was not identified to him and that he was not being granted due process. Special Magistrate Ross said she would recess to give Mr. Culverhouse time to interview the witnesses. He questioned the constitutionality of the IPMC being flawed and objected to it. He asked that she reserve ruling on his objections until the hearing is over. She said she noted the objections.

Assistant City Attorney Mosley stated that due process involves notice and the opportunity to be heard and both requirements have been met. Secondly, this is a fact finding tribunal and not the final determination hearing. That will be in front of the commission and every one of these

individuals will have an opportunity to speak at the commission meeting however the matter is decided. There is simply no denial of due process.

THE HEARING WAS RECESSED TO ALLOW ATTORNEY CULVERHOUSE TO QUESTION THE WITNESSES. ASSISTANT CITY ATTORNEY MOSELY WAS PRESENT DURING QUESTIONING.

Following the recess, Attorney Culverhouse objected to the insufficiency of the Affidavit of Posting dated January 17, 2018 as it was signed and dated January 17, 2017. Per the International Property Maintenance Code as adopted by the city, the photos are supposed to be dated stamped. This was not followed and he made a motion to dismiss the proceedings and requested the Special Magistrate to reserve ruling on it. She agreed to do that and the proceedings continued.

Code Compliance Manager Arraiz read the facts of the case. She submitted a copy of the time line of events and presented photos of the hurricane damage. Part of the nuisance is that it has an adverse affect on the community and nothing has been done since 2005. At this time, Mr. Culverhouse asked that Special Magistrate invoke the rule of sequestration. She agreed and all witnesses left the chambers.

Mrs. Arraiz continued her presentation submitting Exhibits 1-3, which are photos showing the condition of the property from 2005 through 2016. Due to non-compliance with the City Code, fines started in October 2007 at $250.00 per day. The lien was recorded in November 2007. Numerous permits were granted over several years but expired without the work being completed. Eventually, the structure was demolished in February 2014. In March 2014 a permit application to rebuild was submitted and granted. In June 2015, the city received a petition signed by 45 of the neighboring property owners, which was submitted as the City's Exhibit 4. Mr. Culverhouse objected to the petition being admitted as evidence but would accept it as hearsay. In January 2016, the City received a request for a partial release from Mr. Culverhouse from the spreading lien. This was approved by the City Commission for the settlement amount of $5,000. and the lien would remain in affect against the subject property. The City Attorney finalized an agreement to release all liens from the property.

In February 2016, an action plan outlining steps to be taken with specific deadlines, which the City submitted as Exhibit 5, was agreed to by all parties. This agreement specifically states that "Failure to comply will result in the revocation of the permit, condemnation of the structure and the ordered removal of all structural elements on the property". This agreement was signed by Mr. Culverhouse and Marc Meyers and was notarized. A friendly letter, submitted as City's exhibit 6, was sent by Building Official Marc Meyers in April 2016 because Mr. Culverhouse failed to adhere to the timeframe agreed upon. In January 2018, due to continued non-compliance with the agreement, the City has taken steps to declare the property as a nuisance and begin the condemnation of the building. The City submitted exhibit 7: Resolution No. 17-R3 - Rules of Procedure for Condemnation and Demolition, exhibit 8: photos dated January 17, 2018 of the posting of the property in question declaring the property a nuisance and the condemnation notice as well as the signed and notarized Affidavit of Posting and exhibit 9: signed certified mail return receipts addressed to Mr. Culverhouse. Mr. Culverhouse objected to each item introduced as evidence and called it hearsay. He again pointed out the date on the Affidavit was signed as January 2017 rather than January 2018. Mrs. Arraiz said this was a scrivener's error. Attorney Mosley asked if Mrs. Arraiz witnessed the signing, which she had, and asked on which day it was signed, which she stated was January 17, 2018. Special Magistrate said she would reserve her ruling for after Officer Debevec testified. Mrs. Arraiz submitted photos dated February 8, 2018, as composite Exhibit 10, showing the present condition of the property. She summarized the action taken again stating the owner has the opportunity to appeal and that is why we are here today.

The City called Janice Hodge, 1622 Thumb Point Dr, as a witness for the City. Under direct examination by Sr. Assistant City Attorney Iola Mosley, Ms. Hodge stated she lived there since 2011 and was aware of the property located at 1635 Thumb Point. She said her property was across the street and every time she leaves her house she sees the property which has been an eyesore since she's before they lived there. The owner of the property has neglected it for as long as they have owned the property. When asked how her security in her own home was affected due to the property across the street, Ms. Hodge said because it's very unkept and although there are signs saying "no trespassing" there's been many trespassers, people from all over driving onto the property bringing coolers, fishing, leaving trash and debris. There are youth and adults and they use the property as recreational. She questioned whether roof rats were coming across the street to her house and stated that she doesn't walk on the property but she has observed a boat there with people working on it. A contractor was hired to build the house and he used the property as a dump site. This went on consistently for the past 5 years. She called them lackies as they had total disregard for the people living on the street. ACA Mosley asked if their guests made comments about the property and how often and she said 20 to 30 times. ACA Mosley asked Ms. Hodge to describe what an eyesore is and she said the grass is unkept, no paved driveway, no roof, half built walls, no doors, etc. It's a house going nowhere. ACA Mosley asked Ms. Hodge to validate the petition and if she signed it. Ms. Hodge said she was the one who sent the letter to Marc Myers, Linda Cox, and Peggy Arraiz as well as others at the City. Throughout the testimony Mr. Culverhouse made multiple objections, which were noted on the record.

Under cross examination by Attorney Culverhouse, he asked Ms. Hodge if she recalled the emails between them about the storage trailer. She said the storage trailer was an issue for years but agreed that he had it removed at this time. He next asked if she recalled the email about Steve Weaver using the property as a dump site and that in May 2017 he had fired Mr. Weaver, asking him to remove all of the debris. She said she did not have knowledge of that but mentioned all of the other emails she had sent to him but he did not respond. When asked if he authorized her in writing to call the police if she saw anyone on the property, Ms. Hodge stated that has called the police on trespassers but the police said she doesn't have the authority to do anything. She said it has taken years to do anything and he said since the time they started emailing each other it only took a few months, to which she agreed. Attorney Culverhouse asked how the property disturbed her quiet enjoyment of her property and she said it's ugly and attracts people who do not live in the neighborhood. She said she doesn't keep a log or journal when he asked how many each week and each month. In response to being asked about the value of her home being affected, she did not know because she wasn't looking to sell the property. He asked if she was aware the property had increased in value each year. She said she assumed it did but she did have concerns that it will impact the value of the entire property on the street when the time comes to sell if desired.

Ms. Mosley redirected by asking how many emails she received from Mr. Culverhouse. Ms. Hodge replied about 3 or 4 times but there were at least 3 or 4 more sent with no replies. She was asked how many times she called the police and she replied 4 times over several years but no one was arrested. She was asked why she had no authority to call the police and she said she was not the owner of the property.

Christopher Hodge, 1622 Thumb Point Dr. was called as a witness for the City. He has lived at this address since September 2011 and when asked if he is familiar with 1635 Thumb Point and he said yes because it has been a nuisance ever since he lived there. He mentioned the storage unit being on the property and used as a dump site by the contractor. There were trucks and equipment all over. He was asked how offensive he found the property and he said very offensive because the property was supposed to be built on but nothing was being done. He said it would have been different if he thought something was going to be done. Every six months we found the building permit expired and everything would start again. We were concerned if a hurricane came the debris would be blown all over and create damage on ours

and other residents property. Regularly we would see people jumping over the fence and fishing on the property. I saw a boat that had people working on it. ACA Mosley asked how many times friends had made comments regarding the property and he replied 3 or 4 times. Ms. Mosley asked what safety concerns he had in regards to people coming onto the property. He said its been a while now because there has been attempts at burglary, seeing strangers, there's been several instances over the last 6 months.

Ms. Mosley asked if Mr. Hodge recognized the petition and he said it was the petition the neighborhood was sending around to sign. She asked if that was the document he sent to Marc Myers, Linda Cox, Peggy Arraiz and others and he said yes.

Under cross examination, Mr. Culverhouse asked if the value of Mr. Hodge's home was affected after he purchased it. Mr. Hodge said the property (1635 Thumb Point) was an unsightly mess, with grass overgrown, and debris all over the grounds; everything the same as it was in 2011. Mr. Culverhouse asked Mr. Hodge if, after an email was sent to him (Mr. Culverhouse) that he (Mr. Culverhouse) took care of the matter? Mr. Hodge said yes, but it took years to get rid of it. Mr. Culverhouse asked Mr. Hodge if he was aware that he had given Mr. Weaver an order to remove the dumpster and clean up all debris. Mr. Hodge said the debris had been sitting there for at least 2 years. Mr. Culverhouse asked what kind of people Mr. Hodge has seen on the lot. He said people fishing, people dealing with the boat. Mr. Culverhouse asked what damage to his property has any of those people done and Mr. Hodge replied none. Mr. Culverhouse asked about the burglaries that took place, but Mr. Hodge didn't know what addresses, or if they were arrested. Mr. Culverhouse asked if he knew that he had told the people with the boat to remove it. Mr. Hodge was not aware of it. He asked Mr. Hodge what his safety concerns were and he said during hurricane season and the debris would blow around and affect other properties including his. He asked about Mr. Hodge's friends making comments about the property and what affect that caused to his life. Mr. Hodge said he had to tolerate the situation and nothing was going to be done. There was no nervous breakdown, he didn't leave his home and go someplace else. Mr. Culverhouse asked what kind of nuisance he had to put up with. Mr. Hodge said he shouldn't have to tolerate the messy property, watching people come and go, working on the boat and people trespassing in general. Mr. Hodge was asked if he knew the property was damaged by Hurricane Irma and he stated that he did not.

On redirect, ACA Mosley asked Mr. Hodge how often he sees workers working around the house. He said maybe every 6 months to move a couple of blocks around so they can get another building permit.

David Sowerby, 1626 Thumb Point Drive was called as witness for the City. Through direct examination by ACA Mosley, he stated that he has lived there for around 29 years and that Mr. Culverhouse was living at 1635 when they moved in. They were neighbors until the storms of 2004. Everyone on the street got damage from the hurricanes. Most everyone had to leave and it took several years to get the property into shape. It was not until 2006 before they could start working on the homes. He said he and his wife were very conflicted with his relationship with the Culverhouses. They (the Culverhouse's) also owned the property next to them because when they bought the property it was a nice view from his veranda looking over the vacant property. Now its going through several stages of construction, the trucks and other vehicles, the debris all over the property caused a big eyesore. But, after 13 1/2 years, they need to finish the project. Ms. Mosley asked how the property located at 1635 Thumb Point Drive affects the value of his property. He said he has no intention to sell but still has concerns for the future. Ms. Mosley asked if he was familiar with property assessment and he said he was a board certified real estate attorney. She asked him how the property appraiser gives an appraised value and how does that compare to the selling price of the property. Mr. Culverhouse objected to this line of questioning because Mr. Sowerby was caused as a fact witness; not an expert witness. Special Magistrate overruled the objection.

He stated that the appraisal affects the sale of a piece of property from a financing stand point because the buyers, with a low appraisal, are not able to obtain the funds that they need to purchase under the contract. He said buyers are going to take into consideration the entire surroundings including what the view is so the condition of 1635 Thumb Point Drive has to affect the sale of the property and the value.

Through cross examination, Mr. Culverhouse asked Mr. Sowerby if the property appraiser appraises lower than the fair market value and he replied yes. He handed Mr. Sowerby the property ID card on his house and noted that his property has increased in value from 2016 to 2017. The property ID card was admitted as Defendant's Exhibit #1. Mr. Sowerby said the property appraiser only takes into consideration square footage, location of the lot, number of bathrooms and bedrooms and is more like a "drive by" appraisal.

Under redirect, ACA Mosley asked if he looked out the window and saw nothing but bricks, blocks, and no landscaping - would that affect how he would sell his house and how much he could get for it? He said it wouldn't affect the value.

SPECIAL MAGISTRATE ROSS RECESSED THE HEARING FOR ONE HOUR FOR LUNCH.

Upon reconvening, Attorney Culverhouse requested permission to allow his witness to testify out of turn due to the need for his witness to return to work. The City did not object and it was allowed by the Special Magistrate.

Richard B Reed II came forward for testimony on behalf of the Respondent. Mr. Culverhouse asked him if he recalled a discussion between them in which Mr. Culverhouse asked to borrow $300,000 to complete the house. Mr. Reed said that he recalled the conversation and the he decline. He did not loan the money. His partner, Foglio Construction, had obtained the permits to move forward but the condemnation that was posted in January 2018 affected Mr. Reed on his decision not to loan the money. He did take into account the present improvements on the property but the posting of the property made it unwise to do so. Mr. Culverhouse asked Mr. Reed if he observed anything while outside waiting. He said he overheard Mrs. Arraiz speaking to one of the other witnesses about the property and whether there were any fines or liens on the property. The witness was surprised there were no liens.

Mr. Culverhouse said he thought Mr. Reed was talking about Mrs. Krchnak and wanted to dismiss her as a witness. Ms. Mosley said Mrs. Arraiz was speaking to the witness while she was waiting to be questioned during the initial recess prior to the rule of sequestration. Mr. Reed said she was out speaking after the sequestration. Mrs. Arraiz said she had been in chambers the entire time the hearing was taking place except to check on the lunch time for everyone. Special Magistrate Ross asked what Mrs. Arraiz's reply was and Mr. Reed said that she referred Mrs. Krchnak's to the City Attorney. The Special Magistrate agreed that Mrs. Arraiz, to the best of her knowledge, has been in the Chambers throughout the hearing and that the stated conversation in no way has a negative impact on the case. Mr. Culverhouse maintained his objection and said the cameras would tell us what happened.

The City called John Wolsiefer, 1625 Thumb Point Road, to testify. Mr. Wolsiefer said he was familiar with 1635 Thumb Point but he moved to Vero Beach about 3 months ago. He said the Culverhouse's owned the property. He was asked what condition the property was in and he stated everything was good until Hurricanes Francis and Jean came through and did quite a bit of damage to the property. He went over to look at the home and there was an odor, which he could smell in his backyard when the wind was right and the swimming pool was in bad shape. At this time, due to Mr. Wosiefer's ill health and what appeared was some confusion, ACA Mosely requested permission for Mr. Wolsiefer to speak in the narrative or answer leading questions. The Special Magistrate allowed the use of leading questions, but cautioned Ms. Mosley to be direct in her questions. ACA Mosely asked if there was a storage

unit on the property that had been there for years. He said besides furniture, there was building supplies and the contractor was using the property as a staging area but the storage units are not there now. The property has deteriorated more with all kinds of debris that blew all over the neighborhood. It was concrete block walls on an existing slab. Mr. Wolsiefer said his property is for sale but with the neighboring property looking the way it does has an affect on the value of his home. He and other neighbors have approached the City with their claims. Mr. Culverhouse objected to the witness using notes. Special Magistrate Ross overruled stating Mr. Wolsiefer's testimony is consistent with all the other testimonies they have heard and Mr. Wolsiefer presented the hearing cover sheet which he was holding. Mr. Culverhouse objected to the leading questions from Ms. Mosley, which was overruled.

ACA continued her direct examination of Mr. Wolsiefer and he stated when he pulls out of the driveway and comes home he passes the property each time. The appearance is why he moved. He said Mr. Culverhouse made a deal with the City last year and was supposed to have the property completed by December 2017. It wasn't done. The permits were applied for, then expired, and applied for again; but nothing has been done.

Under cross examination, Mr. Culverhouse asked how much Mr. Wolsiefer's house is worth. He said he paid a little under $500,000 and put $100,000's into the house. It is worth 1.4 million but he has had no offers. Mr. Culverhouse asked for more details about the mold and odor coming from 1635 Thumb Point Drive and Mr. Wolsiefer said it had been there for years but it's gone now. Mr. Culverhouse asked if he knew they had been in litigation. He said no, but the debris is still there. He was asked how the appearance of Mr. Culverhouse's property affects his property. He says it has affected the sale of the property and nothing has been done. That's what annoys him. He was asked if he lived there when Mr. Weaver moved all of his stuff out. He said yes. The storage units were moved out sometime last year. He said he didn't worry about the paper and lumber but the bare concrete block wall is still there and it looks disgusting. He said he has not suffered any adverse affects like his health and mental anguish.

ACA Mosley called Charlie Hayak to testify however he was not present at the time. Ms. Sylvia Krchnak was called as the City's next witness. Under direct examination, she stated that she lives at 1522 Thumb Point Drive and moved there in 1973. She was familiar 1635 Thumb Point Drive because it's directly across the street and she's known Brad and Susan for a long time. She was asked how the property is since the 2004 hurricanes. She said it was in a derelict state. She was asked about the current state of the property. She said it was concrete block partially completed. It is a reminder of the tragic circumstances everyone went through after Francis and Jean. There is no landscaping. She was asked how the condition of the property affects her quiet comfortable enjoyment of her property. She was concerned about the Zika mosquito problem because of the condition of the swimming pool. It was black and stagnant and she was concerned about the health issues that could occur. She had concern that children might get on the property and into the pool; possibly drowning. They would cross the Culverhouse property to get into another vacant property to use the pool. When asked about trespassers she said a neighbor had her call the police because children were crossing over onto the other property. The police gave them a warning about being on the property. She's called the police department as well as the Citizens on Patrol who were keeping their eye on the property and the trespassers. She was asked if she signed the petition concerning 1635 Thumb Point but said she had intentions but didn't sign. She said its been 13 years and it's incomplete and distressing to look at.

On cross examination, Mr. Culverhouse asked when Ms. Krchnak had called the cops. She said she called the cops for the neighbors who saw the children crossing his property onto the Yanaros property. He asked what other health issues she was concerned about besides the Zika virus. She said there was none that she was aware of. He asked about the safety concerns on his property. She said she was concerned about the children hurting themselves

and she was also concerned about the liability Mr. Culverhouse might face. There is a sign posting no trespassing but the gates were left unlocked and open. She said the pool was green, slimy, yucky and only about 3 or 4 feet of dirty water. She observed this from next door looking over the fence into his yard.

Ms. Mosley released the remaining civilian witnesses and allow them to come back into the chambers.

Heather Debevec was called to testify. Under direct examination she stated that she worked for the City of Fort Pierce for 18 years and Department of Code Enforcement just over a year. Among her duties, she is responsible for posting properties and taking photos. She was asked about the photos which were dated January 17, 2018. They are pictures of the notice for nuisance and the red one is for condemnation. Ms. Mosley showed her the Affidavit of Posting and asked about the date it was signed and she said it was dated 2017 by mistake. Peggy Arraiz, her manager, notarized the document. Mr. Culverhouse said he was okay with the Affidavit being admitted as non-hearsay to show it was posted but objected that it was IPMC. Ms. Mosley said they were not operating under the IPMC but the Resolution by the City which requires posting with a condemned notice per the City Commission. Special Magistrate Ross admitted the evidence. Ms. Mosley said by the record Resolution 17- R38 by the City requires a posting of the notice prior to condemnation proceedings which will occur before the City Commission. Resolution 17-R38 has been admitted as Exhibit 7. Mr. Culverhouse clarified the resolution that the property had not been condemned yet. Ms. Mosley said it would not be condemned until the City Commission approved it. Special Magistrate Ross said Mr. Culverhouse's objections have been noted.

During cross examination, Mr. Culverhouse asked Ms. Debevec when was the last time she took the pictures? She said in January 2018. He asked her what else she did on Thumb Point Drive after signing the affidavit? She said she went with Peggy in February to take other pictures. She said she had very little to do with this case. The photos were taken from the street and city right of way. They did not enter the posted property. He asked her if she took photos before and after Hurricane Irma in 2017 and she said no, not until January 2018. He asked if she observed anyone on the property while she was there and she said no.

Margaret (Peggy) Arraiz was called for testimony. Ms. Mosley asked her about Exhibit 4, which was the letter sent by Mr. & Mrs. Hodge and to describe its contents. Mrs. Arraiz explained that the letter was addressed to the building official Marc Myers describing the deplorable condition of the property at 1636 Thumb Point Drive and asking him to do something about it. Attached to it were 3 pages of signatures from local residents. She received the letter as a part of her job as Code Enforcement Manager and the keeper of the files.

Mr. Culverhouse cross examined Mrs. Arraiz by asking her if she prepared the document and she said no, all she did was stamp that she received it. He asked about the City Clerk being the record's keeper. Mrs. Arraiz said yes but each department maintains there own records and if a public records request comes in, the City Clerk contacts the departments. He asked where it is kept in the office and she said in her office in a drawer. He asked if it had been scanned and she no she doesn't scan until the case is closed. Record keeping is a part of her job description. He asked if she knew, of her own personal knowledge, that the allegations contained in the document are true. She said she believes they are true because she knew Mr. Weaver had a building permit, equipment, and material at the location. There are parts of the letter that she can confirm as true and parts of the letter that were opinions made by the person who drafted the letter. He had no objection to the petition being admitted into evidence as a part of business records and no objection of the cover page going in as business records as non-hearsay to show it was received and the reason code enforcement did something but not that the front page is true. Special Magistrate said he couldn't have it both ways and that

the petition was being admitted as a business records exemption.

At this time the City rested their case.

Mr. Culverhouse called Mrs. Arraiz as his adverse party witness. He showed her the approved plans for the reconstruction of his house, however, she stated that she had no knowledge of that. He asked if she went to the property during September 2017? She said no, after the hurricane she was assigned to Ocean Drive but not the side streets and she had not been to the property prior to the hurricane. The night of the South Beach meeting she did a drive-by and took photos on February 8, 2018. She was asked if she was aware of the damage from Hurricane Irma and she said she had seen photos of the walls that were partially fallen over. He put up photos as Composite Exhibit 1 showing the photos of the walls that had fallen. He showed the photos with the pool and she said she did not remember seeing those particular pictures with the pool. He said he was being cited as a nuisance and he can show he had a valid permit and the property had been completed with the walls going up but Irma caused the damage. He was fighting with the insurance company and could not correct the problem until they adjusted the claim. He said he would go into these things when he testifies.

He asked again if the nuisance was the structure. She said the nuisance is the property and the adverse affect that it is having on the community. The City Commission adopted a rule that said that we can move forward with condemnation and demolition based on the adverse impact of a property on the community. It specifically indicates due to numerous complaints from residents which is the basis for the action that was initiated under Chapter 16 of the City Ordinances which is our nuisance ordinance and also through the Charter. The Charter of the City of Fort Pierce grants the City Commission the authority to condemn and demolish the structure due to the nuisance condition. It's spelled out very clearly in the City Charter. The Resolution was adopted November 2017. He asked about the complaints in 2015. She said the petition that was received in 2015 was just one of the complaints that Staff has received over a very long period of time and it was the accumulation of those complaints that have initiated this process. He asked for the other complaints. She said there had been phoned in complaints of which there is no record of and multiple emails and I have provided you copies of them. He asked if any of them were made after the Resolution was adopted. She said no, but she knew the City Manager's office received one because she was called to a meeting. He said that was hearsay. She said she did not read the complaint but was called to the City Manager's office to discuss it and she had to report to him in writing, which was what generated the timeline. He asked if the timeline was prepared as participation of the litigation and she said no, the timeline was prepared because she was instructed by the City Manager to do it. He asked if she was aware that at the time she posted the property a building permit was issued on the property? She said yes. Was she aware that the City Building Department noted that the property passed inspection and that it did not expire until July 24, 2018? She said yes. Was she aware of the posting on the property by the building department on November 20, 2017? She said no she wasn't aware of that. He asked about the sub-divisions of the resolution and that division 3 states that any proceedings will be suspended if a building permit has been issued. She replied that it says it "may" be suspended, not that it will. He asked if she had been back to the property after February 8 and she said no. He asked her what she had observed as adverse affects of the neighborhood. She said she knew she had been handling this case since 2006. It has been brought to the Special Magistrate... He said she was being non-responsive. He wants to know what her personal observations was not as a part of the City Hall department. She said she knows the condition of the property has caused hardship on the neighbors because they have complained to her office for several years. Her office has been handling this case based on complaints since 2006. The impact on the neighborhood has been negative and the neighbors felt compelled to contact her office and that is why she has continued to follow the case for 12 years now. He asked again what she personally observed in the neighborhood? Special Magistrate Ross said he should realize

her knowledge comes by way of her employment not her personal knowledge. Ms. Arraiz was asked to answer about the personal knowledge and she said she had no personal knowledge because she had no reason to be in that neighborhood outside of her employment with the City of Fort Pierce. She does not know if the property values have had any affect. She does not know anything about any adverse health issues. He was instructed to move on. She said that adverse impacts that she has knowledge of are based upon communication of her code officers and the residents and she has worked closely with the building department and has been an active part of this case, although it's the administrative side as manager. The adverse impact has been brought directly from the residents who expressed their opinions and thoughts to me, which resulted in us moving forward with this matter. The adverse impact is the property value, it is a constant disruption from the people using the property illegally, whether true or not; the outside storage, although you complied it, was a major issue for several years; the unsightliness of the property has caused major hardship on the neighbors who have come to the office, called me, emailed, and she has received multiple complaints.

He asked if she knew what the hardships were and Mrs. Arraiz said they have told her how they have been upset about the people who have walked across the Culverhouse property because they don't know whether that person decided to come onto their property and try to do something. They have told her how friends and neighbors made negative comments about what's going on across the street. It's caused them to become upset having to answer these questions. This is the type of things that has been brought to her attention. It has been time and time again that my office has received these types of complaints.

John Bradford Culverhouse Sr, presented testimony on his own behalf. He is 71 years of age and his legal residence is 1635 Thumb Point Drive, Fort. Pierce. That is where he receives his mail and the address listed on his driver's license. He has always had the intent to rebuild and return to this property. He presented what is listed as Exhibit 1 in the binder presented to the Special Magistrate of the plans and the building code that the permit was issued under and governed by the Florida Building Code of 2014. Ms. Mosley had concerns that it was not a complete document and Special Magistrate Ross agreed, she could not accept a part of a document as evidence. Mr. Culverhouse said he asked for the complete certified document from the City and they didn't give it to him. They had him photograph what was being presented on his iPhone. Special Magistrate Ross reminded him that he the hearing was originally scheduled for March 21 and he asked for an extension until today, the 18th and had sufficient time to get a copy of the complete document from the City to present at today's hearing. He asked that someone from the City come down to testify about the document. Ms. Mosley said she didn't know what relevance it presents as far as if a nuisance exists. He said it is part of his affirmative defense that as long as he has a valid permit they can't do a nuisance. The Special Magistrate reminded him the it "may" be suspended. He said the building permit was issued in August 2014 and issued under the 2010 building code and is still an active permit.

Special Magistrate Ross stated the permit was a part of the timeline, which is a public record. He said the timeline doesn't show they received the permit and passed an inspection by the City on January 27, 2018 and the permit is good through July 27. ACA Mosely agreed to stipulate that there was a valid permit. Special Magistrate Ross said this also listed in the timeline, however, under the Resolution that was passed by the City, section 3 reads that the procedures "may" be suspended with the issuance of a valid building permit that will abate the violations or a stipulation of remediation that clearly outlines the steps required to remedy the violations and a timeline cut for compliance. He said it is his contention there was no violation, which is part of his affirmative defense. Ms. Mosley said she was willing to stipulate that he has the permit that was issued from August 2014, that's a part of our proof and timeline. She stipulated that this was all part of the evidence through the timeline.

He presented photos that were taken by him the day before Irma struck showing the walls had been put up through the first floor and ready to go up for the second floor. They were braced for the hurricane; showing the condition of the walls, no hanging shards, no debris and shows the improvements that they were proceeding in regards to the building permit. He submitted the photographs as composite exhibit 2. There are no time stamps on the photos, however he testified that he took the photos and they accurately portray the scene. Ms. Mosley said if he's showing the condition of the walls and the the interior of the property was braced, she had no objection.

It was noted at this time by the Special Magistrate that the exhibit #s were not matching because of an exhibit that was not properly entered. The Clerk was to number them and make any corrections needed.

Exhibit #3 photos taken September 14, 2017 showing the damage done by the hurricane to the structure. The photos were taken by Mr. Culverhouse and he testified that they accurately show the damage to the property by Hurricane Irma. No date stamp but Ms. Mosley had no objection. The Special Magistrate again instructed the Clerk to make any corrections needed to the exhibit numbers. Exhibit #4 is a series of emails between Mr. Culverhouse and his contractors requesting the estimate of what it would take to repair the damage and emails to the insurance company requesting they adjust it quickly so they can move forward with the repairs. Ms. Mosley objected saying they are not relevant to the existence of the nuisance. Mr. Culverhouse said they show an attempt to move forward. Special Magistrate asked what work was being done now? He said not today, no work has been done since the inspection because of the condemnation posting. Ms. Mosley objected to these documents and concluded it was hearsay. Mr. Culverhouse said he could establish a foundation. He is his own records custodian both personally and as the President and Director of Brad Culverhouse Attorney at Law Charter whose emails were drafted by him and sent by him via gmail under the electronic laws of presumption that they were received. There are emails back to him in the ordinary course of this business in regard to the loss and conducting of his personal affairs and from the insurance adjuster and showing that in regards to the loss and his efforts to get an adjustment beginning in October through December of 2017. Each one of the emails is a true and correct copy of the emails sent and received both as John B Culverhouse Sr and also as Brad Culverhouse, Attorney of Brad Culverhouse, Attorney at Law Chartered. An adjuster came out on October 30 and he did not get an offer until sometime in December. The offer was around $8,000 or $9,000, after the deductible, but the case was left open in case there is damage underneath the slab. Special Magistrate Ross asked is he received the check from the insurance company and he said yes but it was forwarded to PNC for them to endorse and they decided to keep it. Mr. Culverhouse said he came out of pocket to make the repairs. Special Magistrate Ross asked if PNC have a mortgage on the property. He said yes. Special Magstrate Ross said it is typical for a mortgage holder to have the owner sign the check and it is deposited to a trust account and money is disbursed in increments as the work is done. Mr. Culverhouse stated that was requested of the bank but they declined and applied it to the loan. She said she was reserve ruling on the emails and Ms. Mosley said she objected to putting the emails into evidence as a defense for the nuisance. She said you just don't co-mingle business and personal records. Special Magistrate Ross asked if the policy presented by Mr. Culverhouse from Lexington Insurance Company, was for 1635 Thumb Point Drive. Mr. Culverhouse said yes and the emails are all under the signature of Brad Culverhouse, Attorney at Law Chartered and the Florida Supreme Court has ruled that a professional corporation, which Brad Culverhouse, Attorney at Law Chartered is, can represent the sole shareholder in matters, so Brad Culverhouse Attoreny at Law Chartered was representing John B. Culverhouse Sr. in this matter and they are business records. He said he has a contract with Joseph Foglia and they are the contractor on the permit. Special Magistrate Ross said she would admit the email that is a proposal from Foglia Contracting. Ms. Mosley said she had no objection to this email. The gmail from Culverhouse to Jennifer Rosignal assigning the claim to an adjuster will be admitted. There was no objection. The October 10 email with a mention

of the wrong number asking for policy showing coverage that would be covered and issued the prior year was admitted. This was showing he had insurance coverage but switched over to a builders risk policy. She had no problem with the email showing the coverage by the policy. Other emails from Lexington Insurance were admitted with no objection but there were several emails that were repetitious of emails already admitted into evidence that were denied.

The next item that was presented and marked as Exhibit #5 is a Notice to Correct dated 11/20/2017 and email from Charlene Adair along with a photo. Exhibit #6 (Section 7 from the book) are photos taken January 27, 2018 showing the repairs completed from the damage of Hurricane Irma, correcting the items addressed in the Notice to Correct. The photos include the dumpster that was being used to haul debris away. From Section 11 of the book, Exhibit #7 are photos showing the condition of the property taken April 17, 2018. There was no objection. The email telling Steve Weaver that he was fired and to clean up the debris was not accepted. Mr. Culverhouse argued that is shows the date of when he told Mr. Weaver to clean up the property and address the issues raised in the nuisance. Special Magistrate Ross stated that this has been testified to and all the witnesses agreed that this occurred and is no longer relevant. Section 17 of the book has all the property cards from the people on the petition. This shows the value of of the properties along with a map of the properties of the people from the petition. Special Magistrate Ross found this to be irrelevant. It is public record and anyone can locate it. ACA Mosely stated that she had is no objection to the map. Mr. Culverhouse proferred the information that he downloaded all of these property appraisers records, the Assistant City Attorney did not object; therefore, he did not get the records certified. This shows for the last 3 years that the residents property value has risen rather than devalue it. Special Magistrate Ross stated that it is possible the values could have risen even more if not for your property. For the record, Ms. Mosley said she did not object to the authenticity of the records, but she did not stipulate to the admittance of the records. Special Magistrate Ross said it can be a proffer but it is not going into the record. Mr. Culverhouse included as part of the proffer that he is submitting these records because there has been testimony today that 1635 Thumb Point Dr might affect their property values.

The items from Section 18 of the evidence book shows the work being done according to the permit, starting in 2009 when the plans were upgraded to the 2010 code that required the building to be raised above the flood plain, revisions, contracts, release documents and records relating to the work on the property. Ms. Mosley objected and said it was not relevant. Additionally the timeline that was submitted states a permit was issued in 2009, expired, a new permit was issued. Special Magistrate Ross said she didn't see anything else in the notebook was relevant to the timeline proposed by the City. We know you obtained permits. The issue is the time lapse.

Mr. Culverhouse continued his testimony. Regarding the boat, it was tied up to the dock while in distress without his knowledge. He has notified the owner and posted the boat in an attempt to evict the boat but state statute requires 60 days notice before he can take action. In October 2017 he was diagnosed with cancer and went through surgery. He went through another surgery in December and in January he was sent to Moffitt Center and continues to receive treatment. He placed his son's name on the title after his wife died in January 2015. He developed heart problems in November 2017. Either he or his son go to the property every day because he still receives his mail at this address.

Special Magistate Ross said she was concerned that this action starting in 2005 and here we are in April of 2018 and nothing has been done. Mr. Culverhouse stated his testimony will explain the delay. He said in 2005 he was in litigation with USAA involving the money from Hurricanes Francis and Jean, which was not settled until 2007. We were also under the old building code, which would have allowed the building to be rebuilt without raising it. Special Magistrate Ross stated that she has heard testimony from his neighbors today that they also

suffered the same or similar damage from the hurricanes, maybe not as bad, but they suffered damage also. They got their houses in order and up to code and you, over a thirteen year period of time, haven't. He said the negotiation with the insurance company resulted in a law suit and finally settled for about $400,000. She asked what improvements were made with the $400,000 settlement. He said the money was paid to us and to National City or Harbor Bank. At that time they did not have a building permit, he retained an architect and engineer who did not do anything. He fired them and had to get someone else. The bank took the money and reduced the amount of the mortgage - they applied it to the line of credit. Special Magistrate Ross questioned this as the money was designated for repairs and the bank is to hold the money, making disbursements as the work and inspections are completed - but they cannot take the funds and apply it to the mortgage. Mr. Culverhouse stated that this was during the time that Harbor went to National City and then PNC took them over.

AT THIS TIME, AT THE REQUEST OF STAFF, THE HEARING WAS RECESSED FOR A FIVE MINUTE BREAK.

After reconvening, Special Magistrate summarized her questions regarding the use of the insurance money. Mr. Culverhouse said from the 2004 hurricanes to the present date he has spent about $240,000 and during that time period they demolished the property down to the slab so they could increase the height of the slab. The photos show how high the floor of the present structure is as opposed to the deck below. She asked if this was required by the City or was it something he decided to do himself. He said it was a combination of both. She asked about the swimming pool and he said he had planned to get a variance for the screen enclosure, but the engineer he hired drug his feet. We did not get the permit until 2009 but at that time his wife became ill in 2009 and during this time period his bank was taken over by PNC. He understood they would loan him the money but it didn't take place. He demolished the structure in 2014 and used the slab as the footers. His wife died in January, 2015 and he didn't have the heart to do anything after that for 8 to 9 months. He had arranged financing with Mr. Reed in 2018 but the posting made him say no.

Special Magistrate Ross asked him about the letters from City of Fort Pierce. One is dated February 19, 2016. She read directly from the letter, "As per our meeting, both parties agreed to the following action plan to avoid the city moving forward with the condemation of the above referenced property. 1) Submit a timeline by February 16, 2016, indicating a reasonable completion date for this project. 2) All exterior work including landscaping in conjunction with this permit shall be completed and inspected by January 1, 2017. Failure to comply will result in the revocation of the permit, condemnation of the structure and the ordered removal of all structural elements on the property. Sincerely, Marc Myers, Building Official." You signed this agreement saying "I, the owner of this property, am in agreement with this action plan and agree to the terms above". Your signature is here and it was admitted as exhibit 5, notarized, and attached was a timeline for construction and repair of your house. Exhibit 6 is a letter dated April 21, 2016 that is a friendly reminder that the project has begun to fall behind. Mr. Culverhouse said on December 11, 2014 he filed a Chapter 11 and it was prior to the confirmation of the Chapter 11 plan and that agreement was rejected by operational law when it was not assumed in the Chapter 11 plan. This relieved him of any obligation of the agreement by the US Bankruptcy Code. She asked if he informed the City of this. He said the City got a copy of everything that was filed in the bankruptcy case. She asked if he told the City that he could not live up to this agreement. He said the bankruptcy provides that any electatory contract whether there is performance to be done relating to a prepetitioned obligation that if that agreement is not assumed in the Chapter 11 plan it is automatically rejected. She said this was not a part of his bankruptcy because he had received insurance money to make the repairs. This was not a part of bankruptcy. He said it was. The City was listed as a creditor. The consensus was that the stipulation was in violation of the 2010 building code that required that an inspection be performed. He said he filed in December 2014 and she said the stipulation was done in February. She asked if he added this to the

bankruptcy petition. He said he did not assume the contract in the Chapter 11 plan and upon entry of the confirmation order by operation of law it was rejected. It was no longer binding. He could not without prior court approval take any action in regard to expenditure of any money on Thumb Point Drive. He said the City knew as well as he did that he was in this bankruptcy before he signed the contract. When he signed it he had intentions to honor the contract.

Special Magistrate Ross called for closing statements.

In closing ACA Mosley stated that in breaking the case down, this is the maintnence of a nuisance on property owned by Mr. Culverhouse in violation of City Code 16-46. Section 16-48 the Fort Pierce Code that deals with definitions, a nuisance as a condition means a certain state of being or situation located on property which: Injures or endangers the comfort, repose, health, or safety of any person and every witness spoke about how their comfort and quiet enjoyment of their property was affected by being unable to utilize their property. The witnesses testified that it was an eyesore, its a vacant property, it attracted trespassers, having to call the police, etc. The neighbors complained about the smell from the mold, comments made by the guests and family when the visit and one neighbor is attempting to sell his house and has not had an offer on it yet. It has been 13 years since 1635 Thumb Point Drive was damaged by the 2004 hurricanes and very little has been done to repair the property. Nuisance as a condition defines property that "tends to or could" depreciate the value of property of any persons. The residents testified to the fact when they had company visit they would get negative comments and it made them feel uncomfortable. It "could" depreciate the value of their property because its next to an eyesore that included trash, litter, and debris from 2005 up until this time. We heard complaints about rats coming from this property and while they could not say they actually saw this, a nuisance as a condition is a condition that provides "or could provide" harborage for rats, mice, snakes, insects or other vermin. The pool that is sitting stagnant is an attraction for mosquitos and the property is overgrown with grass and weeds that "attracts or could attract" rats, snakes, mice, and other vermin. Nuisance as a condition includes landscaping that is not well maintained including lawns, hedges, bushes, and trees. The witnesses said the property was a mess, overgrown and full of weeds. All of this testimony constitutes credible evidence of what constitutes a condition of nuisance per our ordinances. Resolution 17-R38 does not define a condition of nuisance; that definition has existed since 1999. This resolution describes the procedures that are to be followed in determining a nuisance. In these procedures, the City may or may not proceed if a valid permit is issued. During the last 13 years permit after permit has been pulled and they expired and then would be renewed to expire again and no real action has taken place, nothing moving forward, the property is still an eyesore and the neighbors are continuing to complain about the condition of this property. In July 2014 the residents put together a petition and presented it to the City for action to be taken on this property. We recommend that you find that this property is a nuisance and that you move this matter forward to the Commission.

Mr. Culverhouse's closing statements started with reasserting the constitutional issues he raised in the beginning so there's no issue of waiver on them. And also assert the affirmative defense that because there is an active building permit that is an offense against the City's action in declaring it a nuisance. The City issued a building permit in 2014. The permit has remained active, inspections have taken place, progress has been made in regard to its reconstruction. According to the time line, the last inspection was on January 27, 2018 which was after the posting and at that time the City of Fort Pierce Building Department passed the property and now the next inspection is due on or before July 26, 2018. Nobody testified they saw any rats or raccoons on his property. No one testified they got ill from it. They did testify about friends who made comments about the property but there was no adverse affects from it as far as health is concerned. He said he was the sole responsible person for this property and his son had nothing to do with it. The neighbors testified about several problems that have been resolved. When they complained directly to me, I took care of it. I terminated the

contractor who was responsible for the problems that occurred there. There's no basis that the value of the homes are affected by his property. He said when someone couldn't sell their property and put the blame on his property, that was pure conjecture. There was no proof that his property brought down the value of other residents property. And to say the mosquitoes or other conditions "could" cause a problem is not right. He said the value of the improvements are in excess of $100,000 and he needs that to borrow the money in order to finish the project. After Hurricane Irma, there was damage but he had the insurance adjuster come out and they made the necessary repairs. He said he's been moving ahead with the repairs and improvements but the posting in January has brought things to a stand still. He said as far as enjoyment and comfort is concerned, there's nothing that has actually kept them from enjoying the quiet comfort in their own homes. He was in the process of getting the boat removed but he has to follow the law to get it out. It is his contention that the property does not constitute a nuisance and should not have been condemned. He requested that it be denied.

Special Magistrate Ross said with regards to the testimony and evidence presented, her findings were that the residents that live on Thumb Point Drive have had to tolerate Mr. Culverhouse's house since it's destruction after the 2004 hurricanes. Those residents testified themselves that they all suffered damage and had to leave for more than a year. All of them slowly got back into their houses and resumed a normal lifestyle. His house has been in a state of disrepair for more than 13 years. The regulations for how we take care of our properties affect each of us, no matter where they live. There's been many unfortunate incidents including his wife dying, but you received more than $400,000 in insurance proceeds and she didn't know where the money went but it does not appear that the money was used to significantly try to repair the home. The structure is still at ground level and there's no excuse anymore. The boat that is moored on your property is still there. He signed an agreement with the City agreeing to do repairs within a certain amount of time that you agreed to, you signed and it was notarized - but you did nothing. You sent notice to the City that the bankruptcy you filed rendered the agreement void. Where is your intention to ever improve the property? The neighborhood appears to be a close knit neighborhood. They call each other when there are trespassers in the area. She said you made some attempt by pulling permits but that is all you did. You were given 13 years to correct this situation but so far you haven't put a dent in making any repairs. Children have gone from kindergarten through 12th grade in 13 years. It is a long time.

Based on those facts I am going to delcare the property a nuisance and to forward it to the City Commission for final determination. This is a recommendation only. The Commission is free to do whatever they will. Good luck to you.

MEETING WAS ADJOURNED.

nt of

9. NEW BUSINESS

10. OLD BUSINESS

Adjourned: 6:50 PM
Respectfully submitted:
Colleen Greer
Code Enforcement Clerk

PLAINTIFF'S EXHIBIT
tabbies
#11
Case 18-0139

TO : Nicholas Mimms, City Manager

FROM : Peggy Arraiz, Code Compliance Manager

SUBJECT : 1635 Thumb Point Drive

DATE : February 28, 2018

As requested, below is a summary of the events that have taken place at 1635 Thumb Point Drive.

Background – 2004 to 2007

- The residence at this location was severely damaged by the twin hurricanes of 2004.
- May 2005 – the property was cited due to the unsafe condition of the building, a damaged fence and stagnant water in the pool.
- June 2005 – the Building Official John Alcorn initiated action to demolish the building, which was appealed by Mr. & Mrs. Culverhouse.
- The appeal was scheduled for August 30, 2005.
    - M/M Culverhouse requested continuation to September 27, 2005 – granted.
    - M/M Culverhouse requested continuation to October 25, 2005 – granted.
    - M/M Culverhouse requested continuation to November 29, 2005 – granted.
    - M/M Culverhouse requested continuation in December 2005 – granted.
    - M/M Culverhouse requested continuation to February 2006 – granted.
    - M/M Culverhouse requested continuation to June 2006.
- March 2007 - Due to no action to the property, the matter was scheduled before the Special Magistrate on April 11, 2007.
- Property was found in violation, given 120 days to apply for a permit. Failure would result in a $250.00 per day fine.
- Fines started on October 26, 2007 and a Lien was recorded on November 20, 2007.

Actions – 2009 to 2014

- March 2009 – a new condemnation order was signed by Building Official Marc Meyers due to no action taken by the owner.
- April 2009 – a permit application was submitted to rehabilitate the structure.
- December 2009 – the permit expired without the work being completed.
- June 2010 – another permit application was submitted to rehabilitate the structure.
- At the request of M/M Culverhouse, a lien reduction hearing was scheduled for September 8, 2010.
    - M/M Culverhouse requested continuation to November 10, 2010 – granted.
    - M/M Culverhouse requested continuation to January 12, 2011.

- M/M Culverhouse requested continuation – granted (no reduction hearing ever heard)
- August 2011 – the permit expired without the work being completed.
- July 2013 – multiple complaints from neighbors that the shell of a building was being used for storage, but no action taken because our code only addresses outside storage.
- October 2013 – demolition permit application submitted.
  - January 2014 – contractor requested a thirty (30) day extension to the permit – granted.
  - February 2014 – contactor requested an additional extension to the permit – granted.
- December 2013 – multiple complaints from neighbors about the outside storage at the property, but due to an active demolition permit, no action could be taken.
- February 2014 – The structure that was damaged in 2004 was demolished.
- March 2014 – application to rebuild a single family residence was submitted and approved in August 2014.
- June 2014 – multiple complaints from neighbors received due to the condition of the property but no action could be taken due to an active building permit.
- July 2015 – A petition signed by forty-five (45) of the neighboring property owners was submitted to the City requesting the City take action to compel the owners to bring the property into compliance.

Current status – 2016 to present

- January 2016, Staff received a request to issue a partial release of properties previously owned by M/M Culverhouse located in St. Lucie County from the spreading lien attached to 1635 Thumb Point Drive.
  - Staff and the Special Magistrate both recommended approval of the request to the City Commission with the stipulation that the lien would remain against 1635 Thumb Point Drive.
  - The City Commission also approved the request with payment of $5,000.00 and that the lien would remain in affect against 1635 Thumb Point Drive.
  - The City Attorney finalized an agreement to release all liens from 1635 Thumb Point Drive as part of the settlement of $5,000.00.
- February 2016 – Mr. Culverhouse and Mr. Steve Weaver submitted an action plan outlining steps to be taken with specific deadlines. Building Official Marc Meyers agreed with the submitted action plan with the stipulation that failure to comply with the timeframe would result in the revocation of the permit, the condemnation of the structure and the demolition of all the structural elements. Per this timeline, house would be completed by Fall 2016.
- April 2016 – Mr. Culverhouse was notified that they had not fulfilled their agreement but granted a one week extension to bring up to date.
- March 2017 – due to the owner's failure to comply with the stipulated timeline and no action being taken, staff recommended the City foreclose upon the lien. At this time, we learned of the agreement to fully release all liens from the property.
- December 2017 – the permit from 2014 was set to expire without the work being completed.
  - A 30 day extension was requested on December 8, 2017 – granted.

- A 30 day extension was requested on January 16, 2018 – granted.
- January 25, 2018 – received an approved inspection for a tie beam.
- Permit continued to July 2018.

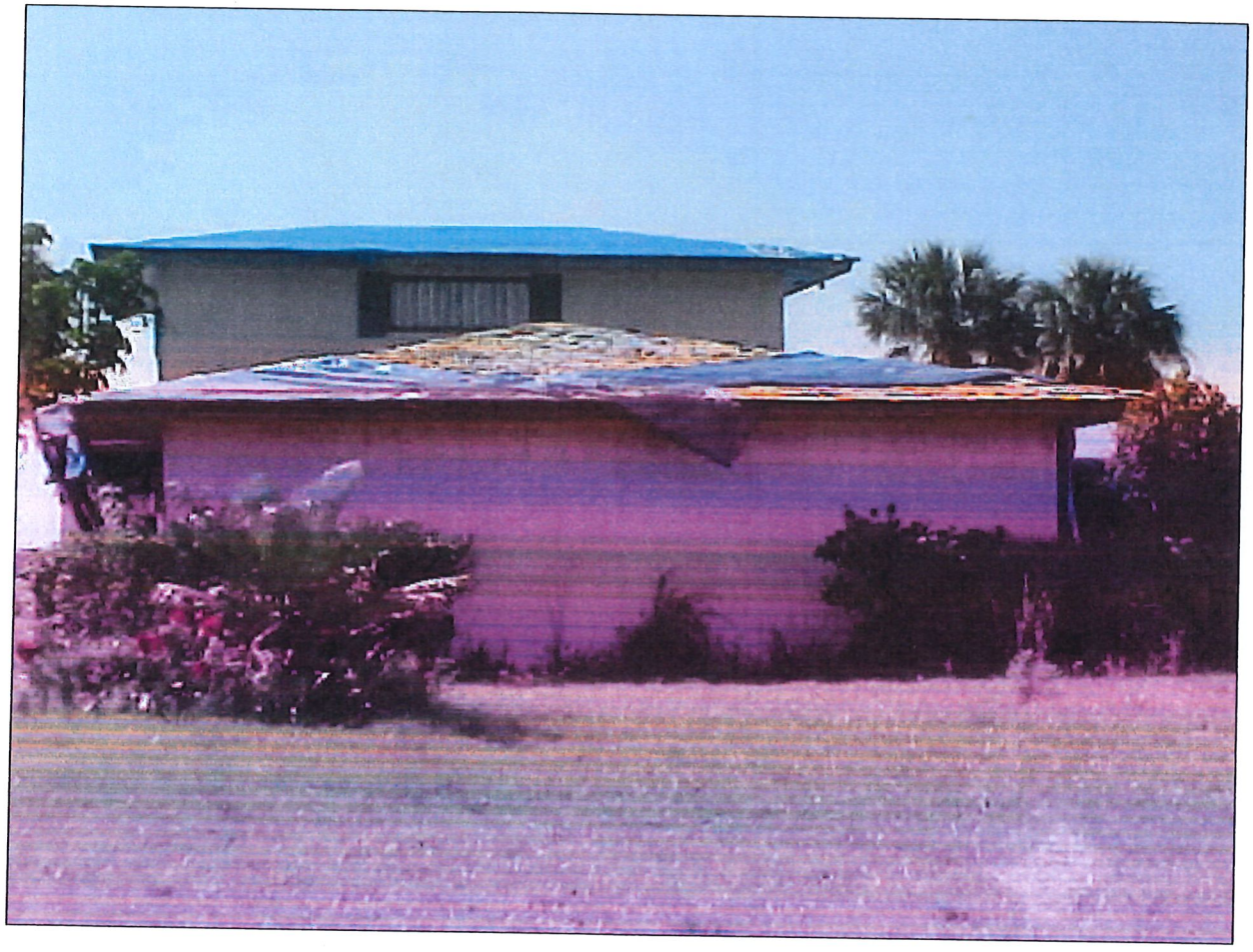
- January 2018 – at the direction of the City Manager, the property was posted as a nuisance and a new condemnation was initiated under the newly adopted Rules of Procedure for Condemnation and Demolition, which provide for the condemnation of a structure due to its adverse impact on the neighborhood.
  - Mr. Culverhouse appealed the Declaration of Nuisance and the appeal was scheduled for March 21, 2018.
  - Mr. Culverhouse requested an extension – granted.
  - New appeal date is scheduled for April 18, 2018. This agreed upon date has been documented in a signed stipulation, approved by the Special Magistrate and recorded with the Clerk of Court of St. Lucie County.

Summary

- 2004 – house damaged by hurricanes
- 2007 – found in violation by the Special Magistrate
- 2014 – house demolished
- 2014 – permit to rebuild approved
- 2016 – owner submits timeline to complete construction
- 2018 – property declared a nuisance and condemnation of building initiated

#1

1635 THUMB POINT DISK #39 # 17 4-21- 05
NANCY EAIRHEART EXHIBIT _____



PLAINTIFF'S EXHIBIT
#1-3 (Comp.)
Case 18-0139

Compost

#2





1635 Thumbpoint

#3-A





#3-B





#3-C





~~#4-A~~
3-D



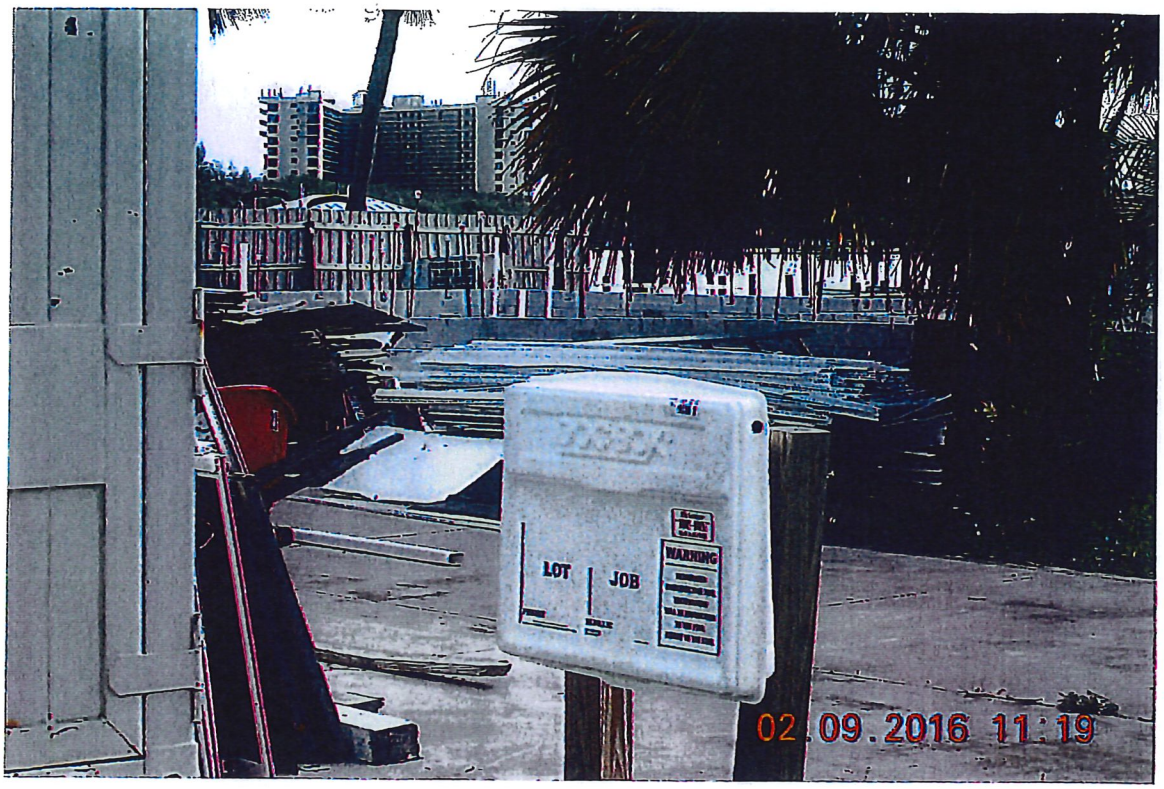


~~#4-B~~
3-E





#4-C
3-F



~~#4-D~~
3-G





RECEIVED
JUL 29 2015
CODE ENFORCEMENT
CITY OF FT. PIERCE
Ex. A

July 26, 2015

Subject: 1635 Thumb Point Drive

Dear Mr. Meyers

Following our meeting with you at City Hall in June I enclose a letter to Messrs. Culverhouse from the Residents of Thumb Point Drive together with their signatures.

There were also discussions among the residents about the City's neglect of its responsibilities in enforcing its own building codes on this site.

As you are well aware the materials and storage units on this site have been used primarily for the storage of Mr. Weaver's equipment and materials for his General Contracting work, NOT for the stated purpose of building a dwelling on the site. The storage units continue to be used for this purpose and there is no building in process. Also the ugly eyesore that is the partial building remains.

You and your City Colleagues in the Building and Code Enforcement Departments have had ample evidence of this over many years but have chosen to take no action over this obvious violation of your building codes.

We urge you and your colleagues in Code Enforcement to put an end to this charade and enforce the building code. The owners should be asked to either complete the dwelling, clear the site or sell it. If they refuse, the city should take appropriate action to correct this eyesore.

Sincerely,

Chris Hodge
1622 Thumb Point Drive
Tel: 772 579 8306

Janice Hodge

cc: Linda Hudson - Mayor
Peggy Arraiz - Code Enforcement Manager
Anthony Westbury - St. Lucie Tribune

PLAINTIFF'S EXHIBIT
tabbies
Comp #4
Case 18D139

Petition for Culverhouse Property at 1635 Thumb Point Drive

PRINTED NAME	SIGNATURE	ADDRESS
Janice Hodge	Janice Hodge	1622 TPD
CHRIS HODGE	Chris Hodge	1622 TPD
John Wolsieter	John Wolsieter	1625 TPD
Nell Wolsieger	Nell Wolsieger	1625 TPD
JOHN NORTHEN	John L Northen	1646 TPD
PATTY NORTHEN	Patty A. Northen	1646 T.P.D.
Bob Greene	[illegible]	602 TPD
Donna Greene	[illegible]	[illegible] MALABAR
MARIA FUNKA	Maria Funka	1550 THUMB POINT DR.
D.W. Griffith Sr	D.W. GRIFFITH Sr	1510 Thumb Pt. Dr
~~SALLY G.~~		
SALLY G. GRIFFITH	Sally G Griffith	1510 THUMB PT. DR. Fort Pierce
RONALD S JONES	[illegible]	1601 THUMB PT DR FORT PIERCE
ELLEN L. JONES	Ellen L. Jones	1601 Thumb Point Dr. Ft. Pierce, FL 34949
Gary L. Hickman	Gary L Hickman	1560 Thumb Pt Dr. Ft Pierce, FL 34949
Loraine Thompson	Loraine Thompson	1560 TPD
ELIZABETH BURNS	Elizabeth Burns	1564 Thumb Point

Petition for Culverhouse Property at 1635 Thumb Point Drive

PRINTED NAME	SIGNATURE	ADDRESS
Robert L. Ivey SR		1614 Thumb Point Dr. Fort Pierce FL 34949
REBECCA P IVEY	Rebecca P Ivey	1614 THUMB POINT DRIVE FORT PIERCE, FL 34949
Robin Norris		1570 Thumb Point Fort Pierce
EDWARD D. CONROY		1807 Melaleuca Dr. Ft. Pierce, Fl. 34949
BARBARA D. CONROY		1807 Melaleuca. Ft Pierce, Fla 349
GARY WERNER	Gary Werner	1525 Thumb Point Dr H. Pierce, H. 34949
Carol Yanaros	Carol Yanaros	1639 Thumb P. Dr. Ft. Pierce, Fl.
GEORGE ASKLOF		1630
John graziano		1654 TPD
STEFAN CARO		1664 TPD
SARAH CARO		1664 TP POINT
Vincent Spadaccini		1667 Thumb Point
FRANCES LARSON		1609 Thumb Pt
Patty Sirois		1605 TP.
Jeanie Mazza	1503 Thumb Pt Dr	
TERRI LEONE		1542 Thumb Point Dr

Petition for Culverhouse Property at 1635 Thumb Point Drive

PRINTED NAME	SIGNATURE	ADDRESS
Joseph Ghiotti	Joseph J Ghiotti Jr.	1512 THUMB POINT DRIVE.
Maria Funka	MARIA FUNKA	1550 THUMB POINT DR.
Kris Walters	Kris Walters	1573 Thumb Point Dr.
John Klimek	John Klimek	606 Faber Ave.
ROSS CRITTENDEN	Ross Crittenden	610 Faber Ave 34949
James Longstreet	James Longstreet	614 Faber Ave.
Pat Morrison	Pat Morrison	1642 Thumb Point
Kelly Johnson	Kelly Johnson	1509 Thumb Point Dr. 34949
Donna Spillman	Donna Spillman	1610 Thumb Point
David L Hicks	David A Hicks	1502 Thumb Point Dr.
Jon Harris		1526 Thumbpoint Dr
Jill Williams	Jill Williams	1643 Thumb Point Dr.
Michael Williams		1643 Thumb Point Dr.

PLAINTIFF'S EXHIBIT
Exh #5
Case 18-0139

Ex: 5

MAYOR
LINDA HUDSON

COMMISSIONERS
RUFUS ALEXANDER III
EDWARD BECHT
THOMAS PERONA
REGINALD SESSIONS

CITY MANAGER
NICHOLAS C. MIMMS, P.E.

BUILDING OFFICIAL
MARC MEYERS

CITY OF FORT PIERCE
Florida

BUILDING DEPT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-467-3198; FAX: 772-467-3849

February 19, 2016

John B. Culverhouse
505 Beach Ct
Fort Pierce, FL 34950

Realtime Property and Development Services, Inc.
607 Malabar Ave
Fort Pierce, FL 34949

Re: 1635 Thumb Point Drive

Dear Mr. Culverhouse and Mr. Weaver:

As per our meeting, both parties agreed to the following action plan to avoid the City from moving forward with the condemnation of the above referenced property.

1. Submit a timeline by February 16, 2016, indicating a reasonable completion date for this project.
2. All exterior work including landscaping in conjunction with this permit shall be completed and inspected by January 1, 2017.

Failure to comply will result in the revocation of the permit, condemnation of the structure and the ordered removal of all structural elements on the property.

Sincerely,

Marc Meyers
Building Official

I, the owner of the above referenced property, am in agreement with this action plan and agree to the terms above.

Owner's Signature

MECHELLE J. ARBUZOW
Notary Public - State of Florida
My Comm. Expires May 30, 2017
Commission # FF 17807
Bonded Through National Notary Assn.

Notary Signature

Mechelle Arbuzow

State of Florida,
County of St. Lucie

Affirm to and Subscribed before me this 19 day of February, 2016 by John Bradford Culverhouse who produced FL. DR. LIC identification

1635 THUMB POINT DRIVE
CONSTRUCTION SCHEDULE

Week		
February 20, 2016		
February 27, 2016		set up utilities accounts & temp power
March 5, 2016		footing inspection
March 12, 2016		pour stemwall & footings strip forms
March 19, 2016		backfill outside of stemwall
March 26, 2016		backfill and compact inside stem wall
April 2, 2016		rough underground plumbing elec a/c
April 9, 2016		recompact & compaction test
April 16, 2016		slab inspection
April 23, 2016		pour slab
April 30, 2016		order windows and doors
May 7, 2016		strip forms, order second floor trusses
May 14, 2016		scaffold for first lift of block
May 21, 2016		first floor block
May 28, 2016		first floor bond beam
June 4, 2016		order roof trusses,
June 11, 2016		steel columns
June 18, 2016		second floor trusses and deck installed
June 18, 2016		elevated concrete deck begin formwork
June 25, 2016		re-scaffold for second lift of block
July 9, 2016		2nd floor block
July 16, 2016		2nd floor bond beam with embedded straps
July 23, 2016		pour 2nd floor concrete deck
July 30, 2016		roof trusses and plywood installed
August 6, 2016		roof peel and stick dry in ; window bucks
August 13, 2016		install windows and doors
August 27, 2016		install garage doors
September 10, 2016		standing seam metal roof
October 1, 2016		exterior trim and poly icynene insulation
October 15, 2016		stucco and soffits
October 22, 2016		elec panel safe on for test etc
October 29, 2016		exterior paint
November 5, 2016		sewer connection
November 12, 2016		demo driveway where needed new drive and walks subgrade
November 19, 2016		driveway and sidewalks
December 3, 2016		exterior stairs
December 10, 2016		balcony railings gutters
December 17, 2016		required trees plants and ground cover
December 24, 2016		irrigation system and well
December 31, 2016		final survey; pool deck repairs
January 7, 2017		repair pool equipment/install safety fence around pool
		repair or replace east fence

PLAINTIFF'S EXHIBIT
#6
Case 18-0139
Ex: 6

MAYOR
LINDA HUDSON

COMMISSIONERS
RUFUS ALEXANDER III
EDWARD BECHT
THOMAS PERONA
REGINALD SESSIONS

CITY MANAGER
NICHOLAS C. MIMMS, P.E.

BUILDING OFFICIAL
MARC MEYERS

CITY OF FORT PIERCE
Florida

FORT PIERCE · THE SUNRISE CITY ·

#6

April 21, 2016

Mr. Brad Culverhouse
505 Beach Court
Fort Pierce, FL 34950-8544

Dear Mr. Culverhouse:

As a friendly reminder, per the attached "Time Limit Agreement" and the construction schedule, your project at 1635 Thumbpoint Drive has begun to fall behind. According to your schedule:

1. The backfill installed was to be compacted by March 26, 2016.
2. UG Plumbing and Electrical by April 2, 2006
3. Slab inspection by April 16, 2016
4. Slab pour by April 23, 2016

Obviously these things have not taken place. In speaking by telephone with Mr. Weaver this morning, April 21, 2016, he informed me that the underground and slab pour would be next week. Hopefully these inspections take place and the slab gets poured. Please instruct your contractor Mr. Weaver to bring the project back up to the agreed upon schedule.

Sincerely,

Marc Meyers, CBO, CFM
City of Fort Pierce Building Official

MM/km

Enclosures (2)

cc: Nicholas Mimms, City Manager
Paul Thomas, Building Dept. Coordinator
Steve Weaver, Real Time Properties & Dev. Svcs.

Ex: 7

PLAINTIFF'S EXHIBIT
Comp #7
Case 18-0139



RESOLUTION NO. 17-R38

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **ADOPTING RULES OF PROCEDURE FOR CONDEMNATION AND DEMOLITION OF STRUCTURES;** PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted Ordinance No. 17-028 Creating the Clean & Safe Community Initiative; and

WHEREAS, one of the primary functions of the Clean & Safe Community Initiative is to remove slum and blight conditions in the community through the condemnation and demolition process; and

WHEREAS, the City Commission wishes to establish procedures for condemnation and demolition of structures within the City; and

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida:

SECTION 1. That the Rules of Procedure for Condemnation and Demolition of Structures as outlined in "Exhibit A" are hereby ratified and adopted by The City of Fort Pierce.

SECTION 2. The provisions of this Resolution are declared to be severable and if any section, sentence, clause, or phrase of this Resolution shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Resolution but shall remain in effect, it being the legislative intent that this Resolution shall stand notwithstanding the invalidity of any part.

SECTION 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 4. This Resolution shall be effective immediately upon final adoption by the Commission.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 20th day of November, 2017.

Linda Hudson

Linda Hudson, Mayor

ATTEST:

Linda W. Cox

Linda Cox, City Clerk

Approved as to Form
And Correctness:

James M. Messer, Esq.
City Attorney

Rules of Procedure for
Condemnation & Demolition of Structures

Exhibit A

These procedures are established to regulate the condemnation of structures or systems and the subsequent rehabilitation or demolition of such structures or systems.

Condemnation Procedures

1. The Code Compliance Manager will review all requests for condemnation and make a final determination of action to be taken based upon the following:
    a. The recommendation from the Building Inspector.
    b. Complaints from citizens, the Fort Pierce Police Department and/or other agencies.
    c. Compliance with the City of Fort Pierce Charter Section 14 (9) that allows for the removal of any building or structure that constitutes a menace to business, health, or safety, or any building or structure that constitutes a fire hazard or which is unsightly or does not conform in architecture to adjacent or surrounding buildings which are hereby designated and declared to be a nuisance;
2. If the structure is to be condemned but can be repaired and does not require demolition, the procedures outlined in Section I – Condemnation with Rehabilitation shall be followed.
3. If the structure is to be condemned and must be removed by demolition, the procedures outlined in Section II – Condemnation with Demolition shall be followed.
4. If the structure is to be condemned due to its adverse impact on the neighborhood and businesses or any other condition that is not provided for in the International Property Maintenance Code Section 108 as adopted by the City Commission, the procedures outlined in Section III – Condemnation / Declaration of Nuisance shall be followed.
5. When, in the opinion of the Building Official or Code Official, there is imminent danger of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the Building Official or Code Official shall take whatever steps are necessary, up to and including demolition of the structure, to preserve the life, health and safety of the community. When such action is taken, the procedures for demolition outlined in Section II shall commence as soon as reasonably possible after the fact.

SECTION I – CONDEMNATION WITH REHABILITION

This Section is intended to address properties that have been declared unsafe by the Code Official but are not in such a state of disrepair as to require the demolition or removal of the structure. This section may be supplemented by nuisance abatement action provided for in Chapter 16 of the City's Code of Ordinances to properly secure such structure until the repairs have been completed.

These procedures may be suspended with the issuance of a valid building permit that will abate the violations or a Stipulation of Remediation that clearly outlines the steps required to remedy the violations and a timeline for compliance. The stipulation must be signed by both the interested party and a city representative and be notarized. Failure to comply with the conditions of the building permit or the stipulation will result in the procedures for condemnation automatically resuming.

1. Property is inspected by the Building Department.
    a. A Property Maintenance Inspection Report (PMIR) is completed to include a recommended action to be taken based upon the International Property Maintenance Code Section 108 as adopted by the City Commission on January 3, 2017.
    b. Date stamped color photographs of the property conditions are taken and attached to the PMIR.
    c. A Property Card is printed from the Property Appraiser's website.
    d. File is forwarded to the Code Compliance Manager.
2. Notice of Violation and Affidavit of Unsafe Building is created.
    a. The Notice of Violation must clearly identify the steps required to remedy all identified violations.
    b. The notice must include a statement providing the owner(s) with their right to appeal the decision to the Construction Board of Adjustments and Appeals.
3. The Affidavit of Unsafe Building with the attached Notice of Violation is recorded with the St. Lucie County Clerk of Courts.
4. A copy of the recorded affidavit and notice is to be sent to all interested parties including the registered owner of title (from the Property Appraiser's card), any Registered Agent listed with the Division of Corporations, any heirs of estates listed with the St Lucie County Clerk of Court., any tenants and any additional names / addresses as may be provided.
5. All notices are to be sent certified mail, return receipt requested.
6. If the signed green card is not received within 10 business days, is returned unclaimed or unsigned, the notice shall be sent regular mail with an Affidavit of Mailing signed and placed in the file.
7. Property is to be posted with the appropriate Notice of Condemnation. This may include an order for the structure to be vacated until such repairs have been completed.
8. An Affidavit of Posting shall be signed and placed in the file along with a copy of the posting.
9. Follow up inspections are to be conducted at least bi-annually to determine if additional action is needed.
10. If no action has been initiated after a period of twenty-four (24) months, the Code Compliance Manager may either forward the property to the Legal Department to initiate foreclosure proceedings or forward the matter to the City Commission for demolition.

SECTION II – CONDEMNATION WITH DEMOLITION

This Section is intended to address properties that have been declared unsafe by the Code Official but are in such a state of disrepair as to require the demolition or removal of the structure.

These procedures may be suspended with the issuance of a valid building permit that will abate the violations or a Stipulation of Remediation that clearly outlines the steps required to remedy the violations and a timeline for compliance. The stipulation must be signed by both the interested party and a city representative and be notarized. Failure to comply with the conditions of the building permit or the stipulation will result in the procedures for demolition automatically resuming.

1. A Notice of Violation is created.
    a. The notice must clearly state that the building has been declared unsafe and must be demolished.
    b. A time to comply shall be established, determined by the severity of the condition, not to exceed 60 days.
    c. The notice is to be sent to all interested parties including the registered owner of title (from the Property Appraiser's card), any Registered Agent listed with the Division of Corporations, any heirs of estates listed with the St Lucie County Clerk of Court., any tenants and any additional names / addresses as may be provided.
    d. All notices must be sent certified mail, with return receipt requested.
2. An Affidavit of Unsafe Building with the attached Notice of Violation is recorded with the St. Lucie County Clerk of Courts.
3. A Resolution is prepared for approval by the City Commission to establish a date of hearing.
    a. The Resolution will be placed on the next available Commission agenda.
    b. The Resolution may include multiple addresses that are being scheduled to be heard.
    c. No evidence will be submitted or presented in support of this Resolution as it is only announcing a hearing date at which time such evidence shall be submitted and reviewed.
    d. Following the adoption of the Resolution establishing the hearing date, a Notice of Hearing shall be mailed by registered or certified mail a certified copy of said resolution to all parties at least ten (10) days prior to the date of said hearing by the city clerk of the City of Fort Pierce. Notice issued under this section shall advise the property owner and potential parties in interest of their right to be heard on the demolition or to show cause why the demolition should not take place.
4. A Resolution to Declare a Nuisance / Condemn & Demolish a structure is prepared for approval by the City Commission. Only a single property may be addressed per Resolution to Condemn and Demolish and in lieu of a specific date, shall state that demolition shall comply with the Rules of Procedure as adopted by the City Commission. Evidence to support the Resolution shall be presented and shall include, but is not limited to, the following:
    a. A copy of the Notice of Violation and certified mail return receipt.

b. A copy of the recorded Affidavit of Unsafe Building.

c. A current copy of the property card from the Property Appraiser's website indicating the current owner of the property and if the property is homesteaded.

d. Confirmation from the FPUA as to the current status of utilities.

e. Property Status Statement indicating:

i. If the property is occupied.

ii. If there was any prior attempts for rehabilitation under Section I of these rules.

iii. If there is any additional code enforcement action upon the property.

iv. If the property is historic and requires a Certificate of Appropriateness prior to demolition.

f. Color photographs clearly depicting the current condition of the property.

g. A copy of the Property Maintenance Inspection Report, completed by the Building Inspector.

h. Any reports from the FPPD or citizen complaints regarding the property.

5. If the City Commission finds cause to support the Resolution, staff shall commence the demolition procedures listed below no sooner than fifteen (15) days following adoption of the Resolution to allow the owner or other interested party the time to appeal the Commission's decision.

6. Any person, firm or corporation having any lien on, or interest in the property ordered condemned or removed, shall have the right to appeal, however, such appeal shall not operate as a stay of demolition until appeal bond has been filed with the clerk of the circuit court for St. Lucie County, Florida. The amount of which bond shall be set by the judge of the circuit court of St. Lucie County, Florida in an amount sufficient to cover all costs, attorney's fees and expenses of the City of Fort Pierce, reasonably incurred by the said city in protecting the public from dangers and damages arising from an incident to the building or structure involved in the said appeal. Provided, however, writ of error shall be issued out within three (3) days (Sundays excluded) and made returnable within fifteen (15) days from the date of said resolution.

DEMOLITION PROCEDURES

7. An Affidavit of Homestead Exemption Status is signed and placed in the file with a current Property Card from the Property Appraiser's and a copy of the Tax Card and tax record attached.

8. The historic status of the property is determined and an Affidavit of Historic Structure Status is completed.

a. If the structure is within a designated historic district or has otherwise been declared historic, the request is forwarded to the Historic Preservation Officer for the matter to be placed before the Historic Preservation Board to obtain a Certificate of Appropriateness to have the structure demolished.

b. If the structure is not historic, the Affidavit of Historic Structure Status is signed and placed in the file

9. A title search is to be conducted to determine if there are any additional interested parties that have not been notified. In the event that there are parties in interests, no demolition shall take place until the parties have had an opportunity to be heard but no later than fifteen (15) days following notice of interest.

10. A Final Notice of Demolition is sent regular mail to all interested parties identified in the title search providing for 15 days to contact the Code Enforcement office and initiate appropriate action to address the condition(s) that created the declared nuisance.

11. If all the above steps have been completed, there are no active permits to address the violations and no active Stipulation for Remediation, the matter will be forwarded to an approved City vendor.

    a. The vendor will apply for a demolition permit with the Building Department.

    b. The vendor will submit an estimate of costs to the Code Enforcement Department for approval.

    c. Upon approval by the Code Enforcement Department and issuance of the demolition permit, the structure shall be demolished and the site properly graded and sodded.

    d. A lien for costs is placed upon the property and recorded with the Clerk, in accordance with the City Charter and applicable Florida law.

SECTION III – CONDEMNATION – DECLARATION OF NUISANCE

This Section is intended to address properties that do not match the criteria to be declared unsafe by the International Property Maintenance Code, but due to their condition constitutes a menace to the business, health, or safety of the community and abatement by demolition is necessary to remedy this nuisance. Such conditions include, but are not limited to, abandonment, repetitive calls to FPPD for illegal activities and/or complaints from local residents and businesses.

These procedures may be suspended with the issuance of a valid building permit that will abate the violations or a Stipulation of Remediation that clearly outlines the steps required to remedy the violations and a timeline for compliance. The stipulation must be signed by both the interested party and a city representative and be notarized. Failure to comply with the conditions of the building permit or the stipulation will result in the procedures for demolition automatically resuming.

1. Based upon a written request from the Fort Pierce Police Department, a Notice of Violation is created complying with Chapter 16 of the Code of Ordinances to declare the property a nuisance and is sent to all interested parties including the registered owner of title (from the Property Appraiser's card), any Registered Agent listed with the Division of Corporations, any heirs of estates listed with the St Lucie County Clerk of Court., any tenants and any additional names / addresses as may be provided..

2. The property is posted in compliance with Chapter 16 of the Code of Ordinances advising all interested parties that the property is being declared a nuisance and an Affidavit of Posting is placed in the file.

3. A Resolution is prepared for approval by the City Commission to establish a date of hearing.

    a. The Resolution will be placed on the next available Commission agenda.

    b. The Resolution may include multiple addresses that are being scheduled to be heard.

    c. No evidence will be submitted or presented in support of this Resolution as it is only announcing a hearing date at which time such evidence shall be submitted and reviewed.

    d. Following adoption of the Resolution establishing a hearing date, a Notice of Hearing shall be mailed by registered or certified mail a certified copy of said resolution to all parties at least ten (10) days prior to the date of said hearing by the city clerk of the City of Fort Pierce. Notice issued under this section shall advise the property owner and potential parties in interest of their right to be heard on the demolition or to show cause why the demolition should not take place.

4. A Resolution to Declare a Nuisance / Condemn & Demolish a structure is prepared for approval by the City Commission. Only a single property may be addressed per Resolution to Declare a Nuisance and Demolish and in lieu of a specific date, shall state that demolition shall comply with the Rules of Procedure as adopted by the City Commission. Evidence to support the Resolution shall be presented and shall include, but is not limited to, the following:

    a. A copy of the Notice of Violation and certified mail return receipt.

    b. A copy of the Affidavit of Posting.

    c. A current copy of the property card from the Property Appraiser's website indicating the current owner of the property and if the property is homesteaded.

    d. Confirmation from the FPUA as to the current status of utilities.

    e. Property Status Statement indicating:

        i. If the property is occupied.

        ii. If there was any prior attempts for rehabilitation under Section I of these rules.

        iii. If there is any additional code enforcement action upon the property.

        iv. If the property is historic and requires a Certificate of Appropriateness prior to demolition.

    f. Color photographs clearly depicting the current condition of the property.

    g. A copy of the written request and all related reports from the FPPD.

    h. Any citizen complaints regarding the property.

5. If the City Commission finds cause to support the Resolution, staff shall commence the demolition procedures listed below no sooner than fifteen (15) days following adoption of the Resolution to allow the owner or other interested party the time to appeal the Commission's decision.

6. Any person, firm or corporation having any lien on, or interest in the property ordered condemned or removed, shall have the right to appeal, however, such appeal shall not operate as a stay of demolition until appeal bond has been filed with the clerk of the circuit court for St. Lucie County, Florida. The amount of which bond shall be set by the judge of the circuit court of St. Lucie County, Florida in an amount sufficient to cover all costs, attorney's fees and expenses of the City of Fort Pierce, reasonably incurred by the said city in protecting the public from dangers and damages arising from an incident to the building or structure involved in the said appeal. Provided, however, writ of error shall be issued out within three (3) days (Sundays excluded) and made returnable within fifteen (15) days from the date of said resolution.

DEMOLITION PROCEDURE

7. An Affidavit of Homestead Exemption Status is signed and placed in the file with a current Property Card from the Property Appraiser's and a copy of the Tax Card and tax record attached.

8. The historic status of the property is determined and an Affidavit of Historic Structure Status is completed.

    a. If the structure is within a designated historic district or has otherwise been declared historic, the request is forwarded to the Historic Preservation Officer for the matter to be placed before the Historic Preservation Board to obtain a Certificate of Appropriateness to have the structure demolished.

    b. If the structure is not historic, the Affidavit of Historic Structure Status is signed and placed in the file

9. A title search is to be conducted to determine if there are any additional interested parties that have not been notified. In the event that there are parties in interests, no demolition shall take place until the parties have had an opportunity to be heard but no later than fifteen (15) days following the notice of interest.

10. A Final Notice of Demolition is sent regular mail to all interested parties identified in the title search providing for 15 days to contact the Code Enforcement office and initiate appropriate action to address the condition(s) that created the declared nuisance.

11. If all the above steps have been completed, there are no active permits to address the violations and no active Stipulation for Remediation, the matter will be forwarded to an approved City vendor.

    a. The vendor will apply for a demolition permit with the Building Department.

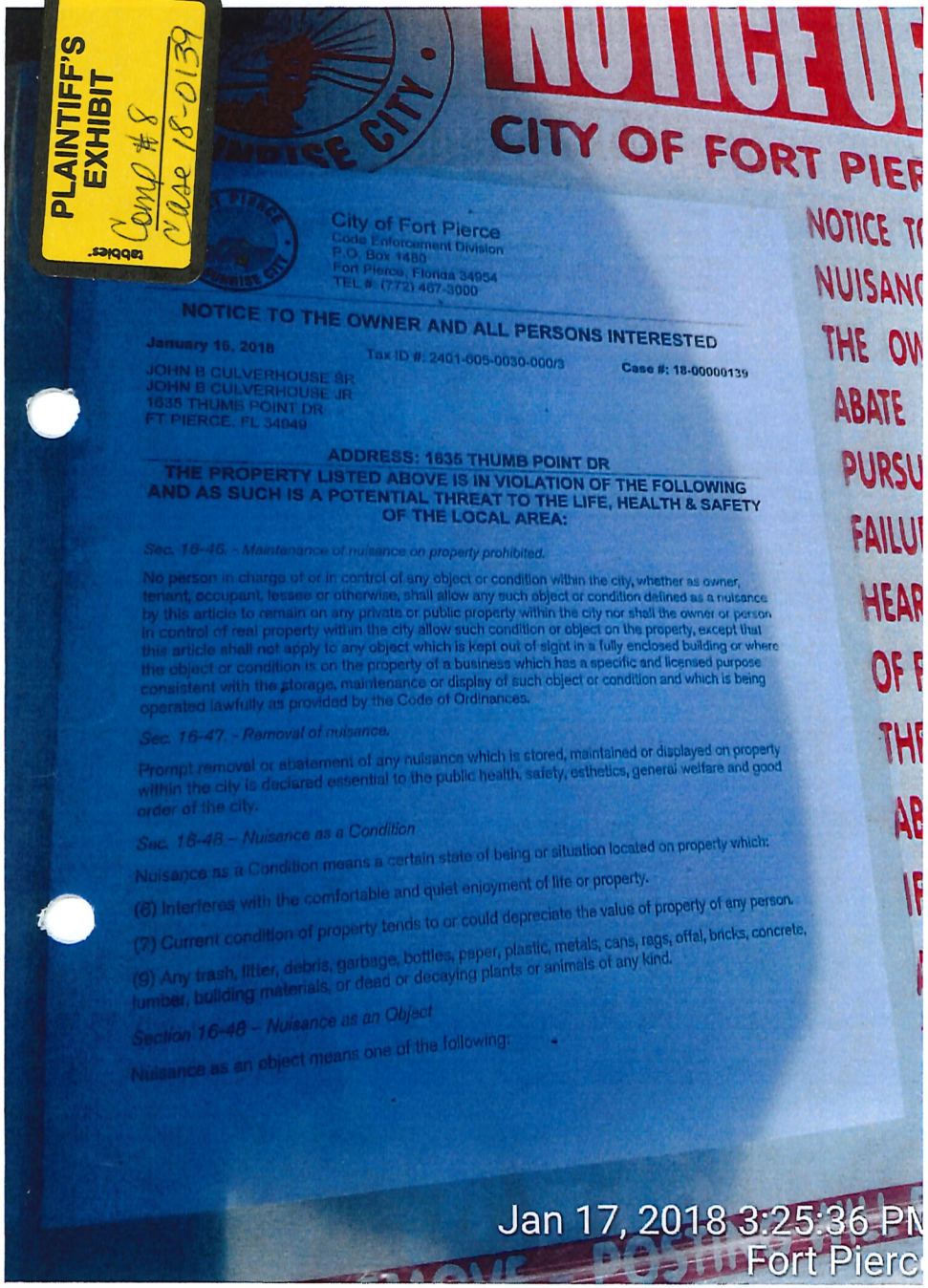
    b. The vendor will submit an estimate of costs to the Code Enforcement Department for approval.

    c. Upon approval by the Code Enforcement Department and issuance of the demolition permit, the structure shall be demolished and the site properly graded and sodded.

    d. A lien is placed upon the property in accordance with the City Charter.

PLAINTIFF'S EXHIBIT
tabbies
Comp #8
Case 18-0139

Ex 8





THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

AFFIDAVIT OF POSTING - PLACARD

CASE NO: 18-00000139

RE: 1635 THUMB POINT DR

BEFORE ME, the undersigned authority, personally appeared Heather Debevec, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That the property listed above was posted with a CONDEMNED placard in accordance with the International Property Maintenance Code Section 108.4; and

That the property listed above was posted with a NOTICE OF PUBLIC NUISANCE in accordance with Chapter 16-49 (a) of the City's Code of Ordinances.

FURTHER AFFIANT SAYETH NOT.

DATED this 17 day of January, 2017.

Heather Debevec

Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 17th day of January, 2018.

Margaret M Arraiz

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

MARGARET M. ARRAIZ
Notary Public - State of Florida
My Comm. Expires Jun 7, 2018
Commission # FF 091947

C0075957

PLAINTIFF'S EXHIBIT
#9
Case 18-0139

Ex 9

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, [illegible] 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or [illegible]

1. John B Culverhouse Sr
John B Culverhouse Jr
1635 Thumb Point Dr
Fort Pierce, FL 34949

REF:1635 Thumb Point Dr. Case#18-139 COND
mailed: 19-Jan-2018

9590 9402 2610 6336 2666 63

2. Article Number (Transfer from service label)
7015 1730 0000 9361 1963

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature]
☐ Agent
☑ Addressee

B. Received by (Printed Name)
C. Date of Delivery
2-6-18

RECEIVED
FEB 09 2018
CODE ENFORCEMENT
CITY OF FT. PIERCE

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, [illegible] 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece,

1. JOHN B CULVERHOUSE SR
JOHN B CULVERHOUSE JR
1635 THUMB POINT DR
FORT PIERCE, FL 34947

REF:1635 Thumb Point Dr. Case#18-139 COND
mailed: 16-Jan-2018

9590 9402 2610 6336 2666 56

2. Article Number (Transfer from service label)
7015 1730 0000 9361 1956

PS Form 3811, July 2015 PSN 7530-02-000-9053 [illegible]stic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature]
☐ Agent
☑ Addressee

B. Received by (Printed Name)
C. Date of Delivery
2-6-18

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED
FEB 09 2018
CODE ENFORCEMENT
CITY OF FT. PIERCE

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Res' Delivery
☐ Return Receipt f[illegible] Merchandise
☐ Signature C[illegible]mation™
☐ Signat[illegible]onfirmation Re[illegible]ted Delivery

EXHIBIT 10 COMPOSITE




Feb 8, 2018 10:48:16 AM
Fort Pierce


Feb 8, 2018 10:50:13 AM
Fort Pierce


Feb 8, 2018 10:48:12 AM
Fort Pierce


Feb 8, 2018 10:49:05 AM
Fort Pierce


Feb 8, 2018 10:48:14 AM
Fort Pierce


Feb 8, 2018 10:49:42 AM
Fort Pierce


Feb 8, 2018 10:49:50 AM
Fort Pierce


Feb 8, 2018 10:49:53 AM
Fort Pierce


Feb 8, 2018 10:50:35 AM
Fort Pierce


Feb 8, 2018 10:51:37 AM
Fort Pierce


Feb 8, 2018 10:50:55 AM
Fort Pierce


Feb 8, 2018 10:50:39 AM
Fort Pierce


Feb 8, 2018 10:48:41 AM
Fort Pierce


Feb 8, 2018 10:49:09 AM
Fort Pierce


Feb 8, 2018 10:48:45 AM
Fort Pierce


Feb 8, 2018 10:48:54 AM
Fort Pierce


Feb 8, 2018 10:49:37 AM
Fort Pierce


Feb 8, 2018 10:52:10 AM
Fort Pierce


Feb 8, 2018 10:49:33 AM
Fort Pierce

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1626 THUMB POINT DR	Parcel ID: 2401-605-0042-000-0	Account #: 15224	Sec/Town/Range: 01/35S/40E
Map ID: 24/01E	Zoning: R2	Use Type: 0100	Jurisdiction: Fort Pierce

Ownership

David N Sowerby (LF EST)
Cynthia M Sowerby (LF EST)

1626 Thumb Point DR
Fort Pierce, FL 34949-3569

Legal Description

THUMB POINT BLK 2 LOT 2 (OR 639-2155; 3913-1574)

Current Values

Just/Market:	$338,000	Assessed:	$148,129
Exemptions:	$50,000	Taxable:	$98,129

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	$338,000	$148,129	$50,000	$98,129
2016	$303,500	$145,083	$50,000	$95,083
2015	$286,000	$144,075	$50,000	$94,075

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-16-2016	3913 / 1574	0114	QC	Sowerby David N	$100
05-31-1989	0639 / 2155	XX00	WD	Robert F Johnson	$145,000
12-01-1977	0281 / 0507	XX00	CV		$65,000

Primary Building Information

Finished Area of this building: 2,564 SF
Gross Area of this building: 4,843 SF

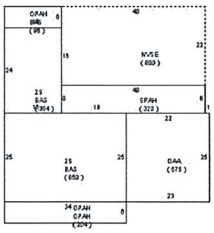
Exterior Data

View:	Roof Cover: Conc Tile	Roof Structure: Gable	Building Type: HB
Year Built: 1963	Frame:	Grade: B	Effective Year: 1963
Primary Wall: CB Stucco	Story Height: 2 Story	No. Units: 1	Secondary Wall: Hardi Plank

Interior Data

Bedrooms: 4	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 3	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 1	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Hardwood





Total Areas

Finished/Under Air (SF):	2,564
Gross Area (SF):	4,843
Land Size (acres):	0.22
Land Size (SF):	9,760
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
WOOD FEN 6'	1	208	2000
Drive-BrkPav	1	1512	2006
POOL DK-AVG	1	430	2007
RES POOL AVG	1	450	2007
POOL ENC-AVG	1	880	2007

DEFENDANT'S EXHIBIT
#1
Case 18-0139
Mr. Culverhouse
Exhibit 1

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.


DEFENDANT'S
EXHIBIT
tabbies
Comp #2
Case 15-0139









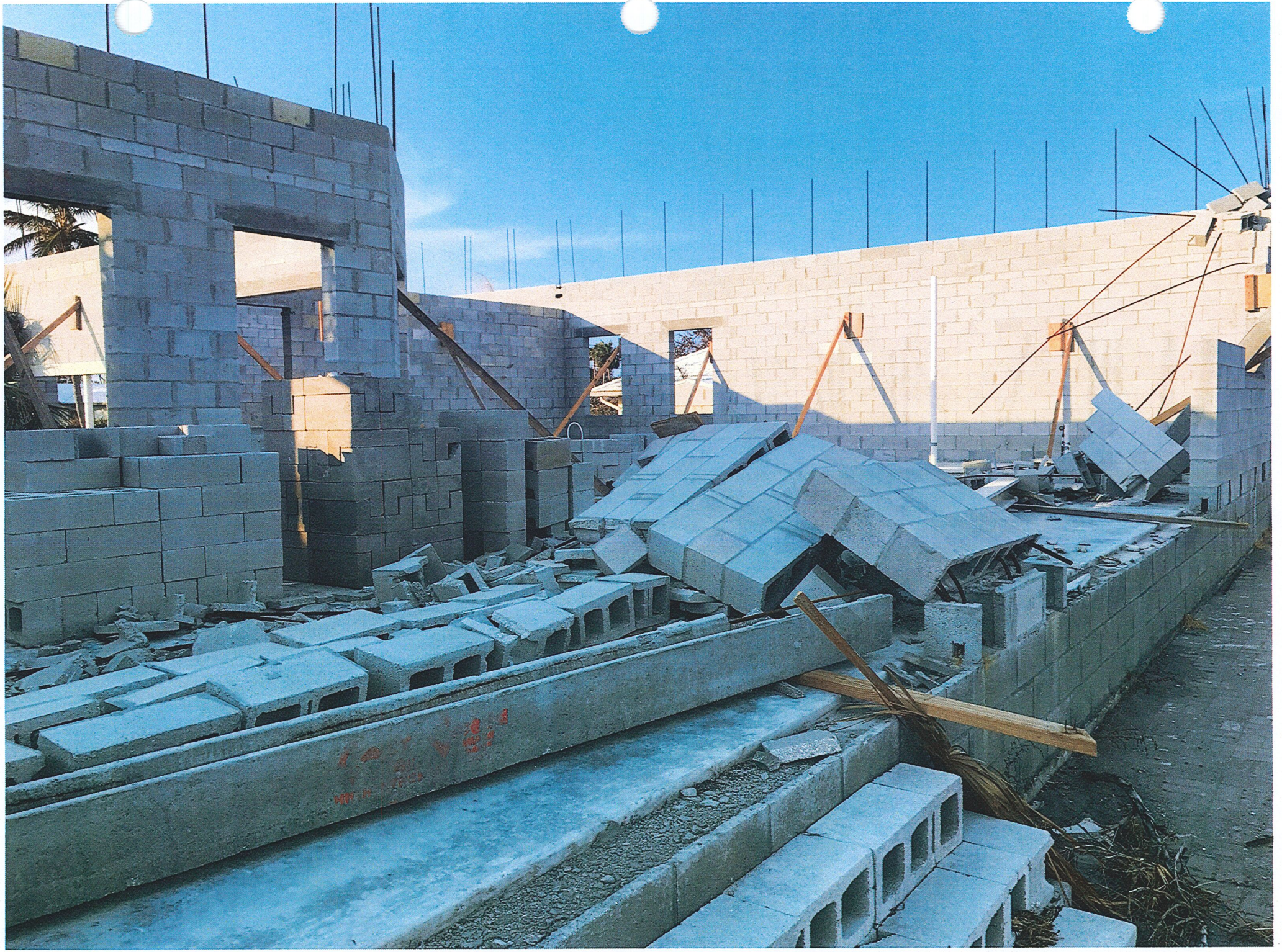


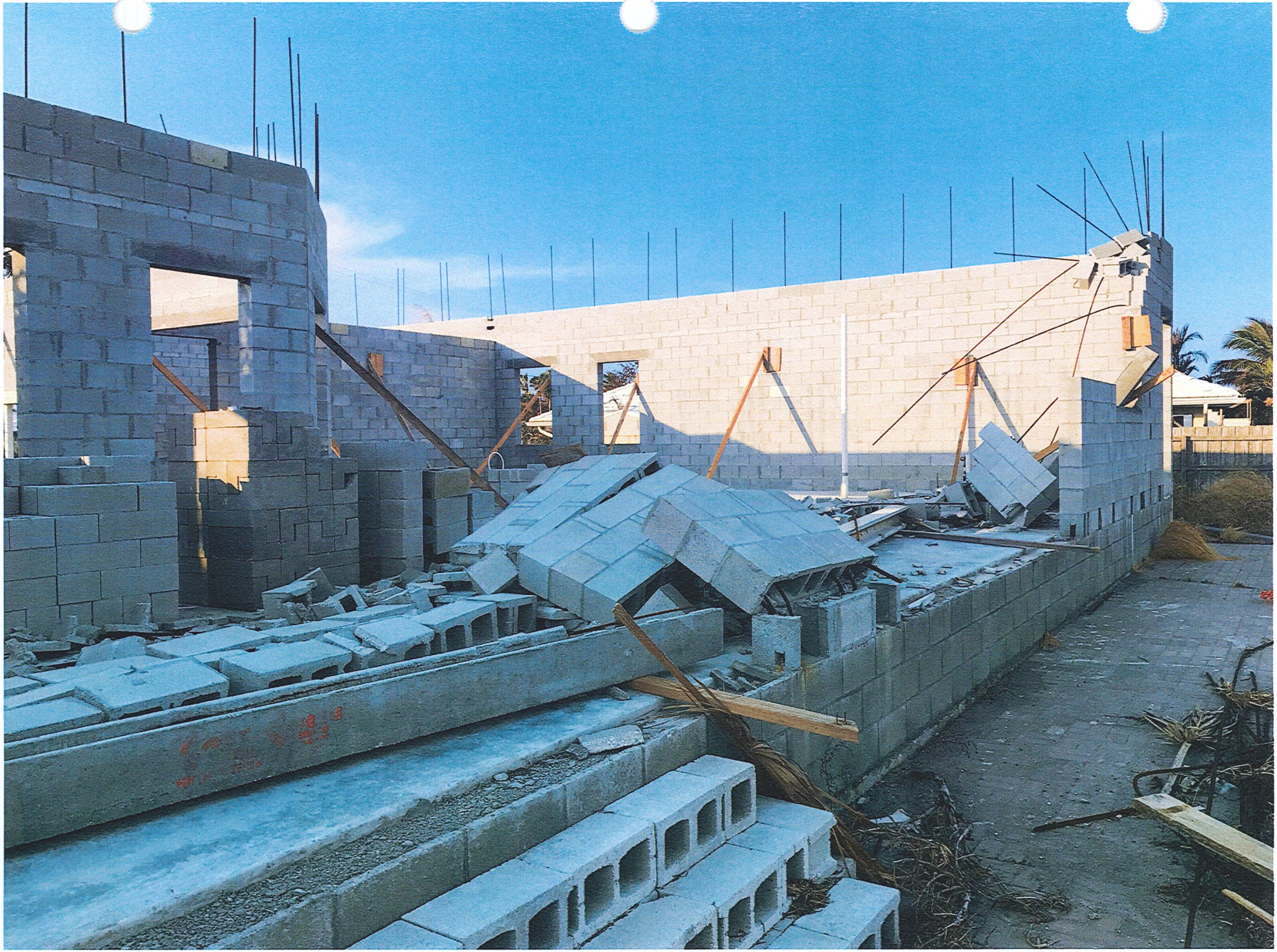





DEFENDANT'S
EXHIBIT
tabbies
Comp #3
Case 18-0139
Comp Exhibit #2











Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

RE: Culverhouse Repair estimate hurricane damage 9-27-17.xlsx

Jennifer Rossignol <jennifer.rossignol@harboria.com> Wed, Oct 4, 2017 at 8:32 AM
To: Brad Culverhouse <bradculverhouselaw@gmail.com>

Good morning Brad,

Your claim is being filed by the company and assigned to an adjuster. Once I receive that information back, I'll be in touch to provide it to you.

Thank you,

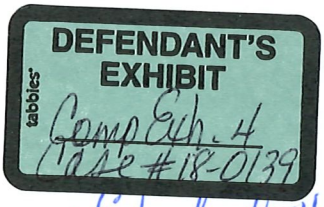
Jennifer Rossignol

Personal Insurance Account Manager

HARBOR INSURANCE AGENCY, INC.

Phone/Fax: (561)623-6148 / Toll Free: (888)451-8818 x6148

From: Brad Culverhouse [mailto:bradculverhouselaw@gmail.com]
Sent: Tuesday, October 03, 2017 12:06 PM
To: Jennifer Rossignol <jennifer.rossignol@harboria.com>
Cc: bradculverhouselaw <BradCulverhouseLaw@gmail.com>; johnculverhouse2012@gmil.com
Subject: Fwd: Culverhouse Repair estimate hurricane damage 9-27-17.xlsx



Comp Exhibit 4

Dear Jennifer,

Attached please find the repair estimate from the General Contractor. Please forward to the Insurance carrier. Thank you,

---------- Forwarded message ----------
From: **Joseph Foglia** <jf33067@aol.com>
Date: Sunday, October 1, 2017
Subject: Culverhouse Repair estimate hurricane damage 9-27-17.xlsx
To: bradculverhouselaw@gmail.com

--

With best regards,

Sincerely,

Brad Culverhouse

Attorney At Law, Chartered:

505 Beach Court, Suite 1

Fort Pierce, Florida 34950

Office Telephone 772. 465.7572

Cellular Telephone 561.716.4726

E-Mail: BradCulverhouseLaw@gmail.com

By ***/s/ Brad_Culverhouse***

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

LEXINGTON INSURANCE CLAIM # 683-655359 POLICY # 701360027858-001 FOLLOW UP/SUMMARY

Reed, R F <RFReed@cl-na.com> Sat, Oct 14, 2017 at 6:40 PM
To: "bradculverhouselaw@gmail.com" <bradculverhouselaw@gmail.com>
Cc: "JF33067@aol.com" <JF33067@aol.com>

Mr. Culverhouse: It was my pleasure speaking with you. Please allow this to act as a summary of our conversation and a list to assist you/us in expediting your claim handling process. Your claim and policy #s are in the subject line. Please have available as many of the items listed under your "To Do List" and provide to your General Adjuster when he assesses your damages. We will contact your contractor J. Foglia, JF33067@aol.com (954)444-6125, for access to your property and to schedule the inspection.

Coverage Additions / Limitations/ Special limits

- Coverage A Dwelling – $153,000
- Coverage B Other Structures – $3,000
- Coverage C Personal Property – $10,000
- Coverage D Loss of Use – $5,000
- Limited Fungi, Mold, Wet or Dry Rot – $5,000 each loss

Deductible

- Wind/Hail: 5% ($7,650)

To Do List

Photos of damages

I am your primary contact for your claim, however, our General Adjuster will be in touch with you soon. Please feel free to contact me whenever you need assistance, either via phone or email. I look forward to working with. Have a wonderful day!

Fachon

R. Fachon Reed

Desk Examiner

Cunningham Lindsay

TPA for Lexington Insurance Company

214.488.6722

RFReed@cl-na.com

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

Re: LEXINGTON INSURANCE CLAIM # 683-655359 POLICY # 701360027858-001 FOLLOW UP/SUMMARY

Brad Culverhouse <bradculverhouselaw@gmail.com> Sat, Oct 21, 2017 at 6:24 PM
To: "Reed, R F" <RFReed@cl-na.com>
Cc: "JF33067@aol.com" <JF33067@aol.com>, bradculverhouselaw <BradCulverhouseLaw@gmail.com>, johnculverhouse2012@gmil.com

I spoke to Joe Foglia today and no one has contacted him. Why the delay ? Time is of the essence!

On Saturday, October 14, 2017, Reed, R F <RFReed@cl-na.com> wrote:

> Mr. Culverhouse: It was my pleasure speaking with you. Please allow this to act as a summary of our conversation and a list to assist you/us in expediting your claim handling process. Your claim and policy #s are in the subject line. Please have available as many of the items listed under your "To Do List" and provide to your General Adjuster when he assesses your damages. We will contact your contractor J. Foglia, JF33067@aol.com (954)444-6125, for access to your property and to schedule the inspection.
>
> Coverage Additions / Limitations/ Special limits
>
> - Coverage A Dwelling – $153,000
> - Coverage B Other Structures – $3,000
> - Coverage C Personal Property – $10,000
> - Coverage D Loss of Use – $5,000
> - Limited Fungi, Mold, Wet or Dry Rot – $5,000 each loss
>
> Deductible
>
> - Wind/Hail: 5% ($7,650)

To Do List

Photos of damages

I am your primary contact for your claim, however, our General Adjuster will be in touch with you soon. Please feel free to contact me whenever you need assistance, either via phone or email. I look forward to working with. Have a wonderful day!

Fachon

R. Fachon Reed

Desk Examiner

Cunningham Lindsay

TPA for Lexington Insurance Company

214.488.6722

RFReed@cl-na.com

--

With best regards,

Sincerely,
Brad Culverhouse
Attorney At Law, Chartered:
505 Beach Court, Suite 1
Fort Pierce, Florida 34950
Office Telephone 772. 465.7572
Cellular Telephone 561.716.4726
E-Mail: BradCulverhouseLaw@gmail.com

By ***/s/ Brad Culverhouse***

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

RE: LEXINGTON INSURANCE CLAIM # 683-655359 POLICY # 701360027858-001 FOLLOW UP/SUMMARY

Reed, R F <RFReed@cl-na.com> Sat, Oct 21, 2017 at 8:11 PM
To: Brad Culverhouse <bradculverhouselaw@gmail.com>
Cc: "JF33067@aol.com" <JF33067@aol.com>, "Reed, R F" <RFReed@cl-na.com>, "Lindsay, Mike" <MLindsay@cl-na.com>

Mr. Culverhouse. We are working to schedule each and every inspection. We typically have a field adjuster in touch with each client within 48 hours. With the amount of claims each of our adjusters is handling, we have been informed it is about a 10 day window. We do not take your loss lightly, however, we do ask that you exercise patience as we reallocate assets to meet the needs of our Southern Florida clients. Our management team is proactively working to shorten the current delay. Again, thank you for your patience and understanding.

Respectfully,

Fachon

R. Fachon Reed

Desk Examiner

Cunningham Lindsay

TPA for Lexington Insurance Company

214.488.6722

RFReed@cl-na.com

From: Brad Culverhouse [mailto:bradculverhouselaw@gmail.com]
Sent: Saturday, October 21, 2017 5:24 PM
To: Reed, R F
Cc: JF33067@aol.com; bradculverhouselaw; johnculverhouse2012@gmil.com
Subject: Re: LEXINGTON INSURANCE CLAIM # 683-655359 POLICY # 701360027858-001 FOLLOW UP/SUMMARY

I spoke to Joe Foglia today and no one has contacted him. Why the delay ? Time is of the essence!

On Saturday, October 14, 2017, Reed, R F <RFReed@cl-na.com> wrote:

Mr. Culverhouse: It was my pleasure speaking with you. Please allow this to act as a summary of our conversation and a list to assist you/us in expediting your claim handling process. Your claim and policy #s are in the subject line. Please have available as many of the items listed under your "To Do List" and provide to your General Adjuster when he assesses your damages. We will contact your contractor J. Foglia, JF33067@aol.com (954)444-6125, for access to your property and to schedule the inspection.

Coverage Additions / Limitations/ Special limits

- Coverage A Dwelling – $153,000
- Coverage B Other Structures – $3,000
- Coverage C Personal Property – $10,000
- Coverage D Loss of Use – $5,000
- Limited Fungi, Mold, Wet or Dry Rot – $5,000 each loss

Deductible

- Wind/Hail: 5% ($7,650)

To Do List

Photos of damages

I am your primary contact for your claim, however, our General Adjuster will be in touch with you soon. Please feel free to contact me whenever you need assistance, either via phone or email. I look forward to working with. Have a wonderful day!

Fachon

R. Fachon Reed

Desk Examiner

Cunningham Lindsay

TPA for Lexington Insurance Company

214.488.6722

RFReed@cl-na.com

--

With best regards,

Sincerely,

Brad Culverhouse

Attorney At Law, Chartered:

505 Beach Court, Suite 1

Fort Pierce, Florida 34950

Office Telephone 772. 465.7572

Cellular Telephone 561.716.4726

E-Mail: BradCulverhouseLaw@gmail.com

By ***/s/ Brad_Culverhouse***

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

Re: LEXINGTON INSURANCE CLAIM # 683-655359 POLICY # 701360027858-001 FOLLOW UP/SUMMARY

Brad Culverhouse <bradculverhouselaw@gmail.com> Wed, Oct 25, 2017 at 2:45 PM
To: "Reed, R F" <RFReed@cl-na.com>
Cc: "JF33067@aol.com" <JF33067@aol.com>, "Lindsay, Mike" <MLindsay@cl-na.com>, bradculverhouselaw <BradCulverhouseLaw@gmail.com>, johnculverhouse2012@gmil.com

Your failure to timely adjust this claim is jeodpordizing the ability of the owners to move forward wlth reconstruction in a timely manner and to be able to comply with the requirements of the building permit which could cause the permit to lapse or not be renewed or extended which will cause substantial damages.
Time is of the Essence!!!!!

On Saturday, October 21, 2017, Reed, R F <RFReed@cl-na.com> wrote:

> Mr. Culverhouse. We are working to schedule each and every inspection. We typically have a field adjuster in touch with each client within 48 hours. With the amount of claims each of our adjusters is handling, we have been informed it is about a 10 day window. We do not take your loss lightly, however, we do ask that you exercise patience as we reallocate assets to meet the needs of our Southern Florida clients. Our management team is proactively working to shorten the current delay. Again, thank you for your patience and understanding.
>
> Respectfully,
>
> Fachon
>
> *R. Fachon Reed*
>
> **Desk Examiner**
>
> **Cunningham Lindsay**
>
> **TPA for Lexington Insurance Company**

214.488.6722

RFReed@cl-na.com

From: Brad Culverhouse [mailto:bradculverhouselaw@gmail.com]
Sent: Saturday, October 21, 2017 5:24 PM
To: Reed, R F
Cc: JF33067@aol.com; bradculverhouselaw; johnculverhouse2012@gmil.com
Subject: Re: LEXINGTON INSURANCE CLAIM # 683-655359 POLICY # 701360027858-001 FOLLOW UP/SUMMARY

I spoke to Joe Foglia today and no one has contacted him. Why the delay ? Time is of the essence!

On Saturday, October 14, 2017, Reed, R F <RFReed@cl-na.com> wrote:

Mr. Culverhouse: It was my pleasure speaking with you. Please allow this to act as a summary of our conversation and a list to assist you/us in expediting your claim handling process. Your claim and policy #s are in the subject line. Please have available as many of the items listed under your "To Do List" and provide to your General Adjuster when he assesses your damages. We will contact your contractor J. Foglia, JF33067@aol.com (954)444-6125, for access to your property and to schedule the inspection.

Coverage Additions / Limitations/ Special limits

- Coverage A Dwelling – $153,000
- Coverage B Other Structures – $3,000
- Coverage C Personal Property – $10,000
- Coverage D Loss of Use – $5,000
- Limited Fungi, Mold, Wet or Dry Rot – $5,000 each loss

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

RE: LEXINGTON INSURANCE CLAIM # 683-655359 POLICY # 701360027858-001 FOLLOW UP/SUMMARY

Reed, R F <RFReed@cl-na.com> Wed, Oct 25, 2017 at 7:42 PM
To: Brad Culverhouse <bradculverhouselaw@gmail.com>
Cc: "JF33067@aol.com" <JF33067@aol.com>, "Lindsay, Mike" <MLindsay@cl-na.com>, "johnculverhouse2012@gmil.com" <johnculverhouse2012@gmil.com>, "jennifer.rossignol@harboria.com" <jennifer.rossignol@harboria.com>

Mr. Culverhouse. Michael Brett will be your General Adjuster and he will be in touch with you soon.

Again thank you for your patience and have a great evening.

From: Brad Culverhouse [mailto:bradculverhouselaw@gmail.com]
Sent: Wednesday, October 25, 2017 2:53 PM
To: Reed, R F <RFReed@cl-na.com>
Cc: JF33067@aol.com; Lindsay, Mike <MLindsay@cl-na.com>; johnculverhouse2012@gmil.com; jennifer.rossignol@harboria.com; bradculverhouselaw <BradCulverhouseLaw@gmail.com>
Subject: Re: LEXINGTON INSURANCE CLAIM # 683-655359 POLICY # 701360027858-001 FOLLOW UP/SUMMARY

Thank you

On Wednesday, October 25, 2017, Reed, R F <RFReed@cl-na.com> wrote:

> Mr. Culverhouse: I copied my manager on my original reply to you. I just spoke with him and he will do his best to get an adjuster assigned asap. I will be in touch once I have an update.
>
> Thank you again for your patience.
>
> Fachon

R. Fachon Reed

Desk Examiner

Cunningham Lindsay

TPA for Lexington Insurance Company

214.488.6722

RFReed@cl-na.com

From: Brad Culverhouse [mailto:bradculverhouselaw@gmail.com]
Sent: Wednesday, October 25, 2017 1:46 PM
To: Reed, R F <RFReed@cl-na.com>
Cc: JF33067@aol.com; Lindsay, Mike <MLindsay@cl-na.com>; bradculverhouselaw <BradCulverhouseLaw@gmail.com>; johnculverhouse2012@gmil.com
Subject: Re: LEXINGTON INSURANCE CLAIM # 683-655359 POLICY # 701360027858-001 FOLLOW UP/SUMMARY

Your failure to timely adjust this claim is jeodpordizing the ability of the owners to move forward wIth reconstruction in a timely manner and to be able to comply with the requirements of the building permit which could cause the permit to lapse or not be renewed or extended which will cause substantial damages.

Time is of the Essence!!!!!

On Saturday, October 21, 2017, Reed, R F <RFReed@cl-na.com> wrote:

> Mr. Culverhouse. We are working to schedule each and every inspection. We typically have a field adjuster in touch with each client within 48 hours. With the amount of claims each of our adjusters is handling, we have been informed it is about a 10 day window. We do not take your loss lightly, however, we do ask that you exercise patience as we reallocate assets to meet the needs of our Southern Florida clients. Our management team is proactively working to shorten the current delay. Again, thank you for your patience and understanding.
>
> Respectfully,

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

Thumb point

Joseph Foglia <jf33067@aol.com> Mon, Nov 20, 2017 at 9:38 AM
To: bradculverhouselaw@gmail.com

Bradley, the city just called and said they are going to put a notice on the thumb point property. A complaint was filed about the block laying on the slab. I told them I would notify you and also you were waiting on an insurance settlement and I release from the insurance company to do the work.
He reminded me that the permit will expire on December 11. And extension needs to be requested.

Sent from my iPhone
Joseph M. Foglia
President
Foglia Contracting Corp
D.B.A.
Foglia Custom Homes
(954)444-6125

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

Fwd: DELAY BY LEXINGTON INSURANCE CO. IN ADJUSTING LEXINGTON INSURANCE CLAIM # 683-655359 POLICY # 701360027858-001 CULVERHOUSE CLAIM FOR DAMAGE CAUSED BY HURRICANE IRMA TO HOME BEING RECONSTRUCTED AT 1635 THUMB POINT DRIVE

Brad Culverhouse <bradculverhouselaw@gmail.com> Mon, Nov 27, 2017 at 5:05 PM
To: "Reed, R F" <RFReed@cl-na.com>
Cc: bradculverhouselaw <BradCulverhouseLaw@gmail.com>
Bcc: johnculverhouse2012@gmil.com

Dear Mrs. Reed,
The date of our phone call was November 22, 2017, not November 21st, 2017. All of the remainder of the earlier email are re-alleged herein.

---------- Forwarded message ----------
From: **Brad Culverhouse** <bradculverhouselaw@gmail.com>
Date: Monday, November 27, 2017
Subject: DELAY BY LEXINGTON INSURANCE CO. IN ADJUSTING LEXINGTON INSURANCE CLAIM # 683-655359 POLICY # 701360027858-001 CULVERHOUSE CLAIM FOR DAMAGE CAUSED BY HURRICANE IRMA TO HOME BEING RECONSTRUCTED AT 1635 THUMB POINT DRIVE
To: "Reed, R F" <RFReed@cl-na.com>
Cc: bradculverhouselaw <BradCulverhouseLaw@gmail.com>

Dear Mrs. Reed,

On October 25th, 2017, I sent you the following email:

"**From:** Brad Culverhouse [mailto:bradculverhouselaw@gmail.com]
Sent: Wednesday, October 25, 2017 1:46 PM
To: Reed, R F <RFReed@cl-na.com>
Cc: JF33067@aol.com; Lindsay, Mike <MLindsay@cl-na.com>; bradculverhouselaw <BradCulverhouseLaw@gmail.com>; johnculverhouse2012@gmil.com
Subject: Re: LEXINGTON INSURANCE CLAIM # 683-655359 POLICY # 701360027858-001 FOLLOW UP/SUMMARY

Your failure to timely adjust this claim is jeodpordizing the ability of the owners to move forward wIth reconstruction in a timely manner and to be able to comply with the requirements of the building permit which could cause the permit to lapse or not be renewed or extended which will cause substantial damages.

Time is of the Essence!!!!!"

****

There is a record of what transpired thereafter, so I won't repeat it, except to state that on the phone on November 21st, 2017, you promised me that you would have an offer to settle the claim by Friday, November 24th, 2017 and you did not contact me on November 24th, 2017.

My building permit expires on December 11th, 2017, which means that I do not have the time to have the damage repaired and to get an inspection before December 11th, 2017 and that I will have to pay $4,000.00 to obtain a new permit and $5,000.00 to the engineer and architects to re-submit plans, etc., **and the damages keep mounting.**

TIME IS OF THE ESSENCE !!!!!

GOVERN YOURSELF ACCORDINGLY

Sincerely,

/s/ John B. Culverhouse, Sr.,

John B. Culverhouse, Sr.,
Fort Pierce, Florida 34950
Office Telephone 772. 465.7572
Cellular Telephone 561.716.4726
E-Mail: BradCulverhouseLaw@gmail.com

--

With best regards,

Sincerely,

Brad Culverhouse
Attorney At Law, Chartered:
505 Beach Court, Suite 1
Fort Pierce, Florida 34950
Office Telephone 772. 465.7572
Cellular Telephone 561.716.4726
E-Mail: BradCulverhouseLaw@gmail.com

By ***/s/ Brad_Culverhouse***

City of Fort Pierce Building Department

NOTICE TO CORRECT

Date 11/20/17 Inspector R JEFFERSON

Type of Inspection BUILDING

Name of Applicant on Permit or Resident CHARLENE ADAIR

Address 1635 THUMBPOINT

CORRECT THE FOLLOWING: UNSAFE CONCRETE BLOCK NO PROPERLY SECURED - PLEASE REMOVE OR SECURED BLOCK PER CODE

CONTACT:
Building Department
100 North U.S. #1
Fort Pierce, Florida 34950
Phone (772) 467-3000
Fax (772) 467-3849

Prior to conducting required reinspection, an additional fee will be charged and must be paid in advance.

FORM 1992 - PRINTING BY HEARN

DEFENDANT'S EXHIBIT
Comp # 5
Case 18-0139

Exhibit 5

1635 Thumbpoint Dr.
Charlene Adair
to:
scoss
11/16/2017 01:15 PM
Cc:
parraiz
Hide Details
From: Charlene Adair <cbadair4884@gmail.com>
To: scoss@city-ftpierce.com
Cc: parraiz@city-ftpierce.com

1 Attachment



1635 Thumbpoint 171115.jpg

Shaun,
Here's a picture of the unsafe concrete blocks and beam hanging by a thread that I mentioned yesterday. We've been having an issue with kids and other people fishing on the property - one of these falling is a safety issue in my mind.
Thank you,
Charlene

Have Richard Place [illegible] NTC

--
Charlene Adair
772-285-3757



Comp. Exhibit 6

DEFENDANT'S EXHIBIT
Comp #6
18-0139

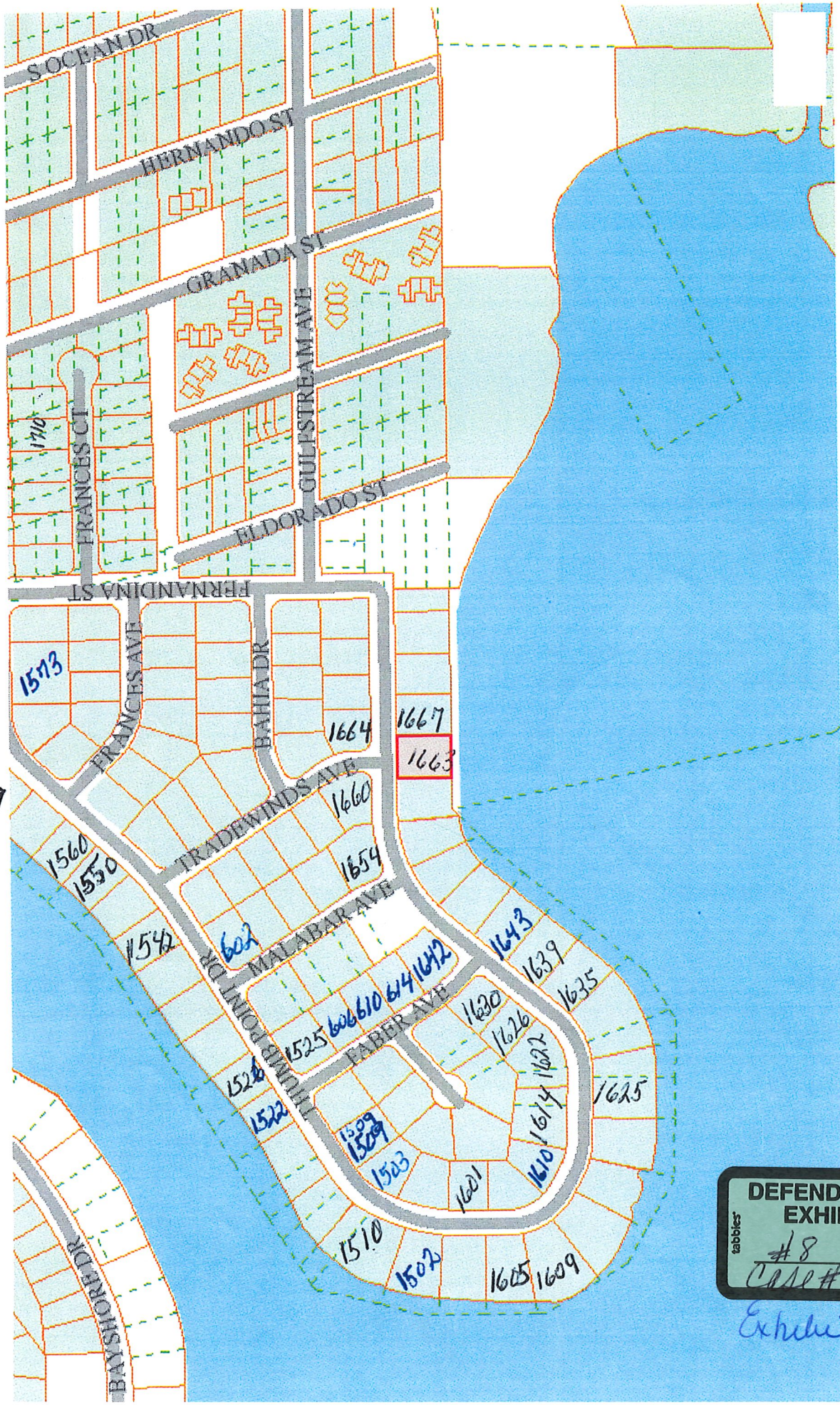

tabbies
DEFENDANT'S
EXHIBIT
Comp #1
CASE 18-0139




DANGER
CONSTRUCTION AREA
KEEP OUT

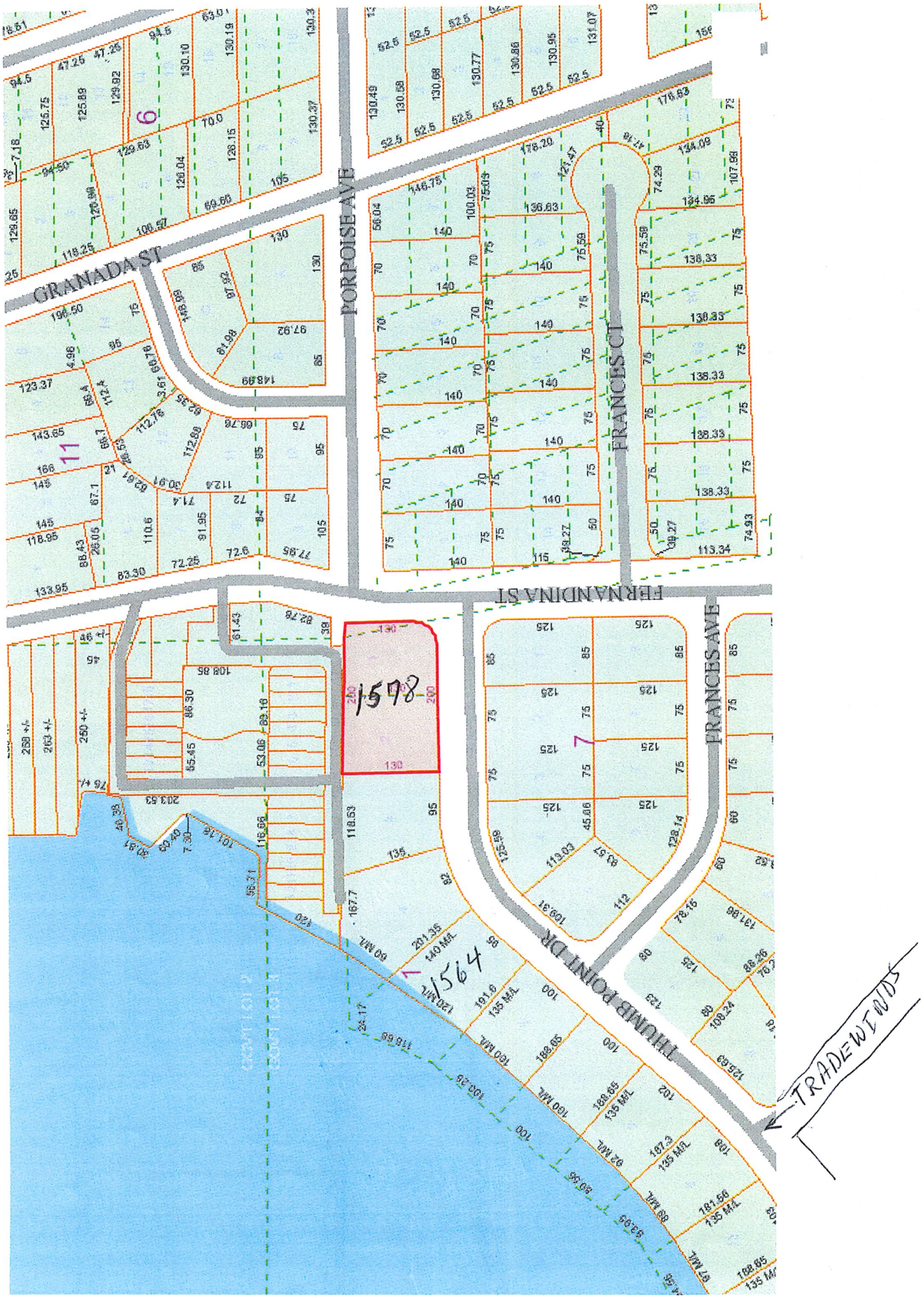



DANGER
CONSTRUCTION AREA
KEEP OUT



DEFENDANT'S EXHIBIT
#8
Case # 18-013

Exhibit 8


GRANADA ST
PORPOISE AVE
FRANCES CT
FERNANDINA ST
FRANCES AVE
THUMB POINT DR
1578
1564
TRADEWINDS

CITY OF FORT PIERCE

1635 Thumb Point Drive
Condemnation & Demolition
Hearing

Condemnation Process

- The City Charter provides the authority of the City Commission to declare a building or structure as a nuisance and order its abatement and/or removal and destruction if any of the following conditions apply
  - Is a menace to the business, health or safety of the community
  - Is a fire hazard
  - Is unsightly
  - Does not conform in architecture to adjacent or surrounding buildings
  - Any other thing that the City Commission determines constitute a nuisance

Condemnation Process

- In November 2017, the City Commission adopted Resolution No. 17-R38 – Rules of Procedure for Condemnation and Demolition to regulate how the provision for demolition as provided in the City Charter would be administered.
  - Section I & II of the Rules of Procedure are based upon unsafe buildings as defined in the International Property Maintenance Code, which was adopted by the City Commission in January 2017.
  - Section III of the Rules of Procedure are based upon the Commission's authority to declare a structure a nuisance if certain conditions exist.
  - "Such conditions include, but are not limited to, abandonment, repetitive calls to FPPD for illegal activities and/or complaints from local residents and businesses"
- When condemning a structure due to it being a nuisance (Section III), City Ordinance 16-49, which provides the procedures to be followed, is applicable.
  - Notice is to be sent by certified mail and the property must be posted
  - Both the notice and the posting include language advising the owner of their right to appeal.

History

- The structure was damaged by the twin hurricanes in 2004.
- June 2005, the structure was condemned by Building Official John Alcorn.
- March 2009, due to no action by the owner, a 2nd condemnation order was signed by Building Official Marc Meyers.
- April 2009, a permit to rehabilitate the structure was submitted to the City. It expired without the work being completed.
- April 2010, a permit to rehabilitate the structure was submitted to the City. It expired without the work being completed.
- February 2014, the structure was demolished.
- March 2014, a permit to rehabilitate the structure was submitted to the City. This permit remains active today and will not expire until July 2018.

History

- July 2015, a petition signed by forty-five (45) neighbors was submitted to the City.
- February 2016, the City and Mr. Culverhouse signed an agreement with an action plan for the completion of the project with the stipulation that failure to comply with the timeframe would result in the revocation of the permit, the condemnation of the structure and the demolition of all the structural elements.**
- January 2018, condemnation procedures were initiated against the property due to the continued nuisance conditions that have existed and the multiple complaints received from the neighbors.
- April 2018, at the request of Mr. Culverhouse, the nuisance condition was appealed and heard before Special Magistrate Ross. Special Magistrate Ross determined the property was a nuisance and forwarded the matter to the City Commission for a final determination.

History

- February 2016, the City and Mr. Culverhouse signed an agreement with an action plan for the completion of the project with the stipulation that failure to comply with the timeframe would result in the revocation of the permit, the condemnation of the structure and the demolition of all the structural elements.**
  - At the hearing on April 18, 2018, Mr. Culverhouse testified that this agreement was voided when his bankruptcy was approved.
  - At the hearing on June 13, 2018, Mr. Culverhouse presented testimony from Building Official Paul Thomas that he was given an informal opinion from the City Attorney that the agreement was not enforceable as it was not signed by the Mayor.
  - The City presented testimony from the Code Compliance Manager that she did not become aware of the informal opinion regarding the agreement until after the hearing on April 18, 2018.
  - Additionally, as this was an informal opinion, there is no written document to include with the file.
- Staff asserts that the agreement, enforceable or not, is part of a pattern of broken promises and unreasonable delays in the completion of this project, ultimately subjecting the neighbors to continued exposure to nuisance conditions.

Current Status

- August 22, 2014, building permit # 14-0607 was issued. Between the time of issuance and today, approximately four (4) years, the concrete block walls have been erected.
- Damage was sustained from Hurricane Irma and the walls were repaired.
- No additional work has been completed.



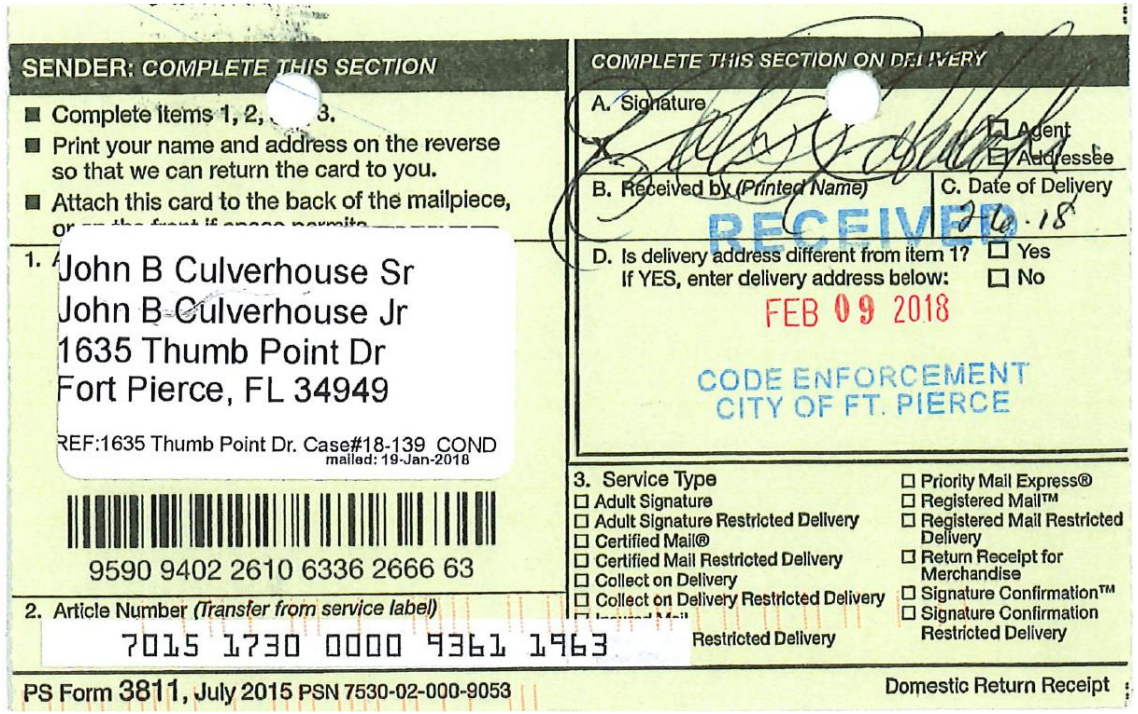
Current Status

- August 22, 2014, building permit # 14-0607 was issued. Between the time of issuance and today, approximately four (4) years, the concrete block walls have been erected.
- Damage was sustained from Hurricane Irma and the walls were repaired.
- No additional work has been completed.



Notice

- The Notice of Nuisance Condition was sent certified mail and a signed return receipt was received.



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, [illegible] 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or [illegible]

1. [illegible]

John B Culverhouse Sr
John B Culverhouse Jr
1635 Thumb Point Dr
Fort Pierce, FL 34949

REF:1635 Thumb Point Dr. Case#18-139 COND
mailed: 19-Jan-2018

9590 9402 2610 6336 2666 63

2. Article Number (Transfer from service label)
7015 1730 0000 9361 1963

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[illegible]
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
2-6-18

RECEIVED

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

FEB 09 2018

CODE ENFORCEMENT
CITY OF FT. PIERCE

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
[illegible]
Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Response from owner

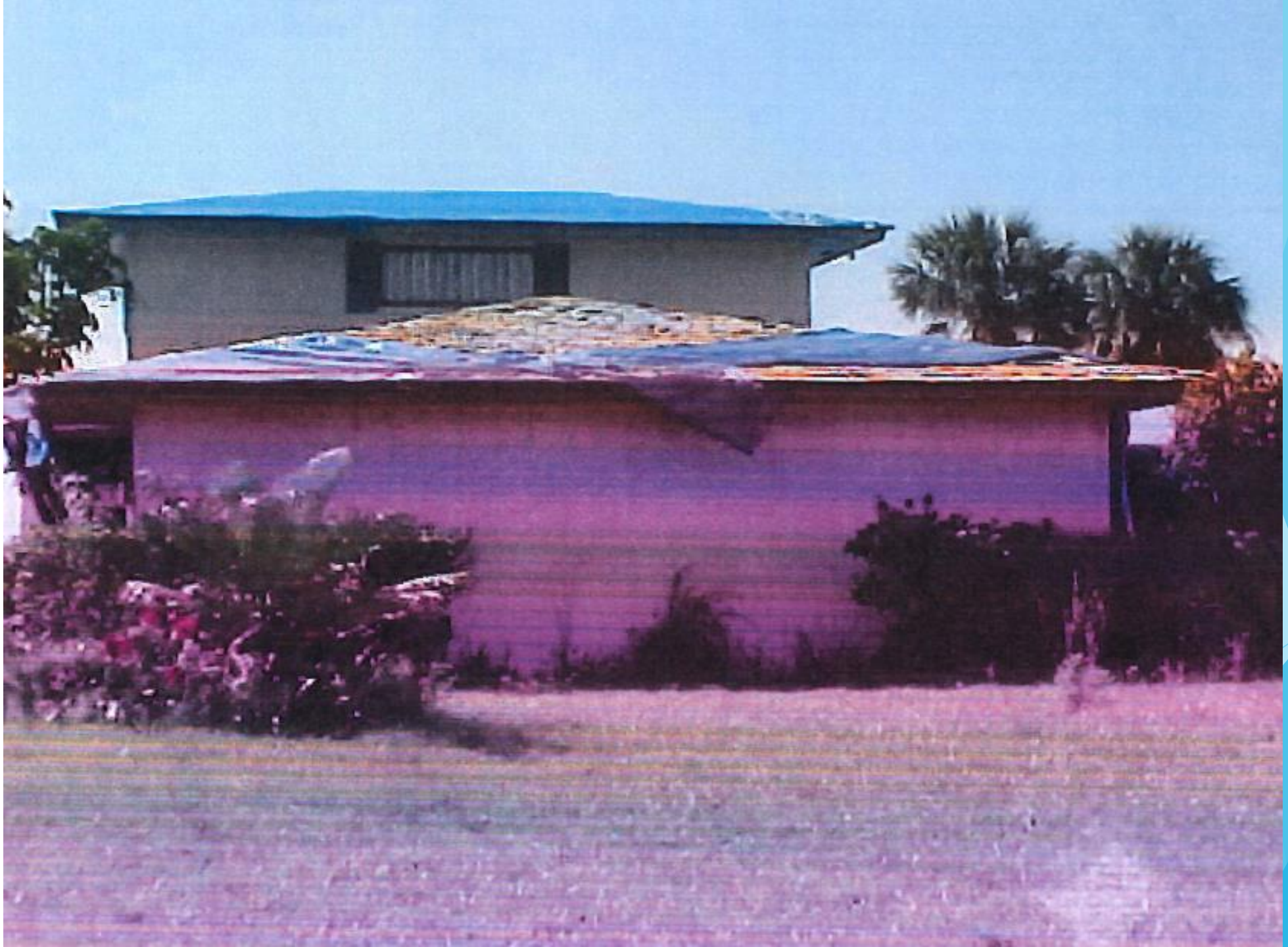
- Mr. Culverhouse appealed the Notice of Nuisance Condition.
  - Mr. Culverhouse argued that the property cannot be declared a nuisance due to the fact that he has a valid building permit.
  - Staff provided a copy of the Rules of Procedure which clearly state that the condemnation procedure **MAY** be halted with the issuance of a permit.
  - The condemnation procedure has not been initiated under either Section I or Section II, which take into account the IPMC. This action is based strictly on Section III, which considers the impact on the community and complaints from neighbors.
- Following the determination of the Special Magistrate, Mr. Culverhouse filed a Motion for Re-hearing.
  - Hearing to consider the motion was held on June 13, 2018 and June 14, 2018. The Special Magistrate ruled that Mr. Culverhouse did not present sufficient new evidence or justification for a re-hearing and confirmed her recommendation that the matter be heard and decided by the City Commission.

Response from owner

- Mr. Culverhouse has requested staff consider settling the matter with a stipulated agreement.
  - Mr. Culverhouse signed a previous agreement, which did not produce any substantial improvement to the site. In fact, Mr. Culverhouse has provided numerous reasons why the agreement was invalid.
  - Additionally, throughout the entire process, we have documentation of thirteen (13) requests for extensions from Mr. Culverhouse, which were all granted.
- Staff has been gone above and beyond in working with Mr. Culverhouse, making every effort to accommodate his requests, to no avail and to the detriment of the neighborhood. Therefore, staff denied Mr. Culverhouse's request for a stipulated agreement and moved the matter forward to the City Commission for review and determination.

Property Status Statement

Description	Status	Notes:
Homestead Status	Non-homesteaded	Confirmed with Property Appraiser and Tax Collector on 06/12/2018.
Occupancy	Not occupied – partially built structure	
Prior attempts by owner to remedy violation	Pending	Permit has been active since 2014. To date, the exterior walls have been erected only.
Additional code enforcement activity at the property	Nothing active or current	
Historic Property	No	
Utilities	Active	
Title Search Completed	Yes	No new parties identified.




03/06/2007


02.09.2016 11:19


Feb 8, 2018 10:49:53 AM


Legend
1635 Thumb Point Dr
FL Beach & Golf Retreats LLC
M / M Sowerby
M / M Williams
M / M Hodge
1635 Thumb Point Dr
M / M Wood
M / M Ambrozic
Margaret Glazner (new owner)
John Wolsiefer (prior owner)
Google Earth
© 2018 Google
N
300 ft

Presentation of Witnesses

- Mr. Hodge
- Sylvia Krchnak
- David Sowerby
- Charlie Hayek
- Bruce Murray

Summary

- The property was damaged in 2004 and left in that condition for 10 years before being demolished in 2014.
- In 2014, a permit to rebuild was issued.
- In 2016, 2 years after the permit was issued, concrete walls only 3 blocks high were constructed.
- In 2017, 3 years after the permit was issued, the concrete walls were completed. However without a roof or other support structure, the walls were damaged during Hurricane Irma and had to be rebuilt again.
- The neighbors have been subjected to multiple nuisance conditions on this property for 13 years, only seeing minor relief in the most recent months.
- After considering all the testimony presented and evidence submitted, the Special Magistrate found the property was in fact a nuisance and forwarded the matter to the City Commission for final determination.

Action by the City Commission

- If sufficient evidence was presented by the City to supports its recommendation to condemn the structure and order its removal, the Commission may adopt Resolution No. 18-R28.
- If the City Commission believes there is sufficient evidence to declare the property “condemned” but order it rehabilitation, the Commission may amend the Resolution and include a date by which the rehabilitation must be completed.
- If the City did not present sufficient evidence to support its recommendation to condemn the structure and order its removal, the Commission may choose not adopt Resolution No. 18-R28.

This completes the City’s presentation

RESOLUTION NO. 18-R31

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT **1635 THUMB POINT DR** IN FORT PIERCE, FLORIDA IS A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT SAID BUILDING OR STRUCTURE **SHALL BE CONDEMNED AND DEMOLISHED**; DECLARING THE PARTIES OF INTEREST WERE PROVIDED THE OPPORTUNITY TO BE HEARD AND ARE RESPONSIBLE FOR THE REMOVAL OF THE BUILDING OR STRUCTURE; AND ORDERING THE CITY OF FORT PIERCE TO AFFECT SUCH REMOVAL AND PLACE A LIEN UPON THE PROPERTY IDENTIFIED IF COMPLETED BY THE CITY OF FORT PIERCE; PROVIDING FOR APPEAL; PROVIDING FOR NOTICE TO ALL PARTIES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, The Charter for the City of Fort Pierce, Florida provides the City Commission the authority to declare a building or structure a nuisance and require its removal or destruction; and

WHEREAS, a public hearing was held before the City Commission on this date, June 18, 2018, to determine if the building or structure located at 1635 THUMB POINT DR is a nuisance that constitutes a menace to the business, health and safety of the community; and

WHEREAS, all parties with interest to the property were properly provided notice of the hearing and given the opportunity to show cause why the structure should not be condemned; and.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida;

SECTION 1. That the City Commission determines that the building or structure located on the said lot, tract, or parcel of land within the City of Fort Pierce, St. Lucie County, Florida, described as follows:

1635 THUMB POINT DR
THUMB POINT BLK 1 LOT 30 (OR 258-845)
2401-605-0030-000/3

Is a nuisance that constitutes a menace to the business, health and safety of the community and shall be condemned in accordance with the Charter of the City of Fort Pierce and order its removal by demolition in accordance with the time frames and regulations outlined in the Rules of Procedure for Condemnation and Demolition as adopted by the City Commission.

SECTION 2. The owners, agents, or any person, firm or corporation having a lien on, or interest in, said building or structure, which lien or interest is a matter of record in the public records of St. Lucie County, Florida, were provided the opportunity to be heard and to show cause why said building or structure should not be condemned and its removal or destruction required.

JOHN B CULVERHOUSE SR
JOHN B CULVERHOUSE JR 1635 THUMB POINT DR
FT PIERCE, FL, 34949

HARBOR FEDERAL SAVINGS BANK
PO BOX 249
FT PIERCE, FL, 34954

SECTION 3. The hereinbefore named persons, firms, or corporations are responsible for the removal or demolition of the building or structure and should such parties fail to demolish the building or structure as required by order of the City Commission, the City of Fort Pierce shall provide for its removal or destruction, the cost of which shall constitute a lien upon said property.

SECTION 4. The hereinbefore named persons, firms, or corporations shall have the right to appeal this resolution to the Circuit Court of St. Lucie County, within thirty (30) days of the effective date of this resolution pursuant to the Florida Rules of Appellate Procedure.

SECTION 5. A certified copy of this resolution shall be mailed by registered or certified mail to the hereinbefore named persons, firms, or corporations, by the City Clerk for the City of Fort Pierce, Florida.

SECTION 6. This resolution shall be effective immediately upon final adoption by the Commission.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 20____.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
James M. Messer, Esq.
City Attorney

PERMIT TIME LIMITS
COMMENCE WORK
WITHIN 180 DAYS
APPROVED INSPECTION
EVERY 180 DAYS

CODE IN EFFECT
FBC 2010

City of Fort Pierce
Building Department

Issued August 22 20 14 **POST THIS CARD** **Permit No:** 14-607

PERMIT FOR CONSTRUCTION

NOTE: CALL 772-460-3167 / 772-429-2018 FOR INSPECTIONS
24 HOUR NOTICE, Effective 12/01/02 Inspections can be called in between 5:45 AM - 11:00 PM

This is to certify that Cwuerhouse (Owner)

has permission to construct /replace Single Family (Type of Permit)

at No. 1635 Thumb Point Dr (Address) Contractor Real Time Property & Dev

PROVIDING THE PERSON ACCEPTING THIS PERMIT SHALL IN EVERY RESPECT CONFORM TO THE TERMS OF THE APPLICATION ON FILE IN THE BUILDING DEPARTMENT, AND TO THE PROVISIONS OF THE STATUES AND ORDINANCES REGULATING THE CONSTRUCTION OF BUILDINGS IN THE CITY OF FORT PIERCE.

THIS PERMIT MUST BE DISPLAYED ON JOB SITE IN A CONSPICUOUS PLACE IN FULL VIEW FROM THE STREET AND NOT REMOVED UNTIL WORK IS COMPLETED.

A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED PRIOR TO ANY OCCUPANCY.

ANY VIOLATION OF THE TERMS ABOVE STATED IMMEDIATELY REVOKES THIS PERMIT. SEPARATE PERMIT MUST BE ATTAINED IF DRIVEWAY CURB CUT IN IS TO BE MADE.

(Permit Specialist)

APPROVED PLANS AND NOTICE OF COMMENCEMENT MUST BE RETAINED ON JOB AND KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

SEE BACK OF CARD FOR INSPECTION SIGN OFF.

Please return to CH Box 76
This instrument prepared by:
Treasure Coast Abstract & Title Insurance Co.
401 South Indian River Drive
Fort Pierce, Fl 34050
Jacquelyn Brewer/File No: **03-6589**

AFFIDAVIT

Before me, the undersigned authority, personally appeared John B. Culverhouse, a/k/a John Bradford Culverhouse, a/k/a Brad Culverhouse and Susan D. Culverhouse, (Affiants), who swore or affirmed that:

They have been continuously married, without interruption, from March 30, 1971, the date of their marriage to the date of this affidavit.

Further affiants sayeth not.

John B. Culverhouse

Susan D. Culverhouse

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was sworn to and acknowledged before me this 27th day of January, 2004 by John B. Culverhouse and Susan D. Culverhouse, who are personally known by me or have produced_____ as identification.

Notary Public - State of Florida

JACQUELYN BREWER

JACQUELYN B. BREWER
MY COMMISSION # DD 164638
EXPIRES: March 9, 2007
Bonded Thru Notary Public Underwriters

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2346243 OR BOOK 1893 PAGE 1034
Recorded:02/03/04 15:15

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3890499 OR BOOK 3572 PAGE 600, Recorded 10/22/2013 at 04:02 PM

AFTER RECORDING RETURN TO:

PERMIT NUMBER:

This Space is reserved for recording info

NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida statutes the following information is provided in the Notice of commencement.

1. **DESCRIPTION OF PROPERTY** (Legal description and street address) **TAX FOLIO NUMBER:** 2401-605-0030-000-3
SUBDIVISION_____ **BLOCK** 1 **TRACT**_____ **LOT** 30 **BLDG**_____ **UNIT**_____

2. **GENERAL DESCRIPTION OF IMPROVEMENT:** Demolition of single family residence and garage
3. **OWNER INFORMATION:** a. Name John B. and Susan Culverhouse
b. Address 1635 Thumb Point Drive, Fort Pierce, FL 34949 c. interest in property Owners
d. Name and address of fee simple titleholder (if other than owner) N/A
4. **CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:** RealTime Property & Development Services, 1615 Thumb Point Drive, Fort Pierce, FL 34949
5. **SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:** N/A
6. **LENDER'S NAME, ADDRESS AND PHONE NUMBER:** PNC
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1)(a) 7., Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER: _____
8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1)(b), Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER: _____
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____, _____, 20____.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

John B. Culverhouse
Print Name and Provide Signatory's Title/Office

State of **Florida**
County of St Lucie
The foregoing instrument was acknowledged before me this 22 day of October, 20 13.
By John B. Culverhouse, as Owner
(Printed name of person signing above) (Type of authority...e.g. Owner, officer, trustee, attorney in fact)
For John B. Culverhouse.
(Name of party on behalf of whom instrument was executed) Personally Known X or produced the following type of ID: ____

Ann E. Baese (Printed Name of Notary Public)
(Signature of Notary Public) (Seal)

ANN E. BAESE
Notary Public - State of Florida
My Comm. Expires Oct 2, 2015
Commission # EE 104175
Bonded Through National Notary Assn.

Under penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (section 92.525, Florida Statutes).

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/Director/Partner/Manager who signed above:

By: _____ (Signature)
By John B. Culverhouse (Printed Name)

Rev. 01/30/2007(Recording)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3931720 OR BOOK 3610 PAGE 247, Recorded 03/06/2014 at 11:13 AM

NOTICE OF COMMENCEMENT

Permit No. _____ **Tax Folio No.** 2401-605-0030-000-3

State of Florida County of St. Lucie

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Legal Description of Property: (and street address if available): Thumb Point Blk 1 Lot 30 - 1635 Thumb Point Dr

General description of improvement: reconstruction of a single family residence

Owner information or Lessee information if the Lessee contracted for the improvement:
Name John B. and Susan Culverhouse
Address 1635 Thumb Point Dr., Fort Pierce, FL 34949
Interest in property: owners
Name and address of fee simple titleholder (if different from Owner listed above):
_____

Contractor's Name: Steven M. Weaver / RealTime Property & Development
Contractor Address: 1615 Thumb Point Drive, Fort Pierce, FL 34949 Phone Number: 772 344 7100

Surety (if applicable, a copy of the payment bond is attached): Amount of bond: $ n/a
Name and address: _____ Phone number: _____

Lender Name: PNC Bank Phone Number: _____
Lender's address: _____

Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
Name: _____ Phone Number: _____
Address: _____

In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
Phone number of person or entity designated by owner: _____

Expiration date of notice of commencement: (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified) _____.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. **A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.** IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

_____
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager

_____
(Signatory's Title/Office)

The foregoing instrument was acknowledged before me this 6 day of March 2014

By John B. Culverhouse, Sr. Personally Known for _____
Name of Person Type of authority (e.g.officer,trustee) Party on behalf of whom instrument was executed

_____ Personally known ✓ or produced Identification _____.
(Signature of Notary Public - State of Florida)
(Print, Type, or Stamp Commissioned Name of Notary Public) Type of Identification produced _____.

MARYANN RAPISARDA
MY COMMISSION # EE 130423
EXPIRES: September 20, 2015
Bonded Thru Budget Notary Services

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4055129 OR BOOK 3731 PAGE 1203, Recorded 04/02/2015 at 10:13 AM

AFFIDAVIT OF COMPLIANCE
SPECIAL MAGISTRATE
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Isaac Saucedo, have personally examined the property described in the Special Magistrate's order dated April 11, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 22 day of August, 2014.

Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Isaac Saucedo, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 30th day of March, 2015.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

File Name: C0058961

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4164716 OR BOOK 3841 PAGE 1652, Recorded 03/01/2016 at 11:43 AM

NOTICE OF COMMENCEMENT

Permit No. _____ **Tax Folio No.** 2401-605-0030-000-3

State of Florida County of St. Lucie

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Legal Description of Property: (and street address if available):
ThumbPoint Blk 1 Lot 30-1635 ThumbPoint Drive

General description of improvement: Reconstruction of a single family residence

Owner information or Lessee information if the Lessee contracted for the improvement:
Name John B Culverhouse
Address 1635 ThumbPoint Dr. Fort Pierce, FL 34949
Interest in property: owners
Name and address of fee simple titleholder (if different from Owner listed above):
_____

Contractor's Name: RealTime Property + Development
Contractor Address: 101 A Seaway Dr. Fort Pierce, FL 34950 Phone Number: 772-344-7100

Surety (if applicable, a copy of the payment bond is attached): Amount of bond: $ n/a
Name and address: _____ Phone number: _____

Lender Name: PNC Bank Phone Number: _____
Lender's address: _____

Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
Name: _____ Phone Number: _____
Address: _____

In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
Phone number of person or entity designated by owner: _____

Expiration date of notice of commencement: (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified) _____.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. **A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.** IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

_____
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager

_____
(Signatory's Title/Office)

The foregoing instrument was acknowledged before me this 29 day of FEBRUARY, 2016,

By John Bradford Culverhouse as _____ for Driver Licence
Name of Person Type of authority (e.g.officer,trustee) Party on behalf of whom instrument was executied

_____ Personally known ___ or produced Identification ___.
(Signature of Notary Public - State of Florida)
(Print, Type, or Stamp Commissioned Name of Notary Public) Type of Identification produced _____.

CALETA SCOTT
MY COMMISSION # FF221211
EXPIRES April 15, 2019
(407) 398-0153 FloridaNotaryService.com

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4171587 OR BOOK 3848 PAGE 1748, Recorded 03/22/2016 at 03:04
Doc Tax: $0.70

Return to:
John B. Culverhouse, Sr.
1635 Thumb Point Drive
Fort Pierce, Florida 34949

This Instrument prepared by:
John B. Culverhouse, Sr.
1635 Thumb Point Drive
Fort Pierce, Florida 34949

Parcel I.D. (Folio) No. 2401-605-0030-000/3
Parcel I.D. (Folio) No. No. 2401-605-0028-000/6

QUITCLAIM DEED

THIS INDENTURE made on March 22nd, 2016, by and between **John B. Culverhouse, a unremarried widower, a/k/a John B. Culverhouse, Sr., 1635 Thumb Point Drive, Fort Pierce, Florida 34949,** hereinafter referred to as **Grantor**, and **John B. Culverhouse, a unremarried widower, a/k/a John B. Culverhouse, Sr., and John B. Culverhouse, Jr., his Son, a single man, as Joint Tenants with Rights of Survivorship, 1635 Thumb Point Drive, Fort Pierce, Florida 34949,** hereinafter referred to as **Grantee**, in the State of Florida.

WITNESSETH: That said Grantor, for and in consideration of :LOVE AND AFFECTION, and other valuable consideration, receipt whereof is hereby acknowledged, has remised , released and quitclaimed and granted, bargained, sold and conveyed to the Grantee and to the Grantee's heirs and assigns forever, all of the rights, title, interest and claim of Grantor in and to **the land in Saint Lucie County, Florida, more particularly described in the attached "SCHEDULE A" which is incorporated herein and made a part hereof. Said lands having street addresses of 1635 Thumb Point Drive, Fort Pierce, Florida 34949, Parcel I.D. No. 2401-605-0030-000/3 and 1629 Thumb Point Drive, Fort Pierce, Florida 34949, Parcel I.D. No. 2401-605-0028-000/6.** Grantor is the owner of the lands being conveyed and warrants the title thereof. This Deed is being granted for the purpose of Estate Planning.

TO HAVE AND TO HOLD the above described premises, with the appurtenances appertaining thereto, unto the Grantee, the Grantee's heirs, and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Grantor, John B. Culverhouse, a/k/a John B. Culverhouse, Sr.,

,
Signed in the presence of:
WITNESSES AS TO THE GRANTOR:

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3779601 OR BOOK 3463 PAGE 1273, Recorded 12/13/2012 at 03:34

AFFIDAVIT OF CONTINUOUS MARRIAGE

State of Florida
County of St. Lucie

Before me, the undersigned authority, personally appeared John B. Culverhouse, Sr., and Susan D. Culverhouse, his wife, who, after first being duly sworn, did depose and say:

1. That they are married each to the other.

2. That they were married on and before June 6, 1997, upon which date they became vested with title to the real property more fully described on Exhibit "A" hereto by Special Warranty Deed dated June 6, 1997, recorded in O. R. Book 1083 at Page 316 of the Public Records of St. Lucie County, Florida; that on and subsequent to June 6, 1997, their marriage has been continuous and uninterrupted.

Further, Affiants sayeth naught.

John B. Culverhouse, Sr.

Susan D. Culverhouse

Sworn to and subscribed before me this 12th day of December, 2012, by John B. Culverhouse, Sr. and Susan D. Culverhouse, his wife, who are personally known to me.

Connie Sue Moore

Connie Sue Moore
Notary Public - Printed Name

[Notary Seal]

CONNIE SUE MOORE
Commission # DD 869716
Expires April 4, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

CONNIE SUE MOORE
Commission # DD 869716
Expires April 4, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

Legal Description

EXHIBIT "A"

Being that part of Section 11, Township 34 South, Range 38 East and that part of the North ½ of Section 14, Township 34 South, Range 38 East, St. Lucie County, Florida, lying East of the following described line:

Begin at the Southeast corner of the West 3/4 of the North ½ of Section 14, thence run Northerly, a distance of 7959.28 feet, more or less, to the Northeast corner of the West 3/4 of Section 11.

TOGETHER WITH the full rights of ingress and egress over and upon that certain 60-foot private road known as Indrio Road Extension, as reserved to John B. Culverhouse in that certain Warranty Deed of conveyance in favor of Strazzulla Bros. Co., Inc., recorded in OR Book 480 at page 2845 of the Public Records of St. Lucie County, Florida.

The above described property constituting 241 acres, more or less.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3890499 OR BOOK 3572 PAGE 600, Recorded 10/22/2013 at 04:02 PM

AFTER RECORDING RETURN TO:

PERMIT NUMBER:

This Space is reserved for recording info

NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida statutes the following information is provided in the Notice of commencement.

1. **DESCRIPTION OF PROPERTY** (Legal description and street address) **TAX FOLIO NUMBER:** 2401-605-0030-000-3
SUBDIVISION_____ **BLOCK** 1 **TRACT**_____ **LOT** 30 **BLDG**_____ **UNIT**_____

2. **GENERAL DESCRIPTION OF IMPROVEMENT:** Demolition of single family residence and garage
3. **OWNER INFORMATION:** a. Name John B. and Susan Culverhouse
b. Address 1635 Thumb Point Drive, Fort Pierce, FL 34949 c. interest in property Owners
d. Name and address of fee simple titleholder (if other than owner) N/A
4. **CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:** RealTime Property & Development Services, 1615 Thumb Point Drive, Fort Pierce, FL 34949
5. **SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:** N/A
6. **LENDER'S NAME, ADDRESS AND PHONE NUMBER:** PNC
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1)(a) 7., Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER: _____
8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1)(b), Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER: _____
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____, _____, 20____.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

John B. Culverhouse
Print Name and Provide Signatory's Title/Office

State of **Florida**
County of St Lucie
The foregoing instrument was acknowledged before me this 22 day of October, 20 13.
By John B. Culverhouse, as Owner
(Printed name of person signing above) (Type of authority...e.g. Owner, officer, trustee, attorney in fact)
For John B. Culverhouse.
(Name of party on behalf of whom instrument was executed) Personally Known X or produced the following type of ID: ____

Ann E. Baese (Printed Name of Notary Public)
(Signature of Notary Public) (Seal)

ANN E. BAESE
Notary Public - State of Florida
My Comm. Expires Oct 2, 2015
Commission # EE 104175
Bonded Through National Notary Assn.

Under penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (section 92.525, Florida Statutes).

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/Director/Partner/Manager who signed above:

By: _____ (Signature)
By John B. Culverhouse (Printed Name)

Rev. 01/30/2007(Recording)

Chris Craft Tax Collector St. Lucie County

Find More Vehicle/Vessel Registrations to Renew

PIN (?) | or | License plate (?) | and | Birth date (?) mm/dd/yyyy | Find more...

Registered in a different county? Please **click here** to find the appropriate web site for your county.

Selected Registrations to Renew

	PIN	Plate	Address (Please Verify)	Description	Years (?)	Amount
Remove	[redacted]	LYK916 auto Expires: 09/03/2016	JOHN B CULVERHOUSE 1635 THUMBPOINT DR FT PIERCE, FL 34949-3570 Provide a new mailing address	2000 Mercedes-Benz 4 door blue	1	$83.30 + $10.00 Late penalty

Find more renewals | Continue



Florida Voter Information Card

VOTER NAME AND ADDRESS	POLITICAL PARTY
Florida Democratic Party	DEM

VOTER REGISTRATION NUMBER: 108189471

JOHN BRADFORD CULVERHOUSE SR
1635 THUMB POINT DR
FORT PIERCE FL 34949

DATE REGISTERED	CONGRESS	SENATE	HOUSE	CITY
Mar/19/1969	18	25	84	FP 2

DATE OF BIRTH: [redacted]

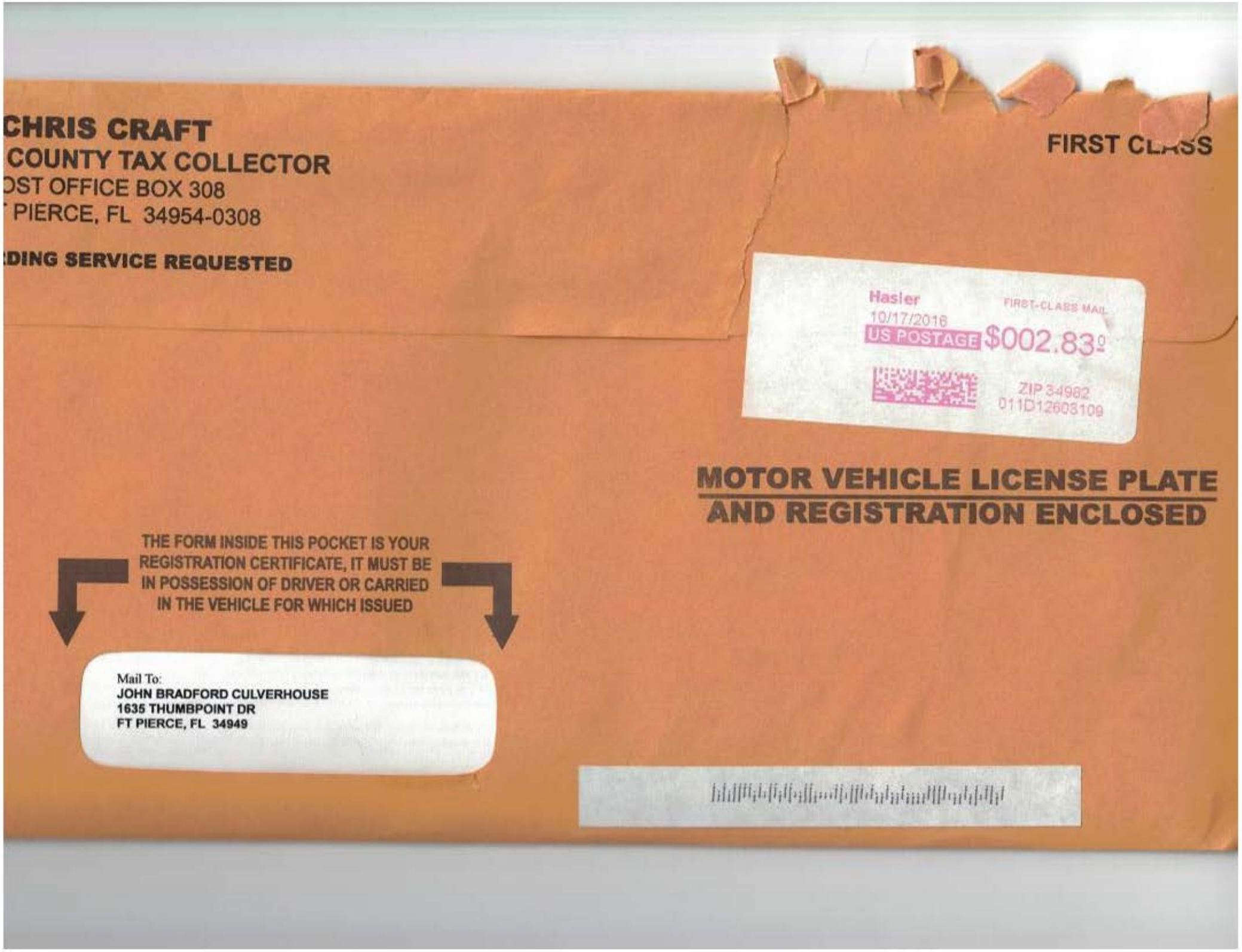
POLLING LOCATION: 016 - Chapel By the Sea
1717 Gulfstream Ave, Fort Pierce

PRECINCT NO.: 16

DATE ISSUED: Sep/15/2016

ST. LUCIE COUNTY

GERTRUDE WALKER, Supervisor of Elections



CHRIS CRAFT
COUNTY TAX COLLECTOR
OST OFFICE BOX 308
PIERCE, FL 34954-0308

DING SERVICE REQUESTED

FIRST CLASS

Hasler
10/17/2016
US POSTAGE $002.83⁰
FIRST-CLASS MAIL
ZIP 34982
011D12603109

MOTOR VEHICLE LICENSE PLATE AND REGISTRATION ENCLOSED

THE FORM INSIDE THIS POCKET IS YOUR REGISTRATION CERTIFICATE, IT MUST BE IN POSSESSION OF DRIVER OR CARRIED IN THE VEHICLE FOR WHICH ISSUED

Mail To:
JOHN BRADFORD CULVERHOUSE
1635 THUMBPOINT DR
FT PIERCE, FL 34949

Exhibit 41

lightheadedness, or fainting. Alcohol, hot weather, exercise, and fever can increase these effects. To prevent them, sit up or stand slowly, especially in the morning. Also, sit or lie down at the first sign of dizziness, lightheadedness, or weakness. These effects may be worse if you take it with alcohol or certain medicines. Use this medicine with caution. DO NOT DRIVE OR PERFORM OTHER POSSIBLY UNSAFE TASKS until you know how you react to it. DEHYDRATION, EXCESSIVE SWEATING, VOMITING, OR DIARRHEA may increase the risk of low blood pressure. Contact your health care provider at once if any of these occur. THIS MEDICINE MAY CAUSE A SERIOUS SIDE EFFECT CALLED ANGIOEDEMA. The risk may be higher in black patients. Contact your doctor at once if you develop swelling of the hands, face, lips, eyes, throat, or tongue;

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1809298-04391 DATE: 05/04/15

BENAZEPRIL 40MG TABLETS
QTY: 90 2 REFILLS BEFORE 02/06/16
Refill NDC: 00093-5127-01
Retail Price: $57.99 Your Insurance Saved You: $57.99

$ 0.00

A. RASHID, MD PLAN: FLBC
MFG: TEVA GROUP# FLBCS
YYY/ / / CLAIM REF# 151241135639022999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1809298-04391 DATE: 05/04/15

BENAZEPRIL 40MG TABLETS
QTY: 90 2 REFILLS BEFORE 02/06/16
Refill NDC: 00093-5127-01
Retail Price: $57.99 Your Insurance Saved You: $57.99

$ 0.00

A. RASHID, MD PLAN: FLBC
MFG: TEVA GROUP# FLBCS
YYY/ / / CLAIM REF# 151241135639022999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

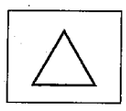
Duplicate Receipt

Pharmacy use only

WED 1:00AM
Refill

BENAZEPRIL 40MG TABLETS
00093-**5127**-01
FAST RACK

QTY 90
10 DRAM



PINK
FRONT: 93
BACK: 5127

YYY/ / /

personnel and your doctors know you use this medicine. BEFORE YOU HAVE ANY MEDICAL OR DENTAL TREATMENTS, EMERGENCY CARE, OR SURGERY, tell the doctor or dentist that you are taking this medicine. This medicine may cause dizziness, blurred vision, or lightheadedness. DO NOT DRIVE, OPERATE MACHINERY, OR DO ANYTHING ELSE THAT COULD BE DANGEROUS until you know how you react to this medicine. Using this medicine alone, along with other medicines, or with alcohol may lessen your ability to drive or to perform other potentially dangerous tasks. CHECK WITH YOUR DOCTOR BEFORE YOU DRINK ALCOHOL while you are using this medicine. Drinking alcohol may increase the risk of low blood pressure with this medicine. This medicine may cause dizziness, lightheadedness, or fainting. SIT DOWN WHILE TAKING THIS

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1850891-04391 DATE: 09/16/15

NITROSTAT 0.4MG(1/150GR)SUBLT 25'S
QTY: 25 3 REFILLS BEFORE 09/15/16
New-E NDC: 00071-0418-13
Retail Price: $19.49 Your Insurance Saved You: $19.49

$ 0.00

A. MAHARAJ, MD PLAN: FLBC
MFG: PARKE-DAVIS GROUP# FLBCS
AAC/MIC/MIC/ CLAIM REF# 152595897121016999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1850891-04391 DATE: 09/16/15

NITROSTAT 0.4MG(1/150GR)SUBLT 25'S
QTY: 25 3 REFILLS BEFORE 09/15/16
New-E NDC: 00071-0418-13
Retail Price: $19.49 Your Insurance Saved You: $19.49

$ 0.00

A. MAHARAJ, MD PLAN: FLBC
MFG: PARKE-DAVIS GROUP# FLBCS
AAC/MIC/MIC/ CLAIM REF# 152595897121016999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

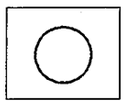
Duplicate Receipt

Pharmacy use only

WED 6:37PM
New-E

NITROSTAT 0.4MG(1/150GR)SUBLT 25'S
00071-**0418**-13
FAST RACK

QTY 25



WHITE
FRONT: n
BACK: 4

AAC/MIC/MIC/

medicine may cause dizziness, lightheadedness, or fainting, alcohol, hot weather, exercise, or fever may increase these effects. To prevent them, sit up or stand slowly, especially in the morning. Sit or lie down at the first sign of any of these effects. PATIENTS WHO TAKE MEDICINE FOR HIGH BLOOD PRESSURE often feel tired or run down for a few weeks after starting treatment. Be sure to take your medicine even if you may not feel "normal". Tell your doctor if you develop any new symptoms. IF YOU ARE TAKING THIS MEDICINE FOR ANGINA, it will not relieve the pain of an

to learn how to monitor your own blood pressure. Discuss this with your doctor. DO NOT SHARE THIS MEDICINE with others for whom it was not prescribed. DO NOT USE THIS MEDICINE for other health conditions. KEEP THIS MEDICINE out of the reach of children and pets. IF USING THIS MEDICINE FOR AN EXTENDED PERIOD OF TIME, obtain refills before your supply runs out. CHECK WITH YOUR PHARMACIST about how to dispose of unused medicine.

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA

lightheadedness, or fainting. Alcohol, hot weather, exercise, and fever can increase these effects. To prevent them, sit up or stand slowly, especially in the morning. Also, sit or lie down at the first sign of dizziness, lightheadedness, or weakness. These effects may be worse if you take it with alcohol or certain medicines. Use this medicine with caution. DO NOT DRIVE OR PERFORM OTHER POSSIBLY UNSAFE TASKS until you know how you react to it. DEHYDRATION, EXCESSIVE SWEATING, VOMITING, OR DIARRHEA may increase the risk of low blood pressure. Contact your health care provider at once if any of these occur. THIS MEDICINE MAY CAUSE A SERIOUS SIDE EFFECT CALLED ANGIOEDEMA. The risk may be higher in black patients. Contact your doctor at once if you develop swelling of the hands, face, lips, eyes, throat, or tongue;

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1809298-04391 DATE: 05/04/15

BENAZEPRIL 40MG TABLETS
QTY: 90 2 REFILLS BEFORE 02/06/16
Refill NDC: 00093-5127-01
Retail Price: $57.99 Your Insurance Saved You: $57.99

$ 0.00

A. RASHID, MD
MFG: TEVA
YYY/ / /

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 151241135639022999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1809298-04391 DATE: 05/04/15

BENAZEPRIL 40MG TABLETS
QTY: 90 2 REFILLS BEFORE 02/06/16
Refill NDC: 00093-5127-01
Retail Price: $57.99 Your Insurance Saved You: $57.99

$ 0.00

A. RASHID, MD
MFG: TEVA
YYY/ / /

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 151241135639022999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

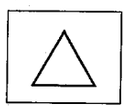
Duplicate Receipt

Pharmacy use only

WED 1:00AM
Refill

BENAZEPRIL 40MG TABLETS
00093-**5127**-01
FAST RACK

QTY 90
10 DRAM



PINK
FRONT: 93
BACK: 5127

YYY/ / /

personnel and your doctors know you use this medicine. BEFORE YOU HAVE ANY MEDICAL OR DENTAL TREATMENTS, EMERGENCY CARE, OR SURGERY, tell the doctor or dentist that you are taking this medicine. This medicine may cause dizziness, blurred vision, or lightheadedness. DO NOT DRIVE, OPERATE MACHINERY, OR DO ANYTHING ELSE THAT COULD BE DANGEROUS until you know how you react to this medicine. Using this medicine alone, along with other medicines, or with alcohol may lessen your ability to drive or to perform other potentially dangerous tasks. CHECK WITH YOUR DOCTOR BEFORE YOU DRINK ALCOHOL while you are using this medicine. Drinking alcohol may increase the risk of low blood pressure with this medicine. This medicine may cause dizziness, lightheadedness, or fainting. SIT DOWN WHILE TAKING THIS

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850891-04391 DATE: 09/16/15

NITROSTAT 0.4MG(1/150GR)SUBLT 25'S
QTY: 25 3 REFILLS BEFORE 09/15/16
New-E NDC: 00071-0418-13
Retail Price: $19.49 Your Insurance Saved You: $19.49

$ 0.00

A. MAHARAJ, MD
MFG: PARKE-DAVIS
AAC/MIC/MIC/

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 152595897121016999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850891-04391 DATE: 09/16/15

NITROSTAT 0.4MG(1/150GR)SUBLT 25'S
QTY: 25 3 REFILLS BEFORE 09/15/16
New-E NDC: 00071-0418-13
Retail Price: $19.49 Your Insurance Saved You: $19.49

$ 0.00

A. MAHARAJ, MD
MFG: PARKE-DAVIS
AAC/MIC/MIC/

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 152595897121016999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

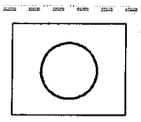
Duplicate Receipt

Pharmacy use only

WED 6:37PM
New-E

NITROSTAT 0.4MG(1/150GR)SUBLT 25'S
00071-**0418**-13
FAST RACK

QTY 25



WHITE
FRONT: n
BACK: 4

AAC/MIC/MIC/

medicine may cause dizziness, lightheadedness, or fainting; alcohol, hot weather, exercise, or fever may increase these effects. To prevent them, sit up or stand slowly, especially in the morning. Sit or lie down at the first sign of any of these effects. PATIENTS WHO TAKE MEDICINE FOR HIGH BLOOD PRESSURE often feel tired or run down for a few weeks after starting treatment. Be sure to take your medicine even if you may not feel "normal". Tell your doctor if you develop any new symptoms. IF YOU ARE TAKING THIS MEDICINE FOR ANGINA, it will not relieve the pain of an

to learn how to monitor your own blood pressure. Discuss this with your doctor. DO NOT SHARE THIS MEDICINE with others for whom it was not prescribed. DO NOT USE THIS MEDICINE for other health conditions. KEEP THIS MEDICINE out of the reach of children and pets. IF USING THIS MEDICINE FOR AN EXTENDED PERIOD OF TIME, obtain refills before your supply runs out. CHECK WITH YOUR PHARMACIST about how to dispose of unused medicine.

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1834554-04391 DATE: 09/16/15

AMLODIPINE BESYLATE 10MG TABLETS
QTY: 90 2 REFILLS BEFORE 02/06/16
Refill NDC: 68180-0752-03
Retail Price: $155.89 Your Insurance Saved You: $155.89

$ 0.00

A. RASHID, MD
MFG: LUPIN
YYY/ / /MIC

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 152591135949021999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1834554-04391 DATE: 09/16/15

AMLODIPINE BESYLATE 10MG TABLETS
QTY: 90 2 REFILLS BEFORE 02/06/16
Refill NDC: 68180-0752-03
Retail Price: $155.89 Your Insurance Saved You: $155.89

$ 0.00

A. RASHID, MD
MFG: LUPIN
YYY/ / /MIC

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 152591135949021999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

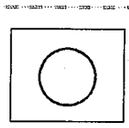
Duplicate Receipt

Pharmacy use only

FRI 1:00AM
Refill

AMLODIPINE BESYLATE 10MG TABLETS
68180-**0752**-03
CELL 162

QTY 90
20 DRAM



WHITE
FRONT: LU
BACK: H13

severe allergic reacton (eg, severe rash, hives, trouble breathing, growths in the nose, dizziness) to aspirin or an NSAID (eg, ibuprofen, celecoxib). DO NOT TAKE MORE THAN THE RECOMMENDED DOSE or use for longer than prescribed without checking with your doctor. Laboratory and/or medical tests, including kidney function, liver function, complete blood cell counts, and blood pressure, may be performed to monitor your progress or to check for side effects. KEEP ALL DOCTOR AND LABORATORY APPOINTMENTS while you are taking this medicine. THIS MEDICINE MAY INTERFERE with certain lab tests. Be sure your doctor and lab personnel know that you take this medicine. BEFORE YOU HAVE ANY MEDICAL OR DENTAL TREATMENTS, EMERGENCY CARE, OR SURGERY, tell the doctor or dentist that you are taking this

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850886-04391 DATE: 09/16/15

INDOMETHACIN 25MG CAPSULES
QTY: 15/270 3+ REFILLS BEFORE 09/15/16
New-E NDC: 00093-4029-01
Retail Price: $ 5.74 Your Insurance Saved You: $ 2.47

$ 3.27

A. RASHID, MD
MFG: TEVA
MIC/MIC/MIC/MIC

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 152595883927007997

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850886-04391 DATE: 09/16/15

INDOMETHACIN 25MG CAPSULES
QTY: 15/270 3+ REFILLS BEFORE 09/15/16
New-E NDC: 00093-4029-01
Retail Price: $ 5.74 Your Insurance Saved You: $ 2.47

$ 3.27

A. RASHID, MD
MFG: TEVA
MIC/MIC/MIC/MIC

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 152595883927007997

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

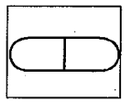
Duplicate Receipt

Pharmacy use only

WED 6:40PM
New-E

INDOMETHACIN 25MG CAPSULES
00093-**4029**-01
ALPHA

QTY 15/270
10 DRAM



GREEN
FRONT: 4029

MIC/MIC/MIC/MIC Med Guide

severe allergic reacton (eg, severe rash, hives, trouble breathing, growths in the nose, dizziness) to aspirin or an NSAID (eg, ibuprofen, celecoxib). DO NOT TAKE MORE THAN THE RECOMMENDED DOSE or use for longer than prescribed without checking with your doctor. Laboratory and/or medical tests, including kidney function, liver function, complete blood cell counts, and blood pressure, may be performed to monitor your progress or to check for side effects. KEEP ALL DOCTOR AND LABORATORY APPOINTMENTS while you are taking this medicine. THIS MEDICINE MAY INTERFERE with certain lab tests. Be sure your doctor and lab personnel know that you take this medicine. BEFORE YOU HAVE ANY MEDICAL OR DENTAL TREATMENTS, EMERGENCY CARE, OR SURGERY, tell the doctor or dentist that you are taking this

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850886-04391 DATE: 09/16/15

INDOMETHACIN 25MG CAPSULES
QTY: 255/270 3 REFILLS BEFORE 09/15/16
New-E NDC: 00093-4029-01
Retail Price: $97.55 Your Insurance Saved You: $70.82

$ 26.73

A. RASHID, MD
MFG: TEVA
MIC/MIC/MIC/MIC

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 152595883927007996

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850886-04391 DATE: 09/16/15

INDOMETHACIN 25MG CAPSULES
QTY: 255/270 3 REFILLS BEFORE 09/15/16
New-E NDC: 00093-4029-01
Retail Price: $97.55 Your Insurance Saved You: $70.82

$ 26.73

A. RASHID, MD
MFG: TEVA
MIC/MIC/MIC/MIC

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 152595883927007996

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

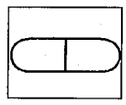
Duplicate Receipt

Pharmacy use only

WED 6:40PM
New-E

INDOMETHACIN 25MG CAPSULES
00093-**4029**-01
ALPHA

QTY 255/270
60 DRAM



GREEN
FRONT: 4029

MIC/MIC/MIC/MIC Med Guide

stop using this medicine without checking with your doctor. KEEP ALL DOCTOR APPOINTMENTS while you are using this medicine. IF YOU HAVE DIABETES or problems with numbness in your fingers or toes, talk with your doctor before you trim your nails. DO NOT USE NAIL POLISH or other nail products unless your doctor instructs you otherwise. This medicine is for external use on nails and surrounding skin only. DO NOT GET THIS MEDICINE IN YOUR EYES, nose,

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1851047-04391 DATE: 09/17/15

CICLOPIROX 8% NAIL LACQUER TOP SOLN
QTY: 6.6 2 REFILLS BEFORE 09/02/16
Copy NDC: 45802-0141-67

$ 79.99

P. OTTUSO, MD
MFG: PERRIGO
CNW/CNW/CNW/

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1851047-04391 DATE: 09/17/15

CICLOPIROX 8% NAIL LACQUER TOP SOLN
QTY: 6.6 2 REFILLS BEFORE 09/02/16
Copy NDC: 45802-0141-67

$ 79.99

P. OTTUSO, MD
MFG: PERRIGO
CNW/CNW/CNW/

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

WAITING
THU 1:09PM
Copy

CICLOPIROX 8% NAIL LACQUER TOP SOLN
45802-**0141**-67
ALPHA

QTY 6.6

LIQUID

COLORLESS

performing any task that requires good vision. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. FOR WOMEN: DO NOT USE THIS MEDICINE if you are pregnant. IF YOU SUSPECT THAT YOU COULD BE PREGNANT, contact your doctor immediately. IT IS UNKNOWN IF THIS MEDICINE IS EXCRETED in breast milk. IF YOU ARE OR WILL BE BREAST-FEEDING while you are using this medicine, check with your doctor or pharmacist to discuss the

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850887-04391 DATE: 09/17/15

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY: 7.5 3 REFILLS BEFORE 06/11/16
Copy NDC: 00023-3205-03
Retail Price: $542.89 Your Insurance Saved You: $437.89

$ 105.00

A. MAHARAJ, MD
MFG: ALLERGAN
RTS/MIC/MIC/MIC

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 152601983610011999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850887-04391 DATE: 09/17/15

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY: 7.5 3 REFILLS BEFORE 06/11/16
Copy NDC: 00023-3205-03
Retail Price: $542.89 Your Insurance Saved You: $437.89

$ 105.00

A. MAHARAJ, MD
MFG: ALLERGAN
RTS/MIC/MIC/MIC

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 152601983610011999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

WAITING
THU 11:00AM
Copy

LUMIGAN 0.01% OPHTH SOLN 2.5ML
00023-**3205**-03
ALPHA

QTY 7.5

LIQUID

RTS/MIC/MIC/MIC

LABORATORY APPOINTMENTS while you are using this medicine. Laboratory and/or medical tests such as kidney function, liver function, fasting blood glucose, hemoglobin A1C, or blood counts, should be done to monitor your progress or to check for side effects. IF YOUR BLOOD SUGARS HAVE BEEN UNDER CONTROL AND ARE SUDDENLY DIFFICULT TO MANAGE, contact your doctor as soon as possible. BEFORE YOU HAVE ANY MEDICAL OR DENTAL TREATMENTS, EMERGENCY CARE, LABORATORY TESTS, OR SURGERY, tell the doctor or dentist that you are using this medicine. During times of stress such as fever, infection, injury, or surgery, it may be more difficult to control your blood sugar. Consult your doctor, as a change in your medicine may be required. DO NOT drink large amounts of alcohol while you are taking this medicine. TALK TO YOUR DOCTOR BEFORE YOU DRINK ALCOHOL while you use this medicine. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. CAUTION IS ADVISED WHEN USING THIS MEDICINE IN THE ELDERLY because they may be more sensitive to the effects of the medicine. Low blood sugar levels may be more difficult to recognize in the elderly. FOR WOMEN: IF YOU PLAN ON BECOMING PREGNANT, discuss with your

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850890-04391 DATE: 09/23/15

METFORMIN 500MG TABLETS
QTY: 90 3 REFILLS BEFORE 09/15/16
New-E NDC: 53746-0218-05

$

A. RASHID, MD
MFG: AMNEAL
AAC/CAS/CAS/CAS

PLAN: FLBC
GROUP# FLBCS
UNNN

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850890-04391 DATE: 09/23/15

METFORMIN 500MG TABLETS
QTY: 90 3 REFILLS BEFORE 09/15/16
New-E NDC: 53746-0218-05

$

A. RASHID, MD
MFG: AMNEAL
AAC/CAS/CAS/CAS

PLAN: FLBC
GROUP# FLBCS
UNNN

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

WED 11:00AM
New-E

METFORMIN 500MG TABLETS
53746-**0218**-05
CELL 60

QTY 90
20 DRAM

WHITE
FRONT: IP 218
BACK: 500

AAC/CAS/CAS/CAS

monitor your progress or to check for side effects. KEEP ALL DOCTOR AND LABORATORY APPOINTMENTS while you are taking this medicine. BEFORE YOU HAVE ANY MEDICAL OR DENTAL TREATMENTS, emergency care, or surgery, tell the doctor or dentist that you are using this medicine. YOUR DOCTOR MAY HAVE ALSO PRESCRIBED a potassium supplement for you. If so, follow the dosing carefully. Do not start taking additional potassium on your own or change your diet to include more potassium without first checking with your doctor. THIS MEDICINE MAY CAUSE DIZZINESS or blurred vision. Do not drive, operate machinery, or do anything else that could be dangerous until you know how you react to this medicine. Using this medicine alone, with other medicines, or with alcohol may lessen your ability to drive or to perform other potentially dangerous tasks. THIS MEDICINE MAY CAUSE

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850894-04391 DATE: 09/23/15

FUROSEMIDE 20MG TABLETS
QTY: 90 3 REFILLS BEFORE 09/15/16
New-E NDC: 00603-3739-32

$

A. RASHID, MD
MFG: QUALITEST
AAC/CAS/CAS/CAS

PLAN: FLBC
GROUP# FLBCS
UNNN

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850894-04391 DATE: 09/23/15

FUROSEMIDE 20MG TABLETS
QTY: 90 3 REFILLS BEFORE 09/15/16
New-E NDC: 00603-3739-32

$

A. RASHID, MD
MFG: QUALITEST
AAC/CAS/CAS/CAS

PLAN: FLBC
GROUP# FLBCS
UNNN

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

WED 11:00AM
New-E

FUROSEMIDE 20MG TABLETS
00603-**3739**-32
CELL 84

QTY 90
20 DRAM

WHITE
FRONT: 3169
BACK: V

checking with your doctor. Exceeding the recommended dose or taking this medicine for longer than prescribed may cause serious side effects. If using this medicine for an extended period of time, DO NOT SUDDENLY STOP taking this medicine without your doctor's approval. When used for an extended period of time, this medicine may not work as well and may require different dosing. Talk with your doctor if

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1854749-04391 DATE: 10/07/15

PHENTERMINE 37.5MG TABLETS
QTY:60 NO REFILLS - DR. AUTH REQUIRED
New NDC:10702-0025-01

$ 69.99

A. GRAFF, MD
MFG:KVK TECH
MIC/MIC/MIC/MIC

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1854749-04391 DATE: 10/07/15

PHENTERMINE 37.5MG TABLETS
QTY:60 NO REFILLS - DR. AUTH REQUIRED
New NDC:10702-0025-01

$ 69.99

A. GRAFF, MD
MFG:KVK TECH
MIC/MIC/MIC/MIC

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Duplicate Receipt

y use only

NG
1:51AM

PHENTERMINE 37.5MG TABLETS
10702-**0025**-01
ALPHA

QTY 60
10 DRAM

WHITE
FRONT: K 25

MIC/MIC/MIC/MIC

any questions or concerns with your doctor. Use this medicine with caution in the ELDERLY; they may be more sensitive to its effects, especially thinning skin. CORTICOSTEROIDS MAY AFFECT GROWTH RATE in CHILDREN and teenagers in some cases. They may need regular growth checks while using a corticosteroid. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. FOR WOMEN: IF YOU BECOME PREGNANT, contact your doctor. You will need to discuss the benefits and risks of using this medicine while you are pregnant. IT IS NOT KNOWN IF THIS MEDICINE IS FOUND IN BREAST MILK. If you are or will be breast-feeding while you use this medicine, check with your doctor. Discuss any possible risks to your baby.

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1854751-04391 DATE: 10/07/15

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY:45 2 REFILLS BEFORE 10/04/16
New NDC:00472-0379-45
Retail Price: $69.99 Your Insurance Saved You: $59.99

$ 10.00

A. GRAFF, MD
MFG:ACTAVIS
MIC/MIC/MIC/MIC

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 152803842415018999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1854751-04391 DATE: 10/07/15

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY:45 2 REFILLS BEFORE 10/04/16
New NDC:00472-0379-45
Retail Price: $69.99 Your Insurance Saved You: $59.99

$ 10.00

A. GRAFF, MD
MFG:ACTAVIS
MIC/MIC/MIC/MIC

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 152803842415018999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

WAITING
WED 11:51AM
New

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
00472-**0379**-45
UNIT OF USE

QTY 45

MIC/MIC/MIC/MIC

lightheadedness, or fainting. Alcohol, hot weather, exercise, and fever can increase these effects. To prevent them, sit up or stand slowly, especially in the morning. Also, sit or lie down at the first sign of dizziness, lightheadedness, or weakness. These effects may be worse if you take it with alcohol or certain medicines. Use this medicine with caution. DO NOT DRIVE OR PERFORM OTHER POSSIBLY UNSAFE TASKS until you know how you react to it. DEHYDRATION, EXCESSIVE SWEATING, VOMITING, OR DIARRHEA may increase the risk of low blood pressure. Contact your health care provider at once if any of these occur. THIS MEDICINE MAY CAUSE A SERIOUS SIDE EFFECT CALLED ANGIOEDEMA. The risk may be higher in black patients. Contact your doctor at once if you develop swelling of the hands, face, lips, eyes, throat, or tongue;

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1809298-04391 DATE: 11/12/15

BENAZEPRIL 40MG TABLETS
QTY:90 NO REFILLS - DR. AUTH REQUIRED
Refill NDC:00093-5127-01
Retail Price: $61.99 Your Insurance Saved You: $61.99

$ 0.00

A. RASHID, MD
MFG:TEVA
YYY/ / /MIC

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 153161141600009999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1809298-04391 DATE: 11/12/15

BENAZEPRIL 40MG TABLETS
QTY:90 NO REFILLS - DR. AUTH REQUIRED
Refill NDC:00093-5127-01
Retail Price: $61.99 Your Insurance Saved You: $61.99

$ 0.00

A. RASHID, MD
MFG:TEVA
YYY/ / /MIC

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 153161141600009999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

SAT 1:00AM
Refill

BENAZEPRIL 40MG TABLETS
00093-**5127**-01
FAST PACK

QTY 90
10 DRAM

PINK
FRONT: 93
BACK: 5127

blood magnesium levels (eg, dizziness; fast or irregular heartbeat; involuntary muscle movements; jitteriness or tremors; muscle aches, cramps, pain, spasms, or weakness; seizures). THIS MEDICINE MAY INCREASE THE RISK of hip, wrist, and spine fractures in patients with weak bones (osteoporosis). The risk may be greater if you use this medicine in high doses, for longer than a year, or if you are over 50 years old. Contact your doctor if you have any questions about this information. CHECK WITH YOUR DOCTOR to see whether you should take a calcium and vitamin D supplement while you use this medicine. LONG-TERM TREATMENT (EG, LONGER THAN 3 YEARS) with medicines like this one has rarely caused low vitamin B-12 levels. Discuss any questions or concerns with your doctor. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1861614-04391 DATE: 11/17/15

PANTOPRAZOLE 40MG TABLETS
QTY:90 1 REFILL BEFORE 02/06/16
Copy NDC:00093-0012-98
Retail Price: $317.89 Your Insurance Saved You: $307.58
$ 10.31

A. RASHID, MD
MFG:TEVA
MIC/MIC/MIC/MIC
PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 153215779990025999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077
Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1861614-04391 DATE: 11/17/15

PANTOPRAZOLE 40MG TABLETS
QTY:90 1 REFILL BEFORE 02/06/16
Copy NDC:00093-0012-98
Retail Price: $317.89 Your Insurance Saved You: $307.58
$ 10.31

A. RASHID, MD
MFG:TEVA
MIC/MIC/MIC/MIC
PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 153215779990025999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077
Duplicate Receipt

Pharmacy use only

THU 1:00AM
Copy

PANTOPRAZOLE 40MG TABLETS **QTY 90**
00093-**0012**-98 10 DRAM
ALPHA

YELLOW
FRONT: 93/12
MIC/MIC/MIC/MIC
Med Guide

while you are using this medicine. BEFORE YOU HAVE ANY MEDICAL OR DENTAL TREATMENTS, EMERGENCY CARE, OR SURGERY, tell the doctor or dentist that you are taking this medicine. THIS MEDICINE MAY CAUSE DROWSINESS, dizziness, blurred vision, or light-headedness. These effects may be worse if you take it with alcohol or certain medicines. Use this medicine with caution. DO NOT DRIVE, OPERATE MACHINERY, OR DO ANYTHING ELSE THAT COULD BE DANGEROUS until you know how you react to this medicine. Check with your doctor before you drink alcohol while you use this medicine. Contact your doctor if you have an eye injury or infection, or if you will be having eye surgery. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. FOR WOMEN: IF YOU BECOME PREGNANT, discuss with your doctor the benefits

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1862757-04391 DATE: 11/25/15

SIMBRINZA 1-0.2% SUSPENSION 8ML
QTY:48 1 REFILL BEFORE 03/15/16
Copy NDC:00065-4147-27
Retail Price: $899.79 Your Insurance Saved You: $749.79
$ 150.00

K. LANGLEY JR, MD
MFG:ALCON
/DFI/SJA/MIC
PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 153343898311006994

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077
Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1862757-04391 DATE: 11/25/15

SIMBRINZA 1-0.2% SUSPENSION 8ML
QTY:48 1 REFILL BEFORE 03/15/16
Copy NDC:00065-4147-27
Retail Price: $899.79 Your Insurance Saved You: $749.79
$ 150.00

K. LANGLEY JR, MD
MFG:ALCON
/DFI/SJA/MIC
PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 153343898311006994

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077
Duplicate Receipt

Pharmacy use only

THU 2:00PM
Copy

SIMBRINZA 1-0.2% SUSPENSION 8ML **QTY 48**
00065-**4147**-27
ALPHA

LIQUID
/DFI/SJA/MIC

drowsiness, severe or persistent headache, or vision changes. Discuss any questions or concerns with your doctor. Use this medicine with caution in the ELDERLY; they may be more sensitive to its effects, especially thinning skin. CORTICOSTEROIDS MAY AFFECT GROWTH RATE in CHILDREN and teenagers in some cases. They may need regular growth checks while using a corticosteroid. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. FOR WOMEN: IF YOU BECOME PREGNANT, contact your doctor. You will need to discuss the benefits and risks of using this medicine while you are pregnant. IT IS NOT KNOWN IF THIS MEDICINE IS FOUND IN BREAST MILK. If you are or will be breast-feeding while you use this medicine, check with your doctor. Discuss any possible risks to your baby.

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1854751-04391 DATE: 11/29/15

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY:45 NO REFILLS - DR. AUTH REQUIRED
Refill NDC:00472-0379-45
Retail Price: $69.99 Your Insurance Saved You: $59.99
$ 10.00

A. GRAFF, MD
MFG:ACTAVIS
YYY/ / /
PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 153331147520021999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077
Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1854751-04391 DATE: 11/29/15

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY:45 NO REFILLS - DR. AUTH REQUIRED
Refill NDC:00472-0379-45
Retail Price: $69.99 Your Insurance Saved You: $59.99
$ 10.00

A. GRAFF, MD
MFG:ACTAVIS
YYY/ / /
PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 153331147520021999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077
Duplicate Receipt

Pharmacy use only

TUE 1:00AM
Refill

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM **QTY 45**
00472-**0379**-45
UNIT OF USE

YYY/ / /

performing any task that requires good vision. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. FOR WOMEN: DO NOT USE THIS MEDICINE if you are pregnant. IF YOU SUSPECT THAT YOU COULD BE PREGNANT, contact your doctor immediately. IT IS UNKNOWN IF THIS MEDICINE IS EXCRETED in breast milk. IF YOU ARE OR WILL BE BREAST-FEEDING while you are using this medicine, check with your doctor or pharmacist to discuss the

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1850887-04391 DATE: 12/04/15

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY: 7.5 1+ REFILLS BEFORE 06/11/16
Refill NDC: 00023-3205-03
Retail Price: $536.89 Your Insurance Saved You: $436.89

$ 100.00

A. MAHARAJ, MD
MFG: ALLERGAN
MIC/ / /JBS

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 153413121343012999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1850887-04391 DATE: 12/04/15

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY: 7.5 1+ REFILLS BEFORE 06/11/16
Refill NDC: 00023-3205-03
Retail Price: $536.89 Your Insurance Saved You: $436.89

$ 100.00

A. MAHARAJ, MD
MFG: ALLERGAN
MIC/ / /JBS

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 153413121343012999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

FRI 11:00AM
Refill

LUMIGAN 0.01% OPHTH SOLN 2.5ML
00023-**3205**-03
ALPHA

QTY 7.5

LIQUID

MIC/ / /JBS

missed dose and go back to your regular dosing schedule. DO NOT use 2 doses at once.

CAUTIONS: DO NOT TAKE THIS MEDICINE if you have had an allergic reaction to it or if you are allergic to any ingredient in this product. THIS MEDICINE IS FOR EXTERNAL USE ONLY. Avoid contact with the eyes. If

PERIOD OF TIME, be sure to obtain necessary refills before your supply runs out. CHECK WITH YOUR PHARMACIST about how to dispose of unused medicine.

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1844723-04391 DATE: 12/06/15

ECONAZOLE NITRATE 1% CREAM 85GM
QTY: 85 NO REFILLS - DR. AUTH REQUIRED
Refill NDC: 52565-0022-85
Retail Price: $297.99 Your Insurance Saved You: $287.99

$ 10.00

P. OTTUSO, MD
MFG: IGI
YYY/ / /

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 153402751872014999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1844723-04391 DATE: 12/06/15

ECONAZOLE NITRATE 1% CREAM 85GM
QTY: 85 NO REFILLS - DR. AUTH REQUIRED
Refill NDC: 52565-0022-85
Retail Price: $297.99 Your Insurance Saved You: $287.99

$ 10.00

P. OTTUSO, MD
MFG: IGI
YYY/ / /

PLAN: FLBC
GROUP# FLBCS
CLAIM REF# 153402751872014999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

TUE 1:00AM
Refill

ECONAZOLE NITRATE 1% CREAM 85GM
52565-**0022**-85
ALPHA

QTY 85

YYY/ / /

doctor or pharmacist. This includes any medicines used to treat colds or congestion. CAUTION IS ADVISED WHEN USING THIS MEDICINE IN THE ELDERLY because they may be more sensitive to the effects of this medicine. FOR WOMEN: THIS MEDICINE HAS BEEN SHOWN TO CAUSE HARM to the human fetus. IF YOU PLAN ON BECOMING PREGNANT, discuss with your doctor the benefits and risks of using this medicine during pregnancy. THIS MEDICINE IS EXCRETED IN BREAST MILK. IF YOU ARE OR WILL BE BREAST-FEEDING while you are using this medicine, check with your doctor or pharmacist to discuss the risks to your baby. FOR PATIENTS WITH DIABETES MELLITUS: this medicine may mask signs of low blood sugar such as a rapid heart rate. Check blood glucose levels regularly.

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1877282-04391 DATE: 02/21/16

ATENOLOL 25MG TABLETS
QTY: 90 NO REFILLS - DR. AUTH REQUIRED
Copy NDC: 00378-0218-10
Retail Price: $27.99 Your Insurance Saved You: $18.16
$ 9.83

A. RASHID, MD PLAN: AARPMPD
MFG: MYLAN GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 160524419830073999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1877282-04391 DATE: 02/21/16

ATENOLOL 25MG TABLETS
QTY: 90 NO REFILLS - DR. AUTH REQUIRED
Copy NDC: 00378-0218-10
Retail Price: $27.99 Your Insurance Saved You: $18.16
$ 9.83

A. RASHID, MD PLAN: AARPMPD
MFG: MYLAN GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 160524419830073999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077 Duplicate Receipt

Pharmacy use only

SUN 4:46PM
Copy

ATENOLOL 25MG TABLETS
00378-**0218**-10
END CAP

QTY 90
10 DRAM

WHITE
FRONT: M
BACK: A2
MIC/MIC/MIC/CNW

blood magnesium levels (eg, dizziness; fast or irregular heartbeat; involuntary muscle movements; jitteriness or tremors; muscle aches, cramps, pain, spasms, or weakness; seizures). THIS MEDICINE MAY INCREASE THE RISK of hip, wrist, and spine fractures in patients with weak bones (osteoporosis). The risk may be greater if you use this medicine in high doses, for longer than a year, or if you are over 50 years old. Contact your doctor if you have any questions about this information. CHECK WITH YOUR DOCTOR to see whether you should take a calcium and vitamin D supplement while you use this medicine. LONG-TERM TREATMENT (EG, LONGER THAN 3 YEARS) with medicines like this one has rarely caused low vitamin B-12 levels. Discuss any questions or concerns with your doctor. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1877281-04391 DATE: 02/21/16

PANTOPRAZOLE 40MG TABLETS
QTY: 90 3 REFILLS BEFORE 09/15/16
Copy NDC: 59746-0284-90
Retail Price: $317.89 Your Insurance Saved You: $299.48
$ 18.41

A. MAHARAJ, MD PLAN: AARPMPD
MFG: CADISTA GROUP# PDPIND
CLL/MIC/MIC/CNW CLAIM REF# 160524418821079999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1877281-04391 DATE: 02/21/16

PANTOPRAZOLE 40MG TABLETS
QTY: 90 3 REFILLS BEFORE 09/15/16
Copy NDC: 59746-0284-90
Retail Price: $317.89 Your Insurance Saved You: $299.48
$ 18.41

A. MAHARAJ, MD PLAN: AARPMPD
MFG: CADISTA GROUP# PDPIND
CLL/MIC/MIC/CNW CLAIM REF# 160524418821079999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077 Duplicate Receipt

Pharmacy use only

SUN 4:46PM
Copy

PANTOPRAZOLE 40MG TABLETS
59746-**0284**-90
END CAP

QTY 90
10 DRAM

LIGHT PINK
FRONT: C284
CLL/MIC/MIC/CNW Med Guide

vision. Make sure your vision is clear before driving or performing any task that requires good vision. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. FOR WOMEN: DO NOT USE THIS MEDICINE if you are pregnant. IF YOU SUSPECT THAT YOU COULD BE PREGNANT, contact your doctor immediately. IT IS UNKNOWN IF THIS MEDICINE IS EXCRETED in breast milk. IF YOU ARE OR WILL BE BREAST-FEEDING while you are using this medicine, check with your doctor or pharmacist to discuss the

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850887-04391 DATE: 02/21/16

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY: 5/7.5 1 REFILL BEFORE 06/11/16
Refill NDC: 00023-3205-03
Retail Price: $393.93 Your Insurance Saved You: $95.00
$ 298.93

A. MAHARAJ, MD PLAN: AARPMPD
MFG: ALLERGAN GROUP# PDPIND
ARL/ / /CNW CLAIM REF# 160524442192075998

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850887-04391 DATE: 02/21/16

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY: 5/7.5 1 REFILL BEFORE 06/11/16
Refill NDC: 00023-3205-03
Retail Price: $393.93 Your Insurance Saved You: $95.00
$ 298.93

A. MAHARAJ, MD PLAN: AARPMPD
MFG: ALLERGAN GROUP# PDPIND
ARL/ / /CNW CLAIM REF# 160524442192075998

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077 Duplicate Receipt

Pharmacy use only

SUN 4:50PM

LUMIGAN 0.01% OPHTH SOLN 2.5ML
00023-**3205**-03

QTY 5/7.5

LIQUID

vision. Make sure your vision is clear before driving or performing any task that requires good vision. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. FOR WOMEN: DO NOT USE THIS MEDICINE if you are pregnant. IF YOU SUSPECT THAT YOU COULD BE PREGNANT, contact your doctor immediately. IT IS UNKNOWN IF THIS MEDICINE IS EXCRETED in breast milk. IF YOU ARE OR WILL BE BREAST-FEEDING while you are using this medicine, check with your doctor or pharmacist to discuss the

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850887-04391 DATE: 02/21/16

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY: 2.5/7.5 PARTIAL REFILL BEFORE 06/11/16
Refill NDC: 00023-3205-03
Retail Price: $196.96 Your Insurance Saved You: $95.13

$ 101.83

A. MAHARAJ, MD
MFG: ALLERGAN
ABP/ / /CNW
PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 160524442192075997

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850887-04391 DATE: 02/21/16

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY: 2.5/7.5 PARTIAL REFILL BEFORE 06/11/16
Refill NDC: 00023-3205-03
Retail Price: $196.96 Your Insurance Saved You: $95.13

$ 101.83

A. MAHARAJ, MD
MFG: ALLERGAN
ABP/ / /CNW
PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 160524442192075997

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077 Duplicate Receipt

Pharmacy use only

SUN 4:50PM
Refill

LUMIGAN 0.01% OPHTH SOLN 2.5ML
00023-**3205**-03
ALPHA

QTY 2.5/7.5

LIQUID

ABP/ / /CNW

drowsiness, severe or persistent headache, or vision changes. Discuss any questions or concerns with your doctor. Use this medicine with caution in the ELDERLY; they may be more sensitive to its effects, especially thinning skin. CORTICOSTEROIDS MAY AFFECT GROWTH RATE in CHILDREN and teenagers in some cases. They may need regular growth checks while using a corticosteroid. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. FOR WOMEN: IF YOU BECOME PREGNANT, contact your doctor. You will need to discuss the benefits and risks of using this medicine while you are pregnant. IT IS NOT KNOWN IF THIS MEDICINE IS FOUND IN BREAST MILK. If you are or will be breast-feeding while you use this medicine, check with your doctor. Discuss any possible risks to your baby.

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1877717-04391 DATE: 02/23/16

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY: 45 2 REFILLS BEFORE 02/09/17
New NDC: 00472-0379-45
Retail Price: $69.99 Your Insurance Saved You: $67.99

$ 2.00

A. GRAFF, MD
MFG: ACTAVIS
MIC/MIC/MIC/
PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 160544557421084999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1877717-04391 DATE: 02/23/16

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY: 45 2 REFILLS BEFORE 02/09/17
New NDC: 00472-0379-45
Retail Price: $69.99 Your Insurance Saved You: $67.99

$ 2.00

A. GRAFF, MD
MFG: ACTAVIS
MIC/MIC/MIC/
PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 160544557421084999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077 Duplicate Receipt

Pharmacy use only

TUE 5:00PM
New

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
00472-**0379**-45
UNIT OF USE

QTY 45

MIC/MIC/MIC/

medicine. This medicine may cause drowsiness, dizziness, blurred vision, or lightheadedness. DO NOT DRIVE, OPERATE MACHINERY, OR DO ANYTHING ELSE THAT COULD BE DANGEROUS until you know how you react to this medicine. Using this medicine alone, with other medicines, or with alcohol may lessen your ability to drive or to perform other potentially dangerous tasks. THIS MEDICINE MAY CAUSE increased sensitivity to the sun. Avoid exposure to the sun, sunlamps, or tanning booths until you know how you react to this medicine. Use a sunscreen or protective clothing if you must be outside for a prolonged period. MILD DIARRHEA IS COMMON with antibiotic use. However, a more serious form of diarrhea (pseudomembranous colitis) may rarely occur. This may develop while you use the antibiotic or within several months after you stop using it. Contact your doctor right away if stomach pain or cramps, severe

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1877716-04391 DATE: 02/23/16

AZITHROMYCIN 250MG TABLETS 6-PAK
QTY: 6 2 REFILLS BEFORE 02/09/17
New NDC: 50111-0787-51
Retail Price: $34.99 Your Insurance Saved You: $32.99

$ 2.00

A. GRAFF, MD
MFG: TEVA
MIC/MIC/MIC/MIC
PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 160544556569073999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1877716-04391 DATE: 02/23/16

AZITHROMYCIN 250MG TABLETS 6-PAK
QTY: 6 2 REFILLS BEFORE 02/09/17
New NDC: 50111-0787-51
Retail Price: $34.99 Your Insurance Saved You: $32.99

$ 2.00

A. GRAFF, MD
MFG: TEVA
MIC/MIC/MIC/MIC
PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 160544556569073999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077 Duplicate Receipt

Pharmacy use only

TUE 5:00PM
New

AZITHROMYCIN 250MG TABLETS 6-PAK
50111-**0787**-51
UNIT OF USE

QTY 6
10 DRAM

WHITE
FRONT: PLIVA
BACK: 787

MIC/MIC/MIC/MIC

eyes. DO NOT TAKE SELDANE (terfenadine) OR HISMANAL (astemizole) while using this medicine. FOR WOMEN: IF YOU PLAN ON BECOMING PREGNANT, discuss with your doctor the benefits and risks of using this medicine during pregnancy. IT IS UNKNOWN IF THIS MEDICINE IS EXCRETED in breast milk. IF YOU ARE OR WILL BE

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1878924-04391 DATE: 03/01/16

KETOCONAZOLE 2% CREAM 60GM
QTY:60 1 REFILL BEFORE 03/01/17
New-E NDC:00713-0671-60
Retail Price: $132.99 Your Insurance Saved You: $130.99

$ 2.00

P. OTTUSO, MD PLAN: AARPMPD
MFG:G & W LABS GROUP# PDPIND
AAC/CNW/CNW/CNW CLAIM REF# 160614230496045998

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1878924-04391 DATE: 03/01/16

KETOCONAZOLE 2% CREAM 60GM
QTY:60 1 REFILL BEFORE 03/01/17
New-E NDC:00713-0671-60
Retail Price: $132.99 Your Insurance Saved You: $130.99

$ 2.00

P. OTTUSO, MD PLAN: AARPMPD
MFG:G & W LABS GROUP# PDPIND
AAC/CNW/CNW/CNW CLAIM REF# 160614230496045998

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

TUE 4:11PM
New-E

KETOCONAZOLE 2% CREAM 60GM
00713-**0671**-60
ALPHA

QTY 60

AAC/CNW/CNW/CNW

DOCTOR AND LABORATORY APPOINTMENTS while you are taking this medicine. BEFORE YOU HAVE ANY MEDICAL OR DENTAL TREATMENTS, emergency care, or surgery, tell the doctor or dentist that you are using this medicine. YOUR DOCTOR MAY HAVE ALSO PRESCRIBED a potassium supplement for you. If so, follow the dosing carefully. Do not start taking additional potassium on your own or change your diet to include more potassium without first checking with your doctor. THIS MEDICINE MAY CAUSE DIZZINESS or blurred vision. Do not drive, operate machinery, or do anything else that could be dangerous until you know how you react to this medicine. Using this medicine alone, with other medicines, or with alcohol may lessen your ability to drive or to perform other potentially dangerous tasks. THIS MEDICINE MAY CAUSE

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1882311-04391 DATE: 03/18/16

FUROSEMIDE 20MG TABLETS
QTY:90 3 REFILLS BEFORE 03/18/17
New-E NDC:00603-3739-32
Retail Price: $15.99 Your Insurance Saved You: $12.99

$ 3.00

A. RASHID, MD PLAN: AARPMPD
MFG:QUALITEST GROUP# PDPIND
CNW/CNW/CNW/CNW CLAIM REF# 160785119293074998

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1882311-04391 DATE: 03/18/16

FUROSEMIDE 20MG TABLETS
QTY:90 3 REFILLS BEFORE 03/18/17
New-E NDC:00603-3739-32
Retail Price: $15.99 Your Insurance Saved You: $12.99

$ 3.00

A. RASHID, MD PLAN: AARPMPD
MFG:QUALITEST GROUP# PDPIND
CNW/CNW/CNW/CNW CLAIM REF# 160785119293074998

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

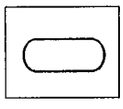
Duplicate Receipt

Pharmacy use only

FRI 6:37PM
New-E

FUROSEMIDE 20MG TABLETS
00603-**3739**-32
END CAP

QTY 90
10 DRAM



WHITE
FRONT: 3169
BACK: V

CNW/CNW/CNW/CNW

medicine may cause dizziness, lightheadedness, or fainting, alcohol, hot weather, exercise, or fever may increase these effects. To prevent them, sit up or stand slowly, especially in the morning. Sit or lie down at the first sign of any of these effects. PATIENTS WHO TAKE MEDICINE FOR HIGH BLOOD PRESSURE often feel tired or run down for a few weeks after starting treatment. Be sure to take your medicine even if you may not feel "normal". Tell your doctor if you develop any new symptoms. IF YOU ARE TAKING THIS MEDICINE FOR ANGINA, it will not relieve the pain of an

with your doctor. DO NOT SHARE THIS MEDICINE with others for whom it was not prescribed. DO NOT USE THIS MEDICINE for other health conditions. KEEP THIS MEDICINE out of the reach of children and pets. IF USING THIS MEDICINE FOR AN EXTENDED PERIOD OF TIME, obtain refills before your supply runs out. CHECK WITH YOUR PHARMACIST about how to dispose of unused medicine.

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1865185-04391 DATE: 03/11/16

AMLODIPINE BESYLATE 10MG TABLETS
QTY:90 2 REFILLS BEFORE 09/15/16
Refill NDC:68180-0752-03
Retail Price: $155.89 Your Insurance Saved You: $152.89

$ 3.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:LUPIN GROUP# PDPIND
YYY/ / /CNW CLAIM REF# 160710416019029999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1865185-04391 DATE: 03/11/16

AMLODIPINE BESYLATE 10MG TABLETS
QTY:90 2 REFILLS BEFORE 09/15/16
Refill NDC:68180-0752-03
Retail Price: $155.89 Your Insurance Saved You: $152.89

$ 3.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:LUPIN GROUP# PDPIND
YYY/ / /CNW CLAIM REF# 160710416019029999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

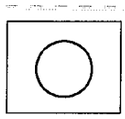
Duplicate Receipt

Pharmacy use only

SUN 1:00AM
Refill

AMLODIPINE BESYLATE 10MG TABLETS
68180-**0752**-03
END CAP

QTY 90
20 DRAM



WHITE
FRONT: LU
BACK: H13

YYY/ / /CNW

CAUTIONS: DO NOT TAKE THIS MEDICINE if you have had an allergic reaction to it, to any ingredient in this product, or to other NSAIDs (eg, ibuprofen). If you have a question about whether you are allergic to this medicine or if a certain medicine is a NSAID, contact your doctor or pharmacist. BEFORE USING THIS MEDICINE, tell your doctor if you have had a severe allergic reaction (eg, severe rash, hives, difficulty breathing, dizziness) to aspirin or

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1891182-04391 DATE: 05/11/16

NEVANAC 0.1% OPHT SUSP 3ML
QTY: 3 2 REFILLS BEFORE 05/11/17
New-E NDC: 00065-0002-03
Retail Price: $326.99 Your Insurance Saved You: $303.99

$ 23.00

A. MAHARAJ, MD
MFG:ALCON
MIC/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 161332455408072999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1891182-04391 DATE: 05/11/16

NEVANAC 0.1% OPHT SUSP 3ML
QTY: 3 2 REFILLS BEFORE 05/11/17
New-E NDC: 00065-0002-03
Retail Price: $326.99 Your Insurance Saved You: $303.99

$ 23.00

A. MAHARAJ, MD
MFG:ALCON
MIC/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 161332455408072999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

WED 2:17PM
New-E

NEVANAC 0.1% OPHT SUSP 3ML
00065-**0002**-03
ALPHA

QTY 3

LIQUID

MIC/MIC/MIC/MIC

CAUTIONS: DO NOT TAKE THIS MEDICINE if you have had an allergic reaction to it, to any ingredient in this product, or to other NSAIDs (eg, ibuprofen). If you have a question about whether you are allergic to this medicine or if a certain medicine is a NSAID, contact your doctor or pharmacist. BEFORE USING THIS MEDICINE, tell your doctor if you have had a severe allergic reaction (eg, severe rash, hives, difficulty breathing, dizziness) to aspirin or

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1891182-04391 DATE: 06/13/16

NEVANAC 0.1% OPHT SUSP 3ML
QTY: 3 1 REFILL BEFORE 05/11/17
Refill NDC: 00065-0002-03
Retail Price: $326.99 Your Insurance Saved You: $303.99

$ 23.00

A. MAHARAJ, MD
MFG:ALCON
KCR/ / /MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 161662527998096999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1891182-04391 DATE: 06/13/16

NEVANAC 0.1% OPHT SUSP 3ML
QTY: 3 1 REFILL BEFORE 05/11/17
Refill NDC: 00065-0002-03
Retail Price: $326.99 Your Insurance Saved You: $303.99

$ 23.00

A. MAHARAJ, MD
MFG:ALCON
KCR/ / /MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 161662527998096999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

TUE 1:28PM
Refill

NEVANAC 0.1% OPHT SUSP 3ML
00065-**0002**-03
ALPHA

QTY 3

LIQUID

KCR/ / /MIC

Seek medical attention right away if you experience symptoms of low blood magnesium levels (eg, dizziness; fast or irregular heartbeat; involuntary muscle movements; jitteriness or tremors; muscle aches, cramps, pain, spasms, or weakness; seizures). THIS MEDICINE MAY INCREASE THE RISK of hip, wrist, and spine fractures in patients with weak bones (osteoporosis). The risk may be greater if you use this medicine in high doses, for longer than a year, or if you are over 50 years old. Contact your doctor if you have any questions about this information. CHECK WITH YOUR DOCTOR to see whether you should take a calcium and vitamin D supplement while you use this medicine. LONG-TERM TREATMENT (EG, LONGER THAN 3 YEARS) with medicines like this one has rarely caused low vitamin B-12 levels. Discuss any questions or concerns with your doctor. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1877281-04391 DATE: 06/14/16

PANTOPRAZOLE 40MG TABLETS
QTY: 90 2 REFILLS BEFORE 09/15/16
Refill NDC: 59746-0284-90
Retail Price: $296.89 Your Insurance Saved You: $290.89

$ 6.00

A. MAHARAJ, MD
MFG:CADISTA
ARL/ / /

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 161665008439059999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1877281-04391 DATE: 06/14/16

PANTOPRAZOLE 40MG TABLETS
QTY: 90 2 REFILLS BEFORE 09/15/16
Refill NDC: 59746-0284-90
Retail Price: $296.89 Your Insurance Saved You: $290.89

$ 6.00

A. MAHARAJ, MD
MFG:CADISTA
ARL/ / /

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 161665008439059999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Duplicat Receipt

Pharmacy use only

TUE 6:24PM
Refill

PANTOPRAZOLE 40MG TABLETS
59746-**0284**-90
FAST RACK

QTY 90
10 DRAM

LIGHT PINK
FRONT: C284

ARL/ / /

Med Guide

medical tests such as kidney function, liver function, fasting blood glucose, hemoglobin A1C, or blood counts, should be done to monitor your progress or to check for side effects. IF YOUR BLOOD SUGARS HAVE BEEN UNDER CONTROL AND ARE SUDDENLY DIFFICULT TO MANAGE, contact your doctor as soon as possible. BEFORE YOU HAVE ANY MEDICAL OR DENTAL TREATMENTS, EMERGENCY CARE, LABORATORY TESTS, OR SURGERY, tell the doctor or dentist that you are using this medicine. During times of stress such as fever, infection, injury, or surgery, it may be more difficult to control your blood sugar. Consult your doctor, as a change in your medicine may be required. DO NOT drink large amounts of alcohol while you are taking this medicine. TALK TO YOUR DOCTOR BEFORE YOU DRINK ALCOHOL while you use this medicine. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. CAUTION IS ADVISED WHEN USING THIS MEDICINE IN THE ELDERLY because they may be more sensitive to the effects of the medicine. Low blood sugar levels may be more difficult to recognize in the elderly. FOR WOMEN: IF YOU PLAN ON BECOMING PREGNANT, discuss with your

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897409-04391 DATE: 06/21/16

METFORMIN 500MG TABLETS
QTY: 90 2 REFILLS BEFORE 03/18/17
Copy NDC: 00378-7185-05
Retail Price: $31.49 Your Insurance Saved You: $28.49

$ 3.00

A. RASHID, MD PLAN: AARPMPD
MFG: MYLAN GROUP# PDPIND
ARL/MIC/MIC/CNW CLAIM REF# 161733128544066999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897409-04391 DATE: 06/21/16

METFORMIN 500MG TABLETS
QTY: 90 2 REFILLS BEFORE 03/18/17
Copy NDC: 00378-7185-05
Retail Price: $31.49 Your Insurance Saved You: $28.49

$ 3.00

A. RASHID, MD PLAN: AARPMPD
MFG: MYLAN GROUP# PDPIND
ARL/MIC/MIC/CNW CLAIM REF# 161733128544066999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077 Duplicate Receipt

Pharmacy use only

WAITING
TUE 11:56AM
Copy

METFORMIN 500MG TABLETS
00378-**7185**-05
END CAP

QTY 90
20 DRAM

WHITE
FRONT: G
BACK: MF 1
ARL/MIC/MIC/CNW

this product. DO NOT TAKE THIS MEDICINE if you have a severe allergic reacton (eg, severe rash, hives, trouble breathing, growths in the nose, dizziness) to aspirin or an NSAID (eg, ibuprofen, celecoxib). DO NOT TAKE MORE THAN THE RECOMMENDED DOSE or use for longer than prescribed without checking with your doctor. Laboratory and/or medical tests, including kidney function, liver function, complete blood cell counts, and blood pressure, may be performed to monitor your progress or to check for side effects. KEEP ALL DOCTOR AND LABORATORY APPOINTMENTS while you are taking this medicine. THIS MEDICINE MAY INTERFERE with certain lab tests. Be sure your doctor and lab personnel know that you take this medicine. BEFORE YOU HAVE ANY MEDICAL OR DENTAL TREATMENTS, EMERGENCY CARE, OR SURGERY, tell the doctor or dentist that you are taking this

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897408-04391 DATE: 06/21/16

INDOMETHACIN 25MG CAPSULES
QTY: 270 2 REFILLS BEFORE 03/18/17
Copy NDC: 31722-0542-01
Retail Price: $94.29 Your Insurance Saved You: $83.13

$ 11.16

A. RASHID, MD PLAN: AARPMPD
MFG: CAMBER GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 161733127628018999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897408-04391 DATE: 06/21/16

INDOMETHACIN 25MG CAPSULES
QTY: 270 2 REFILLS BEFORE 03/18/17
Copy NDC: 31722-0542-01
Retail Price: $94.29 Your Insurance Saved You: $83.13

$ 11.16

A. RASHID, MD PLAN: AARPMPD
MFG: CAMBER GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 161733127628018999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077 Duplicate Receipt

Pharmacy use only

WAITING
TUE 11:56AM
Copy

INDOMETHACIN 25MG CAPSULES
31722-**0542**-01
ALPHA

QTY 270

LIGHT GREEN
FRONT: H
BACK: 103
MIC/MIC/MIC/CNW Med Guide

emergency care, or surgery. THIS MEDICINE MAY CAUSE DIZZINESS, lightheadedness, or fainting. Alcohol, hot weather, exercise, and fever can increase these effects. To prevent them, sit up or stand slowly, especially in the morning. Also, sit or lie down at the first sign of dizziness, lightheadedness, or weakness. These effects may be worse if you take it with alcohol or certain medicines. Use this medicine with caution. DO NOT DRIVE OR PERFORM OTHER POSSIBLY UNSAFE TASKS until you know how you react to it. DEHYDRATION, EXCESSIVE SWEATING, VOMITING, OR DIARRHEA may increase the risk of low blood pressure. Contact your health care provider at once if any of these occur. THIS MEDICINE MAY CAUSE A SERIOUS SIDE EFFECT CALLED ANGIOEDEMA. The risk may be higher in black patients. Contact your doctor at once if you develop swelling of the hands, face, lips, eyes, throat, or tongue;

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897410-04391 DATE: 06/21/16

BENAZEPRIL 40MG TABLETS
QTY: 90 2 REFILLS BEFORE 03/18/17
Copy NDC: 43547-0338-10
Retail Price: $59.99 Your Insurance Saved You: $56.99

$ 3.00

A. RASHID, MD PLAN: AARPMPD
MFG: SOLCO GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 161733128898017999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897410-04391 DATE: 06/21/16

BENAZEPRIL 40MG TABLETS
QTY: 90 2 REFILLS BEFORE 03/18/17
Copy NDC: 43547-0338-10
Retail Price: $59.99 Your Insurance Saved You: $56.99

$ 3.00

A. RASHID, MD PLAN: AARPMPD
MFG: SOLCO GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 161733128898017999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077 Duplicate Receipt

Pharmacy use only

WAITING
TUE 11:56AM
Copy

BENAZEPRIL 40MG TABLETS
43547-**0338**-10
FAST RACK

QTY 90
30 DRAM

BLUE
FRONT: S
BACK: 344
MIC/MIC/MIC/CNW

doctor or pharmacist. This includes any medicines used to treat colds or congestion. CAUTION IS ADVISED WHEN USING THIS MEDICINE IN THE ELDERLY because they may be more sensitive to the effects of this medicine. FOR WOMEN: THIS MEDICINE HAS BEEN SHOWN TO CAUSE HARM to the human fetus. IF YOU PLAN ON BECOMING PREGNANT, discuss with your doctor the benefits and risks of using this medicine during pregnancy. THIS MEDICINE IS EXCRETED IN BREAST MILK. IF YOU ARE OR WILL BE BREAST-FEEDING while you are using this medicine, check with your doctor or pharmacist to discuss the risks to your baby. FOR PATIENTS WITH DIABETES MELLITUS: this medicine may mask signs of low blood sugar such as a rapid heart rate. Check blood glucose levels regularly.

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1901399-04391 DATE: 07/17/16

ATENOLOL 25MG TABLETS
QTY:90 3 REFILLS BEFORE 09/15/16
Copy NDC:00378-0218-10
Retail Price: $25.99 Your Insurance Saved You: $22.99
$ 3.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:MYLAN GROUP# PDPIND
CNW/MIC/MIC/MIC CLAIM REF# 161994185940104999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1901399-04391 DATE: 07/17/16

ATENOLOL 25MG TABLETS
QTY:90 3 REFILLS BEFORE 09/15/16
Copy NDC:00378-0218-10
Retail Price: $25.99 Your Insurance Saved You: $22.99
$ 3.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:MYLAN GROUP# PDPIND
CNW/MIC/MIC/MIC CLAIM REF# 161994185940104999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

WAITING
SUN 2:52PM
Copy

ATENOLOL 25MG TABLETS
00378-**0218**-10
END CAP

QTY 90
10 DRAM

WHITE
FRONT: M
BACK: A2
CNW/MIC/MIC/MIC

alcohol, hot weather, exercise, or fever may increase these effects. To prevent them, sit up or stand slowly, especially in the morning. Sit or lie down at the first sign of any of these effects. PATIENTS WHO TAKE MEDICINE FOR HIGH BLOOD PRESSURE often feel tired or run down for a few weeks after starting treatment. Be sure to take your medicine even if you may not feel "normal". Tell your doctor if you develop any new symptoms. IF YOU ARE TAKING THIS MEDICINE FOR ANGINA, it will not relieve the pain of an

with your doctor. DO NOT SHARE THIS MEDICINE with others for whom it was not prescribed. DO NOT USE THIS MEDICINE for other health conditions. KEEP THIS MEDICINE out of the reach of children and pets. IF USING THIS MEDICINE FOR AN EXTENDED PERIOD OF TIME, obtain refills before your supply runs out. CHECK WITH YOUR PHARMACIST about how to dispose of unused medicine.

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1865185-04391 DATE: 06/07/16

AMLODIPINE BESYLATE 10MG TABLETS
QTY:90 1 REFILL BEFORE 09/15/16
Refill NDC:68180-0752-03
Retail Price: $155.89 Your Insurance Saved You: $152.89
$ 3.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:LUPIN GROUP# PDPIND
YYY/ / /CNW CLAIM REF# 161590418219033999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1865185-04391 DATE: 06/07/16

AMLODIPINE BESYLATE 10MG TABLETS
QTY:90 1 REFILL BEFORE 09/15/16
Refill NDC:68180-0752-03
Retail Price: $155.89 Your Insurance Saved You: $152.89
$ 3.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:LUPIN GROUP# PDPIND
YYY/ / /CNW CLAIM REF# 161590418219033999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

THU 1:00AM
Refill

AMLODIPINE BESYLATE 10MG TABLETS
68180-**0752**-03
END CAP

QTY 90
20 DRAM

WHITE
FRONT: LU
BACK: H13
YYY/ / /CNW

Tell your doctor or get medical help right away if you have any of the following signs or symptoms that may be related to a very bad side effect: Signs of an allergic reaction, like rash; hives; itching; red, swollen, blistered, or peeling skin with or without fever; wheezing; tightness in the chest or throat; trouble breathing or talking; unusual hoarseness; or swelling of the mouth, face, lips, tongue, or throat. Signs of low magnesium levels like mood changes, muscle pain or weakness, muscle cramps or spasms, seizures, shakiness, not hungry, very bad upset stomach or throwing up, or a heartbeat that does not feel normal. Signs of liver problems like dark urine, feeling tired, not hungry, upset stomach or stomach pain, light-colored stools, throwing up, or yellow skin or eyes. Signs of kidney problems like unable to pass urine, change in how much urine

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1911044-04391 DATE: 09/19/16

PANTOPRAZOLE 40MG TABLETS
QTY:90 3 REFILLS BEFORE 03/18/17
Copy NDC:59746-0284-90
Retail Price: $296.89 Your Insurance Saved You: $290.48
$ 6.41

A. RASHID, MD PLAN: AARPMPD
MFG:CADISTA GROUP# PDPIND
ABP/MIC/MIC/MIC CLAIM REF# 162634394692079999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1911044-04391 DATE: 09/19/16

PANTOPRAZOLE 40MG TABLETS
QTY:90 3 REFILLS BEFORE 03/18/17
Copy NDC:59746-0284-90
Retail Price: $296.89 Your Insurance Saved You: $290.48
$ 6.41

A. RASHID, MD PLAN: AARPMPD
MFG:CADISTA GROUP# PDPIND
ABP/MIC/MIC/MIC CLAIM REF# 162634394692079999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

MON 4:42PM
Copy

PANTOPRAZOLE 40MG TABLETS
59746-**0284**-90
FAST RACK

QTY 90
10 DRAM

LIGHT PINK
FRONT: C284
ABP/MIC/MIC/MIC

Med Guide

how this drug affects you. To lower the chance of feeling dizzy or passing out, rise slowly over a few minutes when sitting or lying down. Be careful climbing stairs. Follow the diet and workout plan that your doctor told you about. Have your blood work checked. Talk with your doctor. Check blood pressure and heart rate as the doctor has told you. Talk with the doctor. Talk with your doctor before you drink alcohol. This drug may hide the signs of low blood sugar. Talk with the doctor. If you have high blood sugar (diabetes), you will

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1911043-04391 DATE: 09/23/16

ATENOLOL 25MG TABLETS
QTY: 90 3 REFILLS BEFORE 03/18/17
Copy NDC: 00378-0218-10
Retail Price: $25.99 Your Insurance Saved You: $24.21

$ 1.78

A. RASHID, MD
MFG:MYLAN
RTS/CNW/CNW/CNW

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 162671260522024999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1911043-04391 DATE: 09/23/16

ATENOLOL 25MG TABLETS
QTY: 90 3 REFILLS BEFORE 03/18/17
Copy NDC: 00378-0218-10
Retail Price: $25.99 Your Insurance Saved You: $24.21

$ 1.78

A. RASHID, MD
MFG:MYLAN
RTS/CNW/CNW/CNW

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 162671260522024999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

FRI 11:00AM
Copy

ATENOLOL 25MG TABLETS
00378-**0218**-10
END CAP

QTY 90
10 DRAM

WHITE
FRONT: M
BACK: A2

RTS/CNW/CNW/CNW

Avoid putting this drug in the diaper area. Do not use this drug on the face or underarms. If you are 65 or older, use this drug with care. You could have more side effects. This drug may affect growth in children and teens in some cases. They may need regular growth checks. Talk with the doctor. Do not give to a child younger than 17 years of age. Tell your doctor if you are pregnant or plan on getting pregnant. You will need to talk about the benefits and risks of using this drug while you are pregnant. Tell your doctor if you are breast-feeding. You will need to talk about any risks to your

WIC# 216382 12T

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1920791-04391 DATE: 11/21/16

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY: 45 2 REFILLS BEFORE 11/21/17
New-E NDC: 68462-0298-55
Retail Price: $70.99 Your Insurance Saved You: $57.66

$ 13.33

A. GRAFF, MD
MFG: GLENMARK
XXX/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 162636437034051999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1920791-04391 DATE: 11/21/16

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY: 45 2 REFILLS BEFORE 11/21/17
New-E NDC: 68462-0298-55
Retail Price: $70.99 Your Insurance Saved You: $57.66

$ 13.33

A. GRAFF, MD
MFG: GLENMARK
XXX/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 162636437034051999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

MON 2:02PM
New-E

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM **QTY 45**
68462-**0298**-55
UNIT OF USE

XXX/MIC/MIC/MIC

OPT: 5532 677 326 8208295 INFO: 1207 684620908955

WARNING/CAUTION: Even though it may be rare, some people may have very bad and sometimes deadly side effects when taking a drug. Tell your doctor or get medical help right away if you have any of the following signs or symptoms that may be related to a very bad side effect: Signs of an allergic reaction, like rash; hives; itching; red, swollen, blistered, or peeling skin with or without fever; wheezing; tightness in the chest or throat; trouble breathing or talking; unusual hoarseness; or swelling of the mouth, face, lips, tongue, or throat. A fast heartbeat. A heartbeat that does not feel normal. Change in hearing. Hearing loss. Chest pain or pressure. Ringing in ears. Seizures. Very bad dizziness or passing out. Trouble swallowing or speaking. Fever. Swollen gland. Vaginal itching or discharge. It is common to have diarrhea when taking this

WIC# 216382 12T

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1920792-04391 DATE: 11/21/16

AZITHROMYCIN 250MG TABLETS 6-PAK
QTY: 6 3 REFILLS BEFORE 11/21/17
New-E NDC: 50111-0787-51
Retail Price: $35.99 Your Insurance Saved You: $34.02

$ 1.97

A. GRAFF, MD
MFG: TEVA
XXX/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 162636442477070999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1920792-04391 DATE: 11/21/16

AZITHROMYCIN 250MG TABLETS 6-PAK
QTY: 6 3 REFILLS BEFORE 11/21/17
New-E NDC: 50111-0787-51
Retail Price: $35.99 Your Insurance Saved You: $34.02

$ 1.97

A. GRAFF, MD
MFG: TEVA
XXX/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 162636442477070999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

MON 2:03PM
New-E

AZITHROMYCIN 250MG TABLETS 6-PAK **QTY 6**
50111-**0787**-51 10 DRAM
UNIT OF USE

WHITE
FRONT: PLIVA
BACK: 787

XXX/MIC/MIC/MIC

OPT: 5532 677 326 8208305 INFO: 1207 5011105278Z

9-SUPPLEMENT TO EXHIBIT 9 –

ENVELOPE WITH LICENSE TAG ADDRESSED TO PETITIONER AT 1635 THUMB PT DR

FIRST SUPPLEMENT

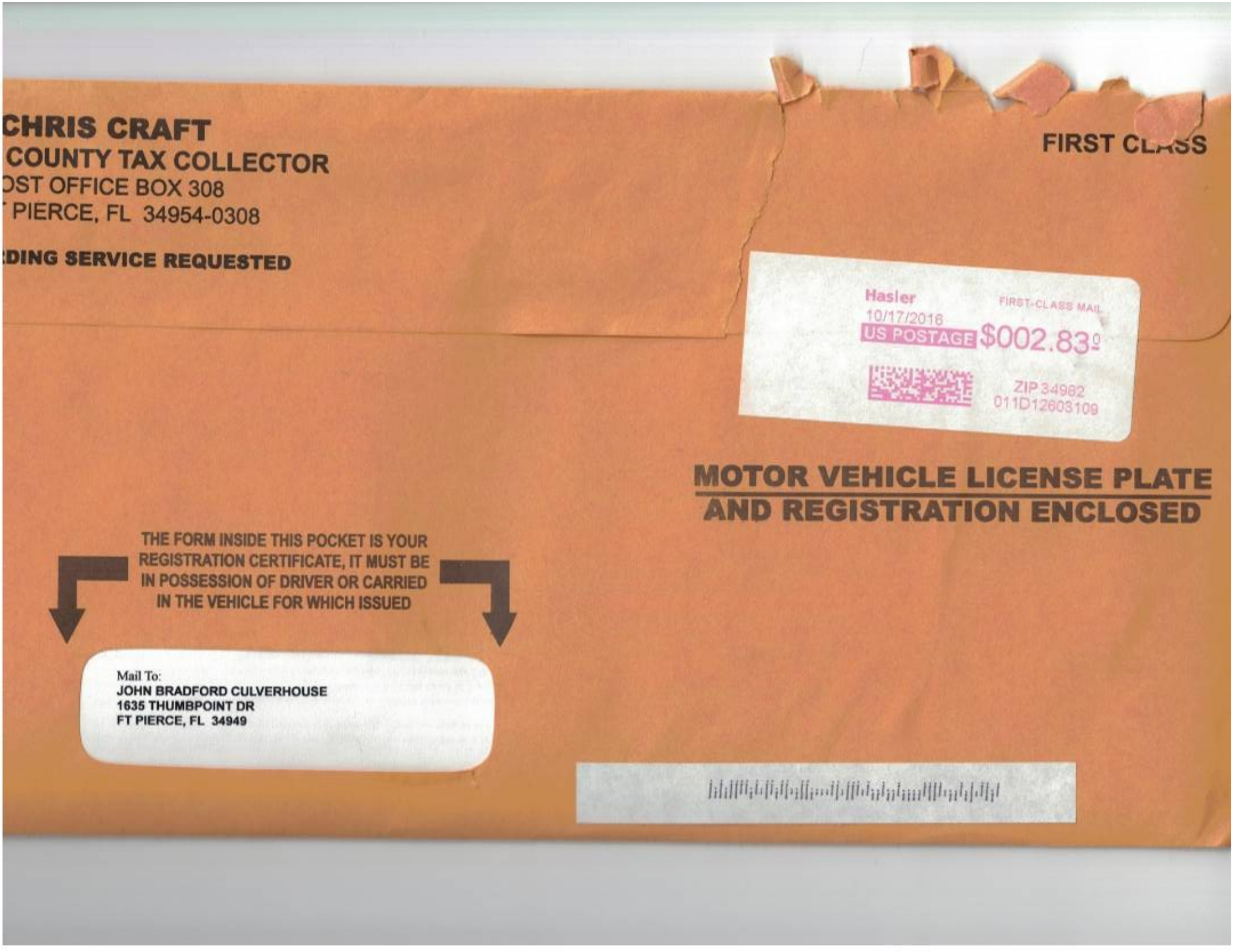

CHRIS CRAFT
COUNTY TAX COLLECTOR
OST OFFICE BOX 308
PIERCE, FL 34954-0308
DING SERVICE REQUESTED
FIRST CLASS
Hasler
FIRST-CLASS MAIL
10/17/2016
US POSTAGE $002.83
ZIP 34982
011D12603109
MOTOR VEHICLE LICENSE PLATE
AND REGISTRATION ENCLOSED
THE FORM INSIDE THIS POCKET IS YOUR REGISTRATION CERTIFICATE, IT MUST BE IN POSSESSION OF DRIVER OR CARRIED IN THE VEHICLE FOR WHICH ISSUED
Mail To:
JOHN BRADFORD CULVERHOUSE
1635 THUMBPOINT DR
FT PIERCE, FL 34949

Exhibit 13 (Partial)

CMS–500 (09/11)

U.S. DEPARTMENT OF HEALTH & HUMAN SERVICES
CENTERS FOR MEDICARE & MEDICAID SERVICES (CMS)

Part B Delinquent Notice

NOTICE OF MEDICARE PREMIUM PAYMENT DUE

BILLING NOTICE DATE: 02/27/2012

YOUR CLAIM NUMBER [redacted]438T

Use Visa/MasterCard/American Express/Discover or make check/money order payable to "CMS Medicare Insurance." Send payment with the bottom portion of this notice in the enclosed envelope to:

Medicare Premium Collection Center
P.O. Box 790355
St. Louis, MO 63179-0355

DEB0121395-T898 **********SCH 3-DIGIT 334
JOHN B CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

		Hospital Insurance Part A	+	Medical Insurance Part B	+	IRMAA Part D	=	Total Amount
Current amount due for Part A and/or Part B	04/01/2012-06/30/2012			$959.10				$959.10
Past due amount for Part A and/or Part B	01/01/2012-03/31/2012			$1,074.50				$1,074.50
Current amount due for IRMAA Part D								
Past due amount for IRMAA Part D								

Part A: TERMINATION DATE:
Part B: TERMINATION DATE: 03/31/2012

TOTAL AMOUNT DUE: $2,033.60
PAYMENT DUE BY: 03/25/2012

Last payment received: _____ on _____.

To ensure timely processing, payments must be received by 03/25/2012. Any payments received after this date will be included in your next notice.

SEE OTHER SIDE FOR IMPORTANT INFORMATION

▼ **Please tear at dotted line and return bottom portion with payment** ▼

JOHN B CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

AMOUNT PAID: $ [ ][ ][ ][ ].[ ][ ]

VISA/MASTERCARD/AMERICAN EXPRESS/DISCOVER NUMBER:
[ ][ ][ ][ ] - [ ][ ][ ][ ] - [ ][ ][ ][ ] - [ ][ ][ ][ ]

EXP. DATE: [ ][ ] - [ ][ ] - [ ][ ]

SIGNATURE: [ ]

☐ If your name or address has changed or is incorrect, check here and complete the back of this notice.

☐ If the person is deceased, check here.

CLAIM NUMBER: [redacted]1438T
Show claim number on check or money order.

AMOUNT DUE: $2,033.60 DUE BY: 03/25/2012

Make check/money order payable to: CMS MEDICARE INSURANCE
DO NOT SEND CASH OR STAMPS.

SEND PAYMENT TO:
MEDICARE PREMIUM COLLECTION CENTER
P.O. BOX 790355
ST. LOUIS, MO 63179-0355

(over)

267981438 3500 183627 0203360 0693

Medicare Summary Notice

June 25, 2012

FBCA1786033604M
JOHN B CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

CUSTOMER SERVICE INFORMATION

Your Medicare Number: XXX-XX-1438T

If you have questions, call:1-800-MEDICARE (1-800-633-4227)(#09102)

Ask For Doctor Services
TTY for Hearing Impaired: 1-877-486-2048

BE INFORMED: Report items and services that you did not receive to Medicare's Fraud Hotline at 1-866-417-2078.

This is a summary of claims processed on 06/12/2012.

PART B MEDICAL INSURANCE - ASSIGNED CLAIMS

Dates of Service	Services Provided	Amount Charged	Medicare Approved	Medicare Paid Provider	You May Be Billed	See Notes Section
Claim number 11-12159-451-460						
Ziad Michel Marjieh M D P A, Suite 105, 2100 Nebraska Ave. , Fort Pierce, FL 34950-4831						
Dr. Marjieh, Ziad						
05/26/12	1.0 Subsequent hospital care (99231)	$70.00	$0.00	$0.00	$70.00	a
Dr. Marjieh, Ziad						
05/27/12	1.0 Subsequent hospital care (99231)	70.00	0.00	0.00	70.00	a
	Claim Total	$140.00	$0.00	$0.00	$140.00	

Notes Section:

a Our records show you did not have Part B coverage when you received this service. If you disagree, please contact us at the customer service number shown on this notice.

Social Security Administration
Retirement, Survivors and Disability Insurance
Important Information

SOCIAL SECURITY
6810 S US HWY 1
PORT ST LUCIE FL 34952-1412

000006868 1 AT 0.374 0031 LTR
JOHN B CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Date: August 22, 2012
Claim Number: [redacted]1438 T

*010HKITU016702*NOTAFP.X3.PBBTMNOT.S1.R120815.PAM 100000000 00260106356318932743494935 7035

You may be thinking about applying for Social Security retirement benefits. You should decide when to start receiving retirement benefits based on your individual and family circumstances. This letter gives you information to help you make this important decision. It also explains that the easiest way to apply is by going online at www.socialsecurity.gov/retireonline, our secure website.

Deciding When to Retire

Figuring out the best time to collect your retirement benefits is a personal decision. In some cases, the month you choose could mean higher benefits for you and your family.

Your full retirement age is 66. At full retirement age, you can start receiving unreduced benefits. You may also decide to wait until a later age. If you choose to delay receiving your benefits, your benefit will increase by 8 percent for each year you do not receive benefits up to age 70. Your benefits will no longer increase when you reach age 70.

Please see the enclosed fact sheet for more information to help you decide when to retire. You can also go to our Retirement Estimator at www.ssa.gov/estimator on the Internet.

When You Decide to Start Receiving Retirement Benefits

Once you decide on the best age to start collecting retirement benefits, you must file an application. After you apply we can decide if you qualify for benefits. You may apply for retirement benefits up to 3 months before the month you want your benefits to start.

Enclosure(s):
Pub 05-10529

C

See Next Page

Oculina Bank
4450 24th Ave.
Vero Beach, Florida 32967
Phone 772•563•2212
Fax 772•563•4909

Date 7/31/12 Page 1
Primary Account
Images

**********AUTO**5-DIGIT 34949
2052 0.4670 AV 0.350 9 1 155
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

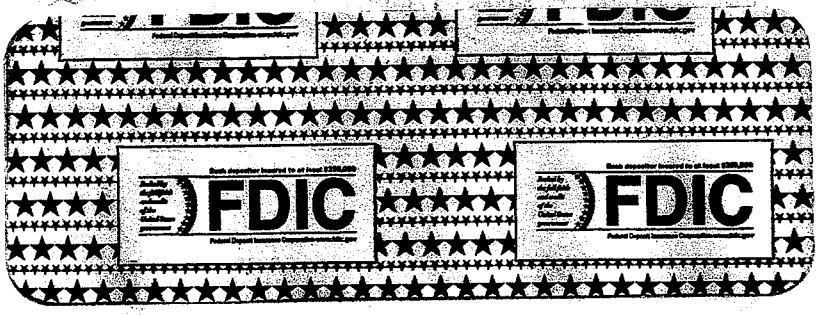
Checking Account

FOR YOUR CONVENI[illegible] CREDIT C[illegible] CASH ADVA[illegible]

Oculina Bank
4450 24th Avenue
Vero Beach, FL 32967

PRESORTEI
FIRST CLASS M
U.S. POSTAG
PAID
JACK HENRY
ASSOCIATES,

TEMP-RETURN SERVICE REQUESTED



Medicare Summary Notice

December 26, 2012

JOHN B CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

CUSTOMER SERVICE INFORMATION

Your Medicare Number: XXX-XX-1438T

If you have questions, call:1-800-MEDICARE (1-800-633-4227)(#09102)

Ask For Doctor Services
TTY for Hearing Impaired: 1-877-486-2048

BE INFORMED: Report items and services that you did not receive to Medicare's Fraud Hotline at 1-866-417-2078.

This is a summary of claims processed on 11/16/2012.

PART B MEDICAL INSURANCE - ASSIGNED CLAIMS

Dates of Service	Services Provided	Amount Charged	Medicare Approved	Medicare Paid Provider	You May Be Billed	See Notes Section
Claim number 19-12318-116-540 **Florida United Radiology LC, PO Box 19510, Fort Lauderdale, FL 33318-0510** Referred by: Mustafa, Hussein Dr. Ivy, Cathleen M.D.						
07/27/12	1.0 Ct head/brain w/o dye (70450-26) professional charge	$228.00	$0.00	$0.00	$123.12	a,b

Notes Section:

a Our records show you did not have Part B coverage when you received this service. If you disagree, please contact us at the customer service number shown on this notice.

(continued)

Social Security Administration
Retirement, Survivors and Disability Insurance
Important Information

Southeastern Program Service Center
1200 Rev. Abraham Woods, Jr. Blvd.
Birmingham, AL 35285-0001
Date: April 4, 2012
Claim Number: [redacted]1438T

004663 1 AT 0.374 0018 LTN T24 PC3 0328

JOHN B CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Your Medicare premium amount of $1,394.20 for medical insurance was not paid within the time limit. Therefore, your medical insurance coverage has stopped. Your last month of coverage is March 2012. Benefits will not be paid for any medical services you receive after your last month of coverage.

Information About Medicare

Your hospital insurance coverage will continue.

If you decide in the future that you would like to have medical insurance coverage again, you will have to wait until the next general enrollment period. A general enrollment period takes place in January, February, and March of each year and coverage would begin the following July.

The monthly premium for medical insurance may be 10 percent higher for each 12-month period in which you are eligible for medical insurance but do not have it.

You may also be able to enroll during a special enrollment period. You can do this if you meet all of the conditions listed below:

- Your health insurance coverage is under an employer's plan because you or your spouse is working, and
- You have had health insurance coverage under that plan since you became age 65.

You may enroll for Medicare medical insurance at any time you are covered under the group health plan. However, you may wait and enroll during the 8-month period that begins when the work ends or your coverage under the plan ends, whichever occurs first.

We will send you a new health insurance card. It will show that you are entitled to hospital insurance.

C

See Next Page

*0101GS2BR01342*NOTAFP.X1.PBT2RNOT.PC3.R120328.PAM 000000000 00201006356273951265349493936

Social Security Administration
Retirement, Survivors and Disability Insurance
Important Information

Southeastern Program Service Center
1200 Rev. Abraham Woods, Jr. Blvd.
Birmingham, AL 35285-0001
Date: April 4, 2012
Claim Number: [redacted]1438T

004663 1 AT 0.374 0018 LTN T24 PC3 0328

JOHN B CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Your Medicare premium amount of $1,394.20 for medical insurance was not paid within the time limit. Therefore, your medical insurance coverage has stopped. Your last month of coverage is March 2012. Benefits will not be paid for any medical services you receive after your last month of coverage.

Information About Medicare

Your hospital insurance coverage will continue.

If you decide in the future that you would like to have medical insurance coverage again, you will have to wait until the next general enrollment period. A general enrollment period takes place in January, February, and March of each year and coverage would begin the following July.

The monthly premium for medical insurance may be 10 percent higher for each 12-month period in which you are eligible for medical insurance but do not have it.

You may also be able to enroll during a special enrollment period. You can do this if you meet all of the conditions listed below:

- Your health insurance coverage is under an employer's plan because you or your spouse is working, and
- You have had health insurance coverage under that plan since you became age 65.

You may enroll for Medicare medical insurance at any time you are covered under the group health plan. However, you may wait and enroll during the 8-month period that begins when the work ends or your coverage under the plan ends, whichever occurs first.

We will send you a new health insurance card. It will show that you are entitled to hospital insurance.

C

See Next Page

*0101GS2BR01342*NOTAFP.X1.PBT2RNOT.PC3.R120328.P-AM 000000000 00201006360273951265349493935

Prevent identity theft—protect your Social Security number

Your Social Security Statement

www.socialsecurity.gov

Prepared especially for John B. Culverhouse

May 31, 2012

See inside for your personal information →

5337 1 AT 0.374 120531 0021
JOHN B. CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

What's inside...

Your Estimated Benefits 2
Your Earnings Record 3
Some Facts About Social Security 4
If You Need More Information 4

What Social Security Means To You

This *Social Security Statement* can help you plan for your financial future. It provides estimates of your Social Security benefits under current law and updates your latest reported earnings.

Please read this *Statement* carefully. If you see a mistake, please let us know. That's important because your benefits will be based on our record of your lifetime earnings. We recommend you keep a copy of your *Statement* with your financial records.

Social Security is for people of all ages...
We're more than a retirement program. Social Security also can provide benefits if you become disabled and help support your family after you die.

Work to build a secure future...
Social Security is the largest source of income for most elderly Americans today, but Social Security was never intended to be your only source of income when you retire. You also will need other savings, investments, pensions or retirement accounts to make sure you have enough money to live comfortably when you retire.

Saving and investing wisely are important not only for you and your family, but for the entire country. If you want to learn more about how and why to save, you should visit ***www.mymoney.gov***, a federal government website dedicated to teaching all Americans the basics of financial management.

About Social Security's future...
Social Security is a compact between generations. Since 1935, America has kept the promise of security for its workers and their families. Now, however, the Social Security system is facing serious financial problems, and action is needed soon to make sure the system will be sound when today's younger workers are ready for retirement.

Without changes, in 2033 the Social Security Trust Fund will be able to pay only about 75 cents for each dollar of scheduled benefits.* We need to resolve these issues soon to make sure Social Security continues to provide a foundation of protection for future generations.

Social Security on the Net...
Visit ***www.socialsecurity.gov*** on the Internet to learn more about Social Security. You can read publications, including *When To Start Receiving Retirement Benefits*; use our Retirement Estimator to obtain immediate and personalized estimates of future benefits; and when you're ready to apply for benefits, use our improved online application—It's so easy!

Michael J. Astrue
Commissioner

* These estimates are based on the intermediate assumptions from the Social Security Trustees' Annual Report to the Congress.

2012 REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

CHRIS CRAFT Serving Our Neighbors
TAX COLLECTOR
ST. LUCIE COUNTY

P.O. Box 308
Fort Pierce, FL 34954-0308
772-462-1650
www.tcslc.com

Skip the trip and pay at www.tcslc.com
- echeck (electronic payment from your checking account with no fee)
- Credit card (2.5% convenience fee applies)
- Print your receipt instantly online!

ACCOUNT	ESCROW
2401-605-0030-000/3	8293

Culverhouse, John B
Culverhouse, Susan D
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

1635 Thumb Point DR, FP
THUMB POINT BLK 1 LOT 30 (OR 258-845)

$5,600.60 Paid 11/28/2012 Receipt # 0000-20121128-000329

RETAIN THIS PORTION FOR YOUR RECORDS

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
County Parks MSTU	0.2313	276,633	50,000	226,633	52.42
Co Public Transit MSTU	0.1269	276,633	50,000	226,633	28.76
Erosion District E	0.0925	276,633	50,000	226,633	20.96
Law Enf,Jail,Judicial Sys	3.9699	276,633	50,000	226,633	899.71
Co General Revenue Fund	2.9221	276,633	50,000	226,633	662.24
St Lucie County Port Bond	0.0154	276,633	50,000	226,633	3.49
Childrens Service Council	0.4872	276,633	50,000	226,633	110.42
St Lucie Co Fire District	2.6500	276,633	50,000	226,633	600.58
FL Inland Navigation Dist	0.0345	276,633	50,000	226,633	7.82
City of Fort Pierce	5.7131	276,633	50,000	226,633	1,294.78
School Discretionary	0.9980	276,633	25,000	251,633	251.13
School Capital Improvemnt	1.5000	276,633	25,000	251,633	377.45
School Req Local Effort	5.2730	276,633	25,000	251,633	1,326.86
Mosquito Control	0.2036	276,633	50,000	226,633	46.14
S FL Wtr Mgmt District	0.4289	276,633	50,000	226,633	97.20

MILLAGE CODE 9022 TOTAL MILLAGE 24.6464 TOTAL AD VALOREM TAXES $5,779.96

eBill

Go paperless and receive your tax bill by email.

www.tcslc.com

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		AMOUNT
FP23 Fort Pierce Stormwater Mgmt Maint	1650	54.00
TOTAL ASSESSMENTS		$54.00

COMBINED TAXES AND ASSESSMENTS $5,833.96

Scan to view your bill online

Pay One Amount (Discount Already Deducted)	If Postmarked By Please Pay	Nov 30, 2012 $0.00			

2012 REAL ESTATE

CHRIS CRAFT Serving Our Neighbors
TAX COLLECTOR
ST. LUCIE COUNTY

P.O. Box 308
Fort Pierce, FL 34954-0308
772-462-1650
www.tcslc.com

ACCOUNT
2401-605-0030-000/3

Culverhouse, John B
Culverhouse, Susan D
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

Pay online at www.tcslc.com

AMOUNT DUE

I am paying the following amount (check only one box):

Nov 30, 2012 $0.00

Checks payable to St. Lucie County Tax Collector
U.S. funds only through U.S. bank
No postdated checks · Print receipt online

Paid 11/28/2012 Receipt # 0000-20121128-000329 $5,600.60

Second Supplement to EXHIBIT 16

2015

ITEMS ADDRESSED TO
1635 THUMB POINT DRIVE

SECOND SUPPLEMENT

mobile mini, inc.
7420 S Kyrene Rd Suite # 101
Tempe, AZ 85283
Phone: (800) 456-1751
Fax (480) 894-1505

ADDRESS SERVICE REQUESTED

PRESORTED FIRST CLASS

PITNEY BOWES
US POSTAGE
$00.40[6]
JAN 07 2015
ZIP 85034
000575
21 3006220

INVOICE ENCLOSED

456570-03-0981

BRAD CULVERHOUSE
1635 THUMB POINT DRIVE
FORT PIERCE FL 34949

LJB6G3B 3494

St. Lucie Historical Society, Inc.
P.O. Box 578
Fort Pierce, FL 34954
(772) 461-8020

NON-PROFIT ORG.
US POSTAGE
PAID
FT. PIERCE, FL
PERMIT NO. 422

This Month's Meeting Sponsored by:
Claudia Schneider and
Robert & Roberta Davis

OR CURRENT RESIDENT

Brad & Susan Culverhouse
1635 Thumb Point Dr.
Fort Pierce, FL 34949

St. Lucie Historical Society, Inc.

Monthly Dinner Meeting Thursday, Jan. 15, 2015

Fort Pierce Elk's Club • 635 S. Fifth Street, Fort Pierce, Florida 34950

***Speaker:* DR. NICK WYNNE**

Author and past Executive Director of the Florida Historical Society

Subject: "The Florida Land Boom of the 1920's"

DINNER: Promptly served at 5:30 pm

MENU: Pot Roast, Potatoes, Carrots, Salad, Dessert

Donation for Dinner is $12 pp

Reservations required by Tuesday, January 13th

Call Sue Favorite @ 461-6990 or the Society phone @ 461-8020

Visit our website: dinner@stluciehistoricalsociety.org

Please make & honor your reservation!

Sponsored by: Claudia Schneider and Robert & Roberta Davis

02/04/15

mobile mini inc.
7420 S Kyrene Rd Suite # 101
Tempe, AZ 85283
Phone: (800) 456-1751
Fax: (480) 894-1505
www.mobilemini.com

ADDRESS SERVICE REQUESTED

PRESORTED
FIRST CLASS

PITNEY BOWES
US POSTAGE
$00.40⁶
FEB 03 2015
ZIP 85034
000582
21 3006212

INVOICE ENCLOSED

459565-03-0957

BRAD CULVERHOUSE
1635 THUMB POINT DRIVE
FORT PIERCE FL 34949

AJHWA3B 34949

TCS
WORLD TRAVEL

3131 ELLIOTT AVENUE, SUITE 300
SEATTLE, WASHINGTON 98121

PRSRT STD
US POSTAGE
PAID
SEATTLE, WA
PERMIT NO 315

ELECTRONIC SERVICE REQUESTED

**********AUTO**SCH 3-DIGIT 334
MR JOHN CULVERSHOUSE
1635 THUMB POINT DR
FORT PIERCE, FL 34949-3570

READY TO TAKE FLIGHT? CALL US TODAY AT 800.454.4149 OR VISIT TCSWORLDTRAVEL.COM FOR MORE INFORMATION.

100% RECYCLABLE

EXPLORE MORE OF THE WORLD BY PRIVATE JET

AUSTRALIA AND NEW ZEALAND

Mar. 22 – Apr. 13, 2016

Explore the best of Australia, Tasmania and New Zealand.

23 Days // 48 guests

AROUND THE WORLD CLASSIC

Sept. 29 – Oct. 22, 2016

Celebrate our 250th journey on an itinerary filled with iconic destinations.

24 Days // 80 guests

CUBA AND SOUTH AMERICA

October 7 – 27, 2016

Discover Cuba's rich culture and Latin America's diversity.

21 Days // 80 guests

Visit TCSWorldTravel.com to see more exciting itineraries.

PRIVATE TRAVEL

Our Private Travel department builds all-inclusive, custom itineraries that match your dream destinations with your schedule and personal preferences. Go anywhere in the world, depart whenever you want, use any mode of transportation, travel with as many companions as you like—we can make almost anything possible.

Call us today or email PrivateTravel@TCSWorldTravel.com to see what we can do for you.

ISLANDS AROUND THE WORLD BY PRIVATE JET // OPERATOR-PARTICIPANT CONTRACT AND TERMS AND CONDITIONS

Please read the following information carefully. After reading the Operator-Participant Contract and Terms and Conditions herein (the "Agreement"), in order for your reservation to be completed, you must indicate your acceptance of the terms of the Agreement by signing and submitting the Reservation Form, along with the deposit to TCS.

Operator-Participant Contract
TCS & Starquest Expeditions, Inc. ("TCS"), 3131 Elliott Avenue, Suite 300, Seattle, WA 98121, a qualified tour operator will organize and administer the **Islands Around the World by Private Jet** expedition **(the "Tour"). TCS, as the principal, is responsible to you for arranging and providing all of the services and accommodations offered in connection with the Tour, provided, however, that in the absence of gross negligence on TCS' part, TCS is not responsible for personal injury or property damage caused by the air carrier, hotel, or other suppliers of any services being offered in connection with the Tour.** The acceptance of your Reservation Form and deposit by TCS creates a contractual relationship between you, the passenger/participant (Participant), in the Tour provided by TCS.

Reservations and Payments: To reserve your place on the Tour, complete and sign the Reservation Form and return it with your deposit of $10,000 per person. The deposit can be made by check; wire transfer; or by a major credit card such as Visa, MasterCard and American Express. **Make checks payable to "ISLATW-16 Escrow."** If you pay your initial deposit by credit card, it is fully refundable until you sign the Reservation Form. Please fax or mail the completed form to TCS World Travel, 3131 Elliott Avenue, Suite 300, Seattle, WA 98121; fax to 206-447-7717. Or call 800-454-4149 or 206-254-0228. **The second payment of $25,000 per person is due Oct. 6, 2015. Final payment is due Feb. 8, 2016.** The second and final payments are payable by check or wire transfer only, made out to the secure escrow account as set forth below. If the Tour is fully booked when your Reservation Form is received, your payment will be returned within 7 days, or with your authorization, TCS may retain the deposit and place your name on a waiting list in the event other Participants cancel their reservations. Even if you authorize TCS to put your name on a waiting list and retain your deposit, TCS will notify you within 7 days that the Tour is fully booked.

Security Agreement: Your payments are held in an escrow account at The Commerce Bank of Washington ("TCBW"), 601 Union Street, Suite 3600, Seattle, WA 98101-1342. Participants are protected by a Letter of Credit #592 issued by TCBW (the "Security Agreement"). Any claims against this Security Agreement must be filed with TCS or TCBW within 60 days of the termination of the Tour. After that time, TCS and TCBW will be released from liability under the Security Agreement.

Expedition Price: The Tour price of $79,950 per person (double occupancy) with a $8,950 single supplement includes a privately chartered Boeing 757 that departs from Kona, Hawaii, U.S.A. and returns to Boston, Massachusetts, U.S.A. **Included in the price** are deluxe or best available accommodations and all applicable taxes in the destinations, and options as indicated in the itinerary, from arrival at the first hotel through departure from the last hotel. All meals beginning with dinner on the first night of the Tour and ending with breakfast on the last day of the Tour, as indicated in the itinerary are included. All taxes; group transportation; airport transfers at the beginning and the end of the itinerary; excursions; complete program of special events and activities, including extensive options at most destinations; enrichment programs including lectures by a team of experts; services of professional staff, including an expedition physician, to assist you throughout the trip; cost of philanthropic efforts; bottled water throughout the program (during sightseeing, at scheduled meals, and in your room); all beverages, including liquor, aboard the private jet; liquor during special events and cocktail parties on land; house wine and/or beer at lunch and dinner, and non-alcoholic beverages at all scheduled meals on land; baggage handling during the Tour; internet access in hotels, where available; tips or gratuities to local guides, drivers, porters, and wait staff; amenities package; $100,000 medical evacuation insurance (which includes minimal accident/sickness/baggage insurance) for covered reasons. The exact Tour itinerary, name and location of hotels, length of stay at each hotel, and other ground accommodations and services, are set forth in the itinerary, which is a part of this Agreement. **Not included in the price** is commercial airfare between your home city and Kona, Hawaii, U.S.A. and from Boston, Massachusetts, U.S.A. to your home city; optional and additional accident/baggage/cancellation insurance; passport and visa fees; personal expenses such as laundry, telephone, and fax fees; all beverages not mentioned above as included; hotel minibar charges; meals not scheduled by TCS; and inoculation and medication costs of any kind. Any tips or gratuities not specifically mentioned as included in the total Tour price will be at your discretion. Except for "major changes" as described below, no refund will be made for any accommodations or services included in the expedition price that you voluntarily do not use.

Insurance: TCS strongly recommends this important protection, which can save you money if you are forced to cancel or alter your trip. Insurance premium payments are nonrefundable.

Baggage: On the private jet, each Participant is limited to 90 pounds of checked baggage in 2 bags (one bag of your choice limited to 50 pounds and one wheeled bag that TCS will send ahead of time to you for use on the Tour limited to 40 pounds), plus a few smaller carry-on items such as a backpack, purse, camera, and/or laptop. In certain countries you will fly on light aircraft. Due to weight restrictions on these flights you will only be allowed to use your TCS wheeled bag. For these flights, your TCS wheeled bag plus your hand-carry luggage (including camera equipment) may not exceed 22 pounds. For international flights, the air carrier's liability is limited to the actual value of the baggage but not more than 1,000 Special Drawing Rights, approximately $1,250 per passenger, unless a higher value is declared at the time of check-in and an appropriate excess valuation charge is paid. Baggage, when not handled by TCS, and personal effects are at all times the sole responsibility of the Participant.

Aircraft: The private jet flights will be performed using a Boeing 757 jet with 80 VIP-style seats. The air carrier for the Tour will be TAG Aviation (UK) Ltd, Farnborough Airport, Hampshire, GU14 6XA, United Kingdom. Operator and the air carrier reserve the right to substitute equivalent aircraft if necessary. Your itinerary may include flights on smaller aircraft operated by local approved airline carriers. Seating on these aircraft will be economy or economy with limited business seats, based upon the configuration of the aircraft.

International Flights: The operation of these flights is subject to the foreign governments involved granting landing rights for the flight. If the air carrier cannot obtain these rights for any particular flight leg of the Tour, that flight leg will be canceled and alternative arrangements may be made, at the discretion of TCS.

Cancellations and Refunds: ***If you cancel your reservation or change your plans, your right to receive a refund is limited,*** as set forth in the following schedule. All cancellations will become effective as of the date of the postmark or email receipt. All requests for refunds must be sent to TCS in writing via mail, fax or email.

If your notice is received...	**You will receive a refund of all deposits less a...**
On or before June 8, 2015	$5,000 per-person cancellation fee.
From June 9 to Oct. 6, 2015	$10,000 per-person cancellation fee.
From Oct. 7 to Dec. 8, 2015	$15,000 per-person cancellation fee.
From Dec. 9 to Feb. 8, 2016	$25,000 per-person cancellation fee.
After Feb. 8, 2016	No refund.

Refunds will be made within 14 days of receipt of your notice of cancellation.

Leaving the Tour in progress, for any reason whatsoever, will not result in a refund, and no refunds will be made for any unused portions of the Tour. If you cancel and are able to provide a substitute Participant for the Tour, you will receive a full refund of money paid toward the price less, an administrative charge of $25 for effecting the substitution once the substitute Participant has paid in full. **If TCS makes major changes prior to departure, you have the right to cancel and receive a full refund. Please note that the costs for visas, commercial air tickets, insurance, suite upgrades, and pre- or post-expedition independent arrangements may not be refundable.** The following are major changes: (1) a change in the departure or return date, unless the change results from a flight delay experienced by the air carrier (If, however, the delay is longer than 48 hours, it will be considered a major change.); (2) a change in the origin or destination city for any flight leg, unless the change affects only the order in which cities named in a tour package are visited; (3) a substitute of any hotel of lower standard; (4) a price increase of more than 10 percent occurring 10 or more days before departure. In no event can TCS increase your price less than 10 days before departure. If a major change must be made in the Tour, TCS will notify you within 7 days after first learning of the change, but in any event at least 10 days prior to the scheduled departure. If, less than 10 days before scheduled departure, TCS becomes aware that a major change must be made, TCS will notify you as soon as possible. **Within 7 days after receiving notification of a major change, but in no event later than departure, you may cancel your reservation and you will receive a full refund within 14 days after canceling. If a major change occurs after the departure of the flight, which you are unwilling to accept, TCS will refund, within 14 days after your scheduled return date, that portion of your payment which applies to the services not accepted.** If TCS must cancel the Tour in its entirety, TCS will notify you in writing within 7 days of the cancellation, but in no event later than 10 days before the scheduled departure date. **TCS has no right to cancel the Tour less than 10 days before departure, except for circumstances that make it physically impossible to perform the Tour.** If that occurs, TCS will notify you as soon as possible, but not later than the scheduled departure date. If the Tour is canceled, TCS will make a full refund to you within 14 days after cancellation. The rights and remedies made available under this contract are in addition to any other rights or remedies available under applicable law. However, TCS offers refunds under this Agreement with the express understanding that the receipt of that refund by a Participant waives the additional remedies.

TERMS AND CONDITIONS

Itinerary Changes: The itinerary and staff are subject to modification and change by TCS. Every reasonable effort will be made to operate the Tour as planned; however, should unforeseen world events and conditions require our itinerary to be altered, TCS reserves the right to do so for the safety and best interest of the group.

Single/Shared Accommodations and Suite Upgrades: A limited number of single rooms are available at extra cost on a first-come, first-served basis. TCS will make reasonable efforts to assist persons requesting a roommate. If a roommate is not confirmed, the single rate will be charged. Suite rooms are available in some destinations; more information about them, including their additional costs, will be sent to you in the months before departure.

Airfare: We are happy to assist you in reserving commercial flights between your home city and Kona, Hawaii, U.S.A. and from Boston, Massachusetts, U.S.A. to your home city, in the class of service that you prefer. Please ask for details.

Visa Documents/Entry Permits: To participate in the Tour, visas and/or entry permits may be required for some countries. Acquiring visas and/or entry permits is the responsibility of the Participant. Failure to obtain visas and/or entry permits does not negate the terms and conditions. Any extra costs for rerouting Participants without visas and/or entry permits will be the responsibility of the Participant. We will provide information on the necessary visas and/or entry permits in the Tour documents.

Health Requirements: This is an active program, which requires you to make a realistic assessment of your health. All Participants are expected to be in active good health, to enjoy traveling as part of a group, and to be ready to experience cultural differences with grace. Walking and climbing stairs are required in many hotels and airports, to board the aircraft, and as part of many excursions. Prior to traveling, we highly recommend visiting your personal physician for a check-up, so that you may discuss your ability to participate in this type of journey. To go to certain destinations or participate in certain activities, such as visiting high-altitude areas (8,000 feet above sea level and higher) you may need to obtain your physician's approval, in this case a form will be sent to you for your physician to sign. We are prepared to arrange for an alternative destination or activity, in case a physician recommends it. Malaria and other diseases may be present in some of the countries featured in this itinerary. **Proof of yellow fever inoculation is required.** For the latest recommendations on specific health precautions for the areas you will visit, consult your physician and the Centers for Disease Control. Any physical condition requiring special attention, diet, or treatment should be reported in writing when the reservation is made. We will make reasonable efforts to accommodate Participants with special needs; however, we cannot accommodate wheelchairs. If you require a slower pace, extra assistance, or the use of a cane or walking stick, arrangements will be made for private touring at each destination, if necessary, at the discretion of our Tour staff. Any extra cost for such arrangements will be the responsibility of the Participant. If you would like to forego some of the scheduled sightseeing to rejuvenate and relax, please feel free to do so at any time.

Photography and Video: We reserve the right to take photographs or videos (the "Photography") during the Tour and to use the Photography for promotional purposes. Participants who prefer their images not be used must notify us in writing before the commencement of the Tour.

Basis of Rates: All prices are based on two persons sharing a room. All prices and fares are quoted in U.S. dollars. The rates are based on current tariffs and are subject to change due to unforeseen circumstances. While TCS will make reasonable efforts to maintain the listed prices, if it is necessary to levy a surcharge, TCS reserves the right to do so and will notify you at the time of final invoicing. TCS reserves the right to cancel the Tour because of inadequate enrollment that makes the Tour economically infeasible to operate. In such a case, a full refund of the Tour cost will be made.

Release of Liability: The passenger tickets in use by the carriers shall constitute the sole contract between the carriers and the passenger; the carriers are not responsible for any act, omission, or event during the time expedition Participants are not aboard their conveyance. Neither TCS, nor any of its respective owners, directors, employees, contractors, officers or agents (collectively, the "Released Parties") shall be held liable for (A) any damage to, or loss of, property or injury to, or death of, persons occasioned directly or indirectly by an act or omission of any other provider, including but not limited to any defect in any aircraft, watercraft, or vehicle operated or provided by such other provider, (B) any loss or damage due to delay, cancellation, or disruption in any manner caused by the laws, regulations, acts or failures to act, demands, orders, or interpositions of any government or any subdivision or agent thereof, or by acts of God, strikes, fire, flood, war, rebellion, terrorism, insurrection, sickness, quarantine, epidemics, theft, or any other cause(s) beyond their control, and (C) any and all claims, actions, or losses for bodily injury, property damage, wrongful death, loss of services, lost profits, consequential, exemplary, indirect or punitive damages or otherwise that may arise out of or occur during your travel in connection with the Tour. The Participant waives any claim against any of the Released Parties for any such loss, damage, injury, or death, including any right to seek consequential, punitive or exemplary damages against any of the Released Parties for any reason whatsoever. None of the Released Parties shall be liable for any air carrier's cancellation penalty incurred by the purchase of a nonrefundable ticket.

Acknowledgment of Risk: You understand and acknowledge that your travel in connection with and participation in the Tour or any activities which may take place during the Tour, may involve risk and potential exposure to injury or fatal injury and that risk and dangers may arise or be caused by the negligence or participation of other Participants, contractors, and/or subcontractors for the Tour or from other foreseeable and unforeseeable causes including weather and other acts of nature.

Express Assumption of Risk and Responsibility: In recognition of the inherent risk of the travels and related activities in which you are intending to engage, you confirm that you are physically and mentally capable of participating in the Tour and that you willingly and voluntarily assume full responsibility for any injury, loss or damage suffered by you or caused by you. By registering for the tour, you certify that you do not have any mental, physical or other condition or disability that would create a hazard for yourself or other Participants. TCS reserves the right in its sole discretion to accept, decline to accept or remove any Participant on the Tour and reserves the right, subject to the terms and conditions contained herein, to withdraw any part or all of the Tour and to make such changes as may be necessary.

Arbitration: Any controversy or claim arising out of or relating to this Agreement or the performance there under, including without limitation any claim related to bodily injury, property damage or death, shall be settled by binding arbitration in Seattle, Washington, U.S.A., in accordance with the rules of the American Arbitration Association then existing, and judgment on the arbitration award may be entered in any court having jurisdiction over the subject matter of the controversy. Such proceedings will be governed by substantive Washington law. This agreement to arbitrate does not waive or modify the liability release contained in this document.

Exclusive Governing Law and Jurisdiction: This Agreement shall be governed by the laws of the State of Washington, without regard to conflicts of laws principles. If the right to seek arbitration is for any reason waived by both parties, or if judicial review of any arbitration is sought, any action or legal proceeding arising out of this Agreement shall be brought exclusively in the courts of the State of Washington, or, if it has or can acquire jurisdiction, in the United States District Court for the Western District of Washington or the appropriate appellate courts, and the parties hereby waive any objection to venue or jurisdiction in connection therewith. In connection with any action or legal proceeding arising out of this Agreement, the parties hereby specifically and knowingly waive any rights that either party might have to demand a jury trial.

By registering for the Tour, the Participant agrees to the Operator-Participant Contract and Terms and Conditions set forth in this Agreement.

TCS & Starquest Expeditions, Inc., is a Registered Seller of Travel in Washington (#602-320-265), a California Seller of Travel (#2071584-30), an accredited member of the Better Business Bureau, and is endorsed by IATAN, the International Airlines Travel Agent Network (#50-755585). TCS & Starquest Expeditions' Dunn & Bradstreet D-U-N-S number is 17-084-7961.

©: TCS & Starquest Expeditions

Membership Registration & Cards Enclosed

Full Membership Privileges for **TWO Drivers** — please complete within 10 days to keep your cards valid

PRSRT STD
U.S. POSTAGE
PAID
AAA

DO NOT BEND

AAA REGISTRATION CERTIFICATE

Duplicate Registration

FOR YOU

Official Membership Card

Temporary Membership Number:
TM-TV-000-611-120
Card Expires:
06-30-15

FREE AAA Roadside Assistance 1-877-595-5875

Covers you as driver or passenger in ANY car, not just your own

FREE 24-Hour AAA Roadside Assistance for:
Brad B. Culverhouse

Your permanent cards will follow shortly

1515 N. Westshore Blvd.
Tampa, Florida 33607

REGISTERED TO:

Brad B. Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

064/4215/000

Use these until your permanent cards arrive.

Platinum Card®

BRAD CULVERHOUSE
Closing Date 02/23/15 Next Closing Date 03/26/15

Account Ending 8-27007

New Balance [redacted]

Please Pay By 03/10/15‡

‡Payment is due upon receipt. We suggest you pay by the Please Pay By date. You may have to pay a late fee if your payment is not received by the Next Closing Date.

Membership Rewards® Points
Available and Pending as of 01/31/15
100,296
For up to date point balance and full program details, visit **membershiprewards.com**

Account Summary

Previous Balance	[redacted]
Payments/Credits	
New Charges	
Fees	
New Balance	[redacted]

Days in Billing Period: 28

See page 2 for important information about your account.

See Page 7 for an Important Change to Your Account Terms

Customer Care

Pay by Computer
americanexpress.com/pbc

Customer Care 1-800-525-3355
Pay by Phone 1-800-472-9297

See Page 2 for additional information.

010757 1/5

5505

↓ Please fold on the perforation below, detach and return with your payment ↓

Payment Coupon
Do not staple or use paper clips

Pay by Computer
americanexpress.com/pbc

Pay by Phone
1-800-472-9297

Account Ending 8-27007
Enter account number on all documents.
Make check payable to American Express.

AB 01 010757 55831 B 60 A

BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Please Pay By
03/10/15
Amount Due
[redacted]

Check here if your address or phone number has changed. Note changes on reverse side.

AMERICAN EXPRESS
P.O. BOX 650448
DALLAS TX 75265-0448

(000) 00004194 R050VWR1 05415 (1)

0000349991250310562 000447699000447699 22 H

Treasure Coast Surgical Center, Inc.
1811 South 25th Street
Fort Pierce, Florida 34947

W PALM BCH
FL 334
03 APR '15
PM 4J



UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 000.48
0000812346 APR 01 2015
MAILED FROM ZIP CODE 34947

JOHN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

03/

Patient: JO

Please check box if your address is incorrect or insurance information
has changed, please indicate

34949357035

STATEMENT

PELICAN YACHT CLUB

1120 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949
(772) 464-4411

MEMBER NO	DATE
[illegible]	May 31/15

Mr & Mrs Brad Culverhouse
1635 Thumb Point Dr.
Ft Pierce, FL 34949

AMOUNT PAID $ _____

PELICAN YACHT CLUB
1120 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949

THE 15TH OF THE MONTH. IF NOT PAI
A FINANCE CHARGE.

STATEMENT ENCLOSED

34949$3570 C014

STATEMENT

PELICAN YACHT CLUB

1120 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949
(772) 464-4411

Mr & Mrs Brad Culverhouse
1635 Thumb Point Dr.
Ft Pierce, FL 34949

MEMBER NO	DATE
[redacted]	Jul 31/15

AMOUNT PAID $ _____

WEST PALM BCH FL 334
[illegible]

PELICAN YACHT CLUB
1120 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949

A FINANCE CHARGE.

STATEMENT ENCLOSED

3494935703S

MetLife

DS AUTH 2E-60
MAILED AT 196

PRESORTED
FIRST CLASS

PITNEY BOWES
US POSTAGE
$00.41⁶
AUG 03 2015
ZIP 18505
02 1T
3004738

July 31, 2015

John B Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

96 GJIM1B 34949

mobile mini
4646 East Van Buren Street
Suite 400
Phoenix, AZ 85008
Phone: (800) 456-1751
Fax: 877-275-8174

INVOICE ENCLOSED

ADDRESS SERVICE REQUESTED

PRESORTED
FIRST CLASS

PITNEY BOWES
US POSTAGE
$00.41⁶
AUG 18 2015
ZIP 85034
000686
21 3005858

479985-02-0958

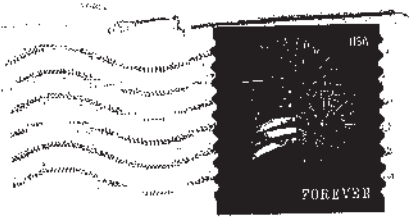
BRAD CULVERHOUSE
1635 THUMB POINT DRIVE
FORT PIERCE FL 34949

CJAEC3B 34949

Pelican Yacht Club
1120 Seaway Drive
Fort Pierce, Florida 34949

WEST PALM BCH FL 334

11 JUL 2015 PM 4 L



Mr & Mrs Brad Culverhouse
1635 Thumb Point Dr.
Ft Pierce, FL 34949

3434937035

ucie Historical Society Inc
Box 578
Pierce, FL 34954-0578

Non-Profit
Organization
U. S. Postage
PAID
Ft. Pierce, FL
Permit # 422

Brad Culverhouse
1635 Thumb Point Dr.
Fort Pierce, FL 34949

34949C570 C014

St. Lucie Historical Society, Inc.
(Established November 18, 1952)
P. O. Box 578
Fort Pierce, FL 34954-*0578*

772-461-8020

Website: stluciehistoricalsociety.org

August 01, 2015

Dear Society Member,

PELICAN YACHT CLUB
1120 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949

WEST PALM BCH FL 334
03 NOV 2015 PM 3 L

Mr & Mrs Brad Culverhouse
1635 Thumb Point Dr.
Ft Pierce, FL 34949

STATEMENT ENCLOSED

3494357035

Pelican Yacht Club
1120 Seaway Drive
Fort Pierce, Florida 34949

WEST PALM BCH FL 334
07 NOV 2025 PM 4 L

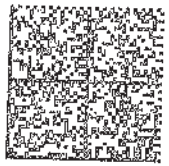


Mr & Mrs Brad Culverhouse
1635 Thumb Point Dr.
Ft Pierce, FL 34949

3494935703S

HBK®
CPAs & Consultants
1000 SE Monterey Commons Blvd. | Suite 101
Stuart, FL 34996

RETURN SERVICE REQUESTED



UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 000.485
0000849532 NOV 17 2015
MAILED FROM ZIP CODE 34996

Mr & Mrs Brad Culverhouse
1635 Thumb Point Dr.
Ft Pierce, FL 34949

34949B3B70 C014

mobile mini

4646 East Van Buren Street
Suite 400
Phoenix, AZ 85008
Phone: (800) 456-1751
Fax: 877-275-8174

ADDRESS SERVICE REQUESTED

PRESORTED FIRST CLASS

PITNEY BOWES
US POSTAGE
$00.41
OCT 13 2015
ZIP 85034
000808
21 3006220

INVOICE ENCLOSED

4838928-02-0978

BRAD CULVERHOUSE
1635 THUMB POINT DRIVE
FORT PIERCE FL 34949

[illegible] are being paid by auto pay AMEX card

CJHWA9B 34949

CHRIS CRAFT Serving Our Neighbors
TAX COLLECTOR
ST. LUCIE COUNTY

Post Office Box 308
Fort Pierce, Florida 34954-0308

Raster FIRST-CLASS MAIL
10/13/2015 US POSTAGE $000.485
ZIP 34982
011D12603109

3494983570 C014

CO/AGY 24 / 1 T# 875202685
B# 2495869

FLORIDA VEHICLE REGISTRATION

PLATE **LYK916** DECAL **13905357** Expires **Midnight Sat 9/3/2016**

YR/MK	**2000/MERZ**	BODY	**4D**	COLOR	**BLU**	Reg. Tax	73.10	Class Code	1
VIN	**WDBNG70J6YA110378**			TITLE	**80698188**	Init. Reg.		Tax Months	12
Plate Type	**PAR**	NET WT	**3890**			County Fee	3.00	Back Tax Mos	0
						Mail Fee	0.75	Credit Class	
DL/FEID	**C416462463230**					Sales Tax		Credit Months	0
Date Issued	**10/9/2015**	Plate Issued	**8/8/2006**			Voluntary Fees	0.00		
						Grand Total	76.85		

JOHN BRADFORD CULVERHOUSE
1635 THUMBPOINT DR
FT PIERCE, FL 34949

IMPORTANT INFORMATION

1. The Florida license plate must remain with the registrant upon sale of vehicle.
2. The registration must be delivered to a Tax Collector or Tag Agent for transfer to a replacement vehicle.
3. Your registration must be updated to your new address within 20 days of moving.
4. Registration renewals are the responsibility of the registrant and shall occur during the 30-day period prior to the expiration date shown on this registration. Renewal notices are provided as a courtesy and are not required for renewal purposes.
5. I understand that my driver license and registrations will be suspended immediately if the insurer denies the insurance information submitted for this registration.

PAR - PROTECT THE PANTHER

WEST PALM BCH FL 334

20 NOV 2015 PM 4 L

USA

FOREVER

Pelican Yacht Club
1120 Seaway Drive
Fort Pierce, Florida 34949

Mr & Mrs Brad Culverhouse
1635 Thumb Point Dr.
Ft Pierce, FL 34949

The Haases
7724 Crosswater Trl. #6312
Windermere, FL 34786

ORLANDO FL 328

17 DEC 2015 PM 4 L

FOREVER

The Culverhouses
1635 Thumb Point Dr.
Fort Pierce, FL 34949

PELICAN YACHT CLUB
1120 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949

WEST PALM BCH FL 339

03 DEC 2015 PM 4 L

Mr & Mrs Brad Culverhouse
1635 Thumb Point Dr.
Ft Pierce, FL 34949

STATEMENT ENCLOSED

3494935703S

TCS
WORLD TRAVEL

3131 ELLIOTT AVENUE, SUITE 300
SEATTLE, WASHINGTON 98121

PRSRT STD
US POSTAGE
PAID
SEATTLE, WA
PERMIT NO 315

**********AUTO**SCH 3-DIGIT 334
JOHN CULVERSHOUSE
1635 THUMB POINT DR
FORT PIERCE, FL 34949-3570

READY TO TAKE FLIGHT? CALL US TODAY AT 800.454.4149 OR VISIT TCSWORLDTRAVEL.COM FOR MORE INFORMATION

100% RECYCLABLE

EXPLORE MORE OF THE WORLD BY PRIVATE JET

AUSTRALIA AND NEW ZEALAND

March 22 – April 13, 2016

Explore the best of Australia, Tasmania and New Zealand.
23 Days // 48 guests

ISLANDS AROUND THE WORLD

June 7 – 30, 2016

Dive into a journey of aquatic adventures and vibrant island cultures.
24 Days // 80 guests

CUBA AND SOUTH AMERICA

October 7 – 27, 2016

Discover Cuba's rich culture and Latin America's diversity.
21 Days // 80 guests

Visit TCSWorldTravel.com to see more exciting itineraries.

PRIVATE TRAVEL

Our Private Travel department builds all-inclusive, custom itineraries that match your dream destinations with your schedule and personal preferences. Go anywhere in the world, depart whenever you want, use any mode of transportation, travel with as many companions as you like—we can make almost anything possible.

Call us today or email PrivateTravel@TCSWorldTravel.com to see what we can do for you.



Please read the following information carefully. After reading the Operator-Participant Contract and Terms and Conditions herein (the "Agreement"), in order for your reservation to be completed, you must indicate your acceptance of the terms of the Agreement by signing and submitting the Reservation Form, along with the deposit to TCS.

OPERATOR-PARTICIPANT CONTRACT

TCS & Starquest Expeditions, Inc. ("TCS"), 3131 Elliott Avenue, Suite 300, Seattle, WA 98121, a qualified tour operator will organize and administer the **Around the World by Private Jet** expedition (the "Tour"). **TCS, as the principal, is responsible to you for arranging and providing all of the services and accommodations offered in connection with the Tour, provided, however, that in the absence of gross negligence on TCS' part, TCS is not responsible for personal injury or property damage caused by the air carrier, hotel, or other suppliers of any services being offered in connection with the Tour.** The acceptance of your Reservation Form and deposit by TCS creates a contractual relationship between you, the passenger/participant (Participant), in the Tour provided by TCS.

Reservations and Payments: To reserve your place on the Tour, complete and sign the Reservation Form and return it with your deposit of $10,000 per person. The deposit can be made by check; wire transfer; or by a major credit card such as Visa, MasterCard and American Express. **Make checks payable to "ATW4-16 Escrow."** If you pay your initial deposit by credit card, it is fully refundable until you sign the Reservation Form. Please fax or mail the completed form to TCS World Travel, 3131 Elliott Avenue, Suite 300, Seattle, WA 98121; fax to 206-447-7717. Or call 800-454-4149 or 206-254-0228. **The second payment of $25,000 per person is due Jan. 29, 2016. Final payment is due May 30, 2016.** The second and final payments are payable by check or wire transfer only, made out to the secure escrow account as set forth below. If the Tour is fully booked when your Reservation Form is received, your payment will be returned within 7 days, or with your authorization, TCS may retain the deposit and place your name on a waiting list in the event other Participants cancel their reservations. Even if you authorize TCS to put your name on a waiting list and retain your deposit, TCS will notify you within 7 days that the Tour is fully booked.

Security Agreement: Your payments are held in an escrow account at The Commerce Bank of Washington ("TCBW"), 601 Union Street, Suite 3600, Seattle, WA 98101-1342. Participants are protected by a Letter of Credit #592 issued by TCBW (the "Security Agreement"). Any claims against this Security Agreement must be filed with TCS or TCBW within 60 days of the termination of the Tour. After that time, TCS and TCBW will be released from liability under the Security Agreement.

Expedition Price: The Tour price of $76,950 per person (double occupancy) with a $8,950 single supplement includes a privately chartered Boeing 757 that departs from and returns to Orlando, Florida, U.S.A. **Included in the price** are deluxe or best available accommodations and all applicable taxes in the destinations, and options as indicated in the itinerary, from arrival at the first hotel through departure from the last hotel. All meals beginning with dinner on the first night of the Tour and ending with breakfast on the last day of the Tour, as indicated in the itinerary are included. All taxes; group transportation; airport transfers at the beginning and the end of the itinerary; excursions; complete program of special events and activities, including extensive options at most destinations; enrichment program including lectures by a team of experts; services of professional staff, including an expedition physician, to assist you throughout the trip; cost of philanthropic efforts; bottled water throughout the program (during sightseeing, at scheduled meals, and in your room); all beverages, including liquor, aboard the private jet; liquor during special events and cocktail parties on land; house wine and/or beer at lunch and dinner, and non-alcoholic beverages at all scheduled meals on land; baggage handling during the Tour; internet access in hotels, where available; tips or gratuities to local guides, drivers, porters, and wait staff; amenities package; $100,000 medical evacuation insurance (which includes minimal accident/sickness/baggage insurance) for covered reasons. The exact Tour itinerary, name and location of hotels, length of stay at each hotel, and other ground accommodations and services, are set forth in the itinerary, which is a part of this Agreement. **Not included in the price** is commercial airfare between your home city and Orlando, Florida, U.S.A.; optional and additional accident/baggage/cancellation insurance; passport and visa fees; personal expenses such as laundry, telephone, and fax fees; all beverages not mentioned above as included; hotel minibar charges; meals not scheduled by TCS; and inoculation and medication costs of any kind. Any tips or gratuities not specifically mentioned as included in the total Tour price will be at your discretion. Except for "major changes" as described below, no refund will be made for any accommodations or services included in the expedition price that you voluntarily do not use.

Insurance: TCS strongly recommends this important protection, which can save you money if you are forced to cancel or alter your trip. Insurance premium payments are nonrefundable.

Baggage: On the private jet, each Participant is limited to 90 pounds of checked baggage in 2 bags (one bag of your choice limited to 50 pounds and one wheeled bag that TCS will send ahead of time to you for use on the Tour limited to 40 pounds), plus a few smaller carry-on items such as a backpack, purse, camera, and/or laptop. In certain countries you will fly on light aircraft. Due to weight restrictions on these flights you will only be allowed to use your TCS wheeled bag. For these flights, your TCS wheeled bag plus your hand-carry luggage (including camera equipment) may not exceed 22 pounds. For international flights, the air carrier's liability is limited to the actual value of the baggage but not more than 1,000 Special Drawing Rights, approximately $1,250 per passenger, unless a higher value is declared at the time of check-in and an appropriate excess valuation charge is paid. Baggage, when not handled by TCS, and personal effects are at all times the sole responsibility of the Participant.

Aircraft: The private jet flights will be performed using a Boeing 757 jet with 80 VIP-style seats. The air carrier for the Tour is Thomson Airways, Wigmore House/Wigmore Place, Wigmore Lane, Bedfordshire, Luton LU2 9TN England. TCS and the air carrier reserve the right to substitute equivalent aircraft if necessary. Your itinerary may include flights on smaller aircraft operated by local approved airline carriers. Seating on these aircraft will be economy or economy with limited business seats, based upon the configuration of the aircraft.

granting landing rights for the flight. If the air carrier [illegible] flight leg of the Tour, that flight leg will be canceled and alternative arrangements may be made at the discretion of TCS.

Cancellations and Refunds: ***If you cancel your reservation or change your plans, your right to receive a refund is limited,*** as set forth in the following schedule. All cancellations will become effective as of the date of the postmark or email receipt. All requests for refunds must be sent to TCS in writing via mail, fax or email.

If your notice is received...	You will receive a refund of all deposits less a...
On or before Sept. 29, 2015	$5,000 per-person cancellation fee.
From Sept. 30 to Jan. 29, 2016	$10,000 per-person cancellation fee.
From Jan. 30 to March 31, 2016	$15,000 per-person cancellation fee.
From April 1 to May 31, 2016	$25,000 per-person cancellation fee.
After May 31, 2016	No refund.

Refunds will be made within 14 days of receipt of your notice of cancellation.

Leaving the Tour in progress, for any reason whatsoever, will not result in a refund, and no refunds will be made for any unused portions of the Tour. If you cancel and are able to provide a substitute Participant for the Tour, you will receive a full refund of money paid toward the price less, an administrative charge of $25 for effecting the substitution once the substitute Participant has paid in full. **If TCS makes major changes prior to departure, you have the right to cancel and receive a full refund. Please note that the costs for visas, commercial air tickets, insurance, suite upgrades, and pre- or post-expedition independent arrangements may not be refundable.** The following are major changes: (1) a change in the departure or return date, unless the change results from a flight delay experienced by the air carrier (If, however, the delay is longer than 48 hours, it will be considered a major change.); (2) a change in the origin or destination city for any flight leg, unless the change affects only the order in which cities named in a tour package are visited; (3) a substitute of any hotel of lower standard; (4) a price increase of more than 10 percent occurring 10 or more days before departure. In no event can TCS increase your price less than 10 days before departure. If a major change must be made in the Tour, TCS will notify you within 7 days after first learning of the change, but in any event at least 10 days prior to the scheduled departure. If, less than 10 days before scheduled departure, TCS becomes aware that a major change must be made, TCS will notify you as soon as possible. ***Within 7 days after receiving notification of a major change, but in no event later than departure, you may cancel your reservation and you will receive a full refund within 14 days after canceling. If a major change occurs after the departure of the flight, which you are unwilling to accept, TCS will refund, within 14 days after your scheduled return date, that portion of your payment which applies to the services not accepted.*** If TCS must cancel the Tour in its entirety, TCS will notify you in writing within 7 days of the cancellation, but in no event later than 10 days before the scheduled departure date. ***TCS has no right to cancel the Tour less than 10 days before departure, except for circumstances that make it physically impossible to perform the Tour.*** If that occurs, TCS will notify you as soon as possible, but not later than the scheduled departure date. If the Tour is canceled, TCS will make a full refund to you within 14 days after cancellation. The rights and remedies made available under this contract are in addition to any other rights or remedies available under applicable law. However, TCS offers refunds under this Agreement with the express understanding that the receipt of that refund by a Participant waives the additional remedies.

TERMS and CONDITIONS

Itinerary Changes: The itinerary and staff are subject to modification and change by TCS. Every reasonable effort will be made to operate the Tour as planned; however, should unforeseen world events and conditions require our itinerary to be altered, TCS reserves the right to do so for the safety and best interest of the group.

Single/Shared Accommodations and Suite Upgrades: A limited number of single rooms are available at extra cost on a first-come, first-served basis. TCS will make reasonable efforts to assist persons requesting a roommate. If a roommate is not confirmed, the single rate will be charged. Suite rooms are available in some destinations; more information about them, including their additional costs, will be sent to you in the months before departure.

Airfare: We are happy to assist you in reserving commercial flights between your home city and Orlando, Florida, U.S.A., in the class of service that you prefer. Please ask for details.

Visa Documents/Entry Permits: To participate in the Tour, visas and/or entry permits may be required for some countries. Acquiring visas and/or entry permits is the responsibility of the Participant. Failure to obtain visas and/or entry permits does not negate the terms and conditions. Any extra costs for rerouting Participants without visas and/or entry permits will be the responsibility of the Participant. We will provide information on the necessary visas and/or entry permits in the Tour documents.

Health Requirements: This is an active program, which requires you to make a realistic assessment of your health. All Participants are expected to be in active good health, to enjoy traveling as part of a group, and to be ready to experience cultural differences with grace. Walking and climbing stairs are required in many hotels and airports, to board the aircraft, and as part of many excursions. Prior to traveling, we highly recommend visiting your personal physician for a check-up, so that you may discuss your ability to participate in this type of journey. To go to certain destinations or participate in certain activities, such as visiting high-altitude areas (8,000 feet above sea level and higher) you may need to obtain your physician's approval, in this case a form will be sent to you for your physician to sign. We are prepared to arrange for an alternative destination or activity, in case a physician recommends it. Malaria and other diseases may be present in some of the countries featured in this itinerary. **Proof of yellow fever inoculation is required.** For the latest recommendations on specific health precautions for the areas you will visit, consult your physician and the Centers for Disease Control. Any physical condition requiring special attention, diet, or arrangements will be made for private touring at [illegible] will be the responsibility of the Participant, of our Tour staff. Any extra cost for such arrangements will be the responsibility of the Participant. If you would like to forego some of the scheduled sightseeing to rejuvenate and relax, please feel free to do so at any time.

Photography and Video: We reserve the right to take photographs or videos (the "Photography") during the Tour and to use the Photography for promotional purposes. Participants who prefer their images not be used must notify us in writing before the commencement of the Tour.

Basis of Rates: All prices are based on two persons sharing a room. All prices and fares are quoted in U.S. dollars. The rates are based on current tariffs and are subject to change due to unforeseen circumstances. While TCS will make reasonable efforts to maintain the listed prices, if it is necessary to levy a surcharge, TCS reserves the right to do so and will notify you at the time of final invoicing. TCS reserves the right to cancel the Tour because of inadequate enrollment that makes the Tour economically infeasible to operate. In such a case, a full refund of the Tour cost will be made.

Release of Liability: The passenger tickets in use by the carriers shall constitute the sole contract between the carriers and the passenger; the carriers are not responsible for any act, omission, or event during the time expedition Participants are not aboard their conveyance. Neither TCS, nor any of its respective owners, directors, employees, contractors, officers or agents (collectively, the "Released Parties") shall be held liable for (A) any damage to, or loss of, property or injury to, or death of, persons occasioned directly or indirectly by an act or omission of any other provider, including but not limited to any defect in any aircraft, watercraft, or vehicle operated or provided by such other provider, (B) any loss or damage due to delay, cancellation, or disruption in any manner caused by the laws, regulations, acts or failures to act, demands, orders, or interpositions of any government or any subdivision or agent thereof, or by acts of God, strikes, fire, flood, war, rebellion, terrorism, insurrection, sickness, quarantine, epidemics, theft, or any other cause(s) beyond their control, and (C) any and all claims, actions, or losses for bodily injury, property damage, wrongful death, loss of services, lost profits, consequential, exemplary, indirect or punitive damages or otherwise that may arise out of or occur during your travel in connection with the Tour. The Participant waives any claim against any of the Released Parties for any such loss, damage, injury, or death, including any right to seek consequential, punitive or exemplary damages against any of the Released Parties for any reason whatsoever. None of the Released Parties shall be liable for any air carrier's cancellation penalty incurred by the purchase of a nonrefundable ticket.

Acknowledgment of Risk: You understand and acknowledge that your travel in connection with and participation in the Tour or any activities which may take place during the Tour, may involve risk and potential exposure to injury or fatal injury and that risk and dangers may arise or be caused by the negligence or participation of other Participants, contractors, and/or subcontractors for the Tour or from other foreseeable and unforeseeable causes including weather and other acts of nature.

Express Assumption of Risk and Responsibility: In recognition of the inherent risk of the travels and related activities in which you are intending to engage, you confirm that you are physically and mentally capable of participating in the Tour and that you willingly and voluntarily assume full responsibility for any injury, loss or damage suffered by you or caused by you. By registering for the Tour, you certify that you do not have any mental, physical or other condition or disability that would create a hazard for yourself or other Participants. TCS reserves the right in its sole discretion to accept, decline to accept or remove any Participant on the Tour and reserves the right, subject to the terms and conditions contained herein, to withdraw any part or all of the Tour and to make such changes as may be necessary.

Arbitration: Any controversy or claim arising out of or relating to this Agreement or the performance there under, including without limitation any claim related to bodily injury, property damage or death, shall be settled by binding arbitration in Seattle, Washington, U.S.A., in accordance with the rules of the American Arbitration Association then existing, and judgment on the arbitration award may be entered in any court having jurisdiction over the subject matter of the controversy. Such proceedings will be governed by substantive Washington law. This agreement to arbitrate does not waive or modify the liability release contained in this document.

Exclusive Governing Law and Jurisdiction: This Agreement shall be governed by the laws of the State of Washington, without regard to conflicts of laws principles. If the right to seek arbitration is for any reason waived by both parties, or if judicial review of any arbitration is sought, any action or legal proceeding arising out of this Agreement shall be brought exclusively in the courts of the State of Washington, or, if it has or can acquire jurisdiction, in the United States District Court for the Western District of Washington or the appropriate appellate courts, and the parties hereby waive any objection to venue or jurisdiction in connection therewith. In connection with any action or legal proceeding arising out of this Agreement, the parties hereby specifically and knowingly waive any rights that either party might have to demand a jury trial.

By registering for the Tour, the Participant agrees to the Operator-Participant Contract and Terms and Conditions set forth in this Agreement.

TCS & Starquest Expeditions, Inc., is a Registered Seller of Travel in Washington (#602-320-265), a California Seller of Travel (#2071584-30), an accredited member of the Better Business Bureau, and is endorsed by IATAN, the International Airlines Travel Agent Network (#50-755585). TCS & Starquest Expeditions' Dunn & Bradstreet D-U-N-S number is 17-084-7961.

© TCS & Starquest Expeditions

Pelican Yacht Club
1120 Seaway Drive
Fort Pierce, Florida 34949

12 JUN 2015 PM 5 L



Mr & Mrs Brad Culverhouse
1635 Thumb Point Dr.
Ft Pierce, FL 34949

34949357035

Janet Hurlow
311 First Street Apartment E
Point Pleasant WV 25550

CHARLESTON WV 250

15 JUN 2015 PM 2 L



NOT URGENT ----------

Open when you have time to relax and reflect.

Brad Culverhouse
1635 Thumb Point Dr.
Fort Pierce FL 34949

34949357035

4646 East Van Buren Street

mobile mini

4646 East Van Buren Street
Suite 400
Phoenix, AZ 85008
Phone: (800) 456-1751

ADDRESS SERVICE REQUESTED

PRESORTED FIRST CLASS

PITNEY BOWES
US POSTAGE
$00.41⁶
DEC 08 2015
ZIP 85034
000780
21 3005858

INVOICE ENCLOSED

491383-02-0962

BRAD CULVERHOUSE
1635 THUMB POINT DRIVE
FORT PIERCE FL 34949

JJB6H3B 3494

Capital One

P.O. Box 85149 • Richmond, VA 23295-0001

PRESORTED
STANDARD
US POSTAGE
PAID
CAPITAL ONE

Pre-Approved Offer for:

0013218092534430 003 002
John B. Culverhouse Sr.
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

019371

RESPOND BY:
01/13/16

YOU'VE BEEN PRE-APPROVED FOR THIS OFFER!

No Annual Fee, Plus Our Lowest Intro APR

9 out of 10 applicants who meet our initial application and income requirements get approved for this offer.

APPLY TODAY

0013221095842636 008 004
John B. Culverhouse, Sr.
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

15515

Capital One

Dear John,

Based on a recent review of your credit information, you've been selected for this Capital One® Platinum MasterCard® offer. Apply online today at **application.capitalone.com** and, once approved, enjoy great features like:

- **No annual fee**
- **0% intro APR on purchases** until October 2016, with a 22.99% variable APR after that
- **Access to a higher credit line** after making your first 5 monthly payments on time
- **$0 Fraud Liability** if your card is lost or stolen



You'll also have 100% free access to your credit score with Capital One Credit Tracker, so you always know where you stand.

Apply by January 20, 2016 to take advantage of your offer.

Please see the back of this letter for more information on what it means to be pre-approved.

VISIT application.capitalone.com

Apply online today using your personal numbers: **Reservation #:** 001-3221-0958-42636 **Access Code:** 080887

Please see the enclosed Account Terms for eligibility, rate, fee, and other cost information.

You can choose to stop receiving "prescreened" offers of credit from this and other companies by calling toll free 1-888-5-OPT-OUT. See PRESCREEN & OPT-OUT NOTICE in enclosed Account Terms for more information about prescreened offers.

A04-15515-02917397

FM285568-13221-a

HONEYBAKED

THE WORLD'S BEST HAM

Please visit The HoneyBaked Ham store nearest to you:

P.O. Box 370, Carrollton, GA 30112
1.800.FOR.A.HAM (1.800.367.2426)
www.HoneyBakedOnline.com
For Franchising Information:
www.HoneyBakedFranchise.com

PRESORTED
STANDARD
U.S. Postage
PAID
The HoneyBaked
Ham Company

454333
PROMO CODE

2430 NW Federal Hwy
Stuart FL 34994-9314
(772) 692-7443

**********ECRLOT 0240A**C-014
JOHN B CULVERHOUSE
OR CURRENT RESIDENT
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

6245
P344
021
286

©2015 The HoneyBaked Ham Co. All rights reserved.



THE HONEYBAKED DELICIOUS DUO

Two dinnertime favorites come together in one unforgettable gift. We pair our Honey Baked Ham® with a juicy, all white meat HoneyBaked Turkey Breast. Both have our crispy-sweet glaze and a moist, tender taste. Build an entire meal around them or make the most wonderful sandwiches no deli can match.

The Honey Baked Ham®
[8 lbs. Half Ham]

HoneyBaked Turkey Breast [2.5 lbs.]
#570 $95.95

With Smoked Turkey Breast
#575 $95.95

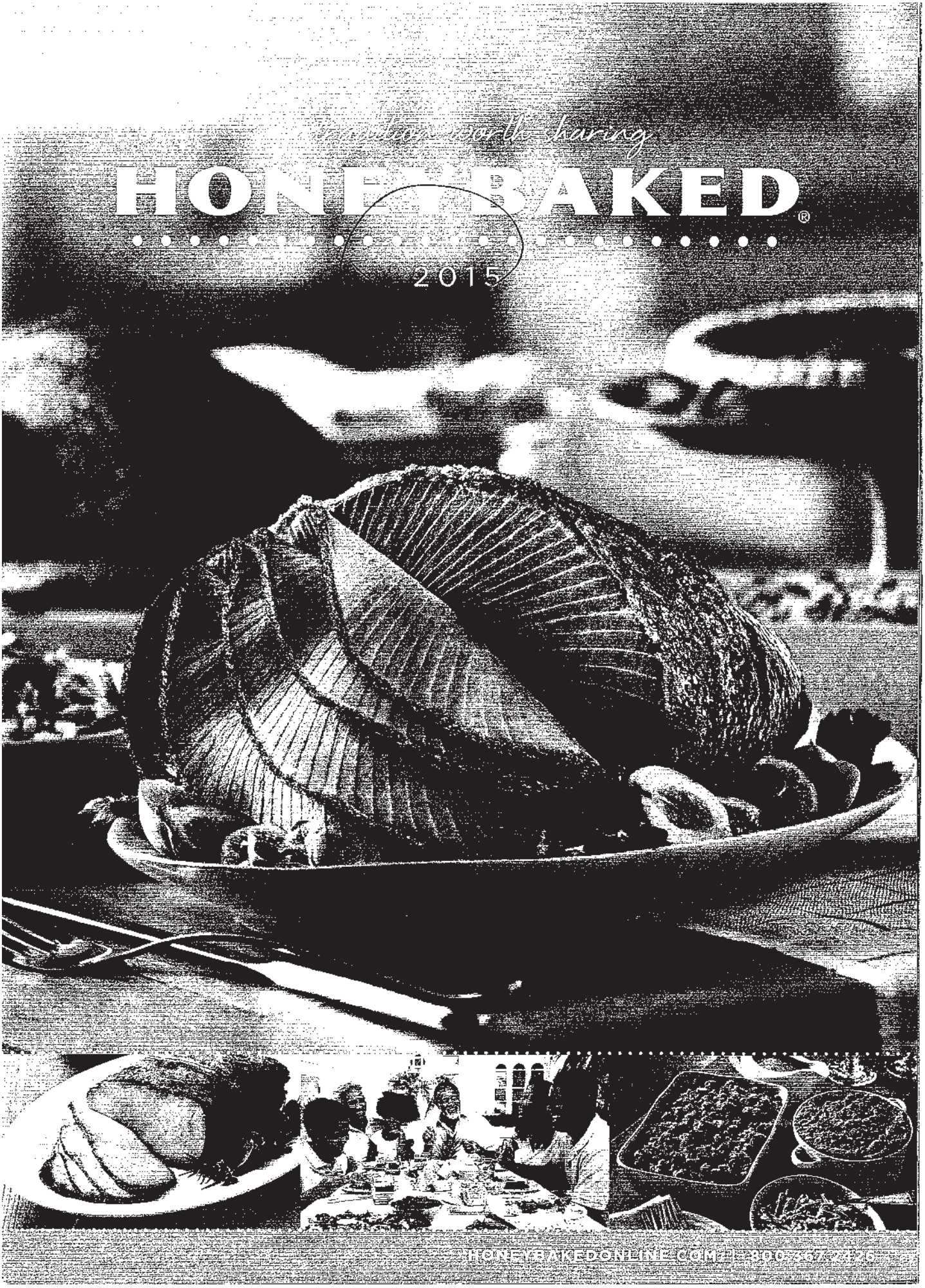
With Oven-Roasted Turkey Breast

Scan here to purchase the HoneyBaked Delicious Duo!



GET A GIFT CARD TODAY!
SEE PAGE 37 FOR DETAILS.

For complete store listings, hours and franchising opportunities, visit **MyHoneyBakedStore.com**


Traditions Worth Sharing
HONEY BAKED
2015

Jackson & Perkins
COMPANY
2 Floral Avenue, Hodges, SC 29653-0001

PRSRT STD
U.S. POSTAGE
PAID
Jackson & Perkins

EUROPEAN
CYPRESS TREE GIFT
(See Page 12)

**********ECRLOT 0240A**C-014
PROMO CODE: 2HC400
CUSTOMER#: K00171255
JOHN CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

2924
P242
640
910

GIFT NOW
PAY LATER!

call to contact Your Personal Gift Advisor
1-800-292-4769 or order online at
jacksonandperkins.com

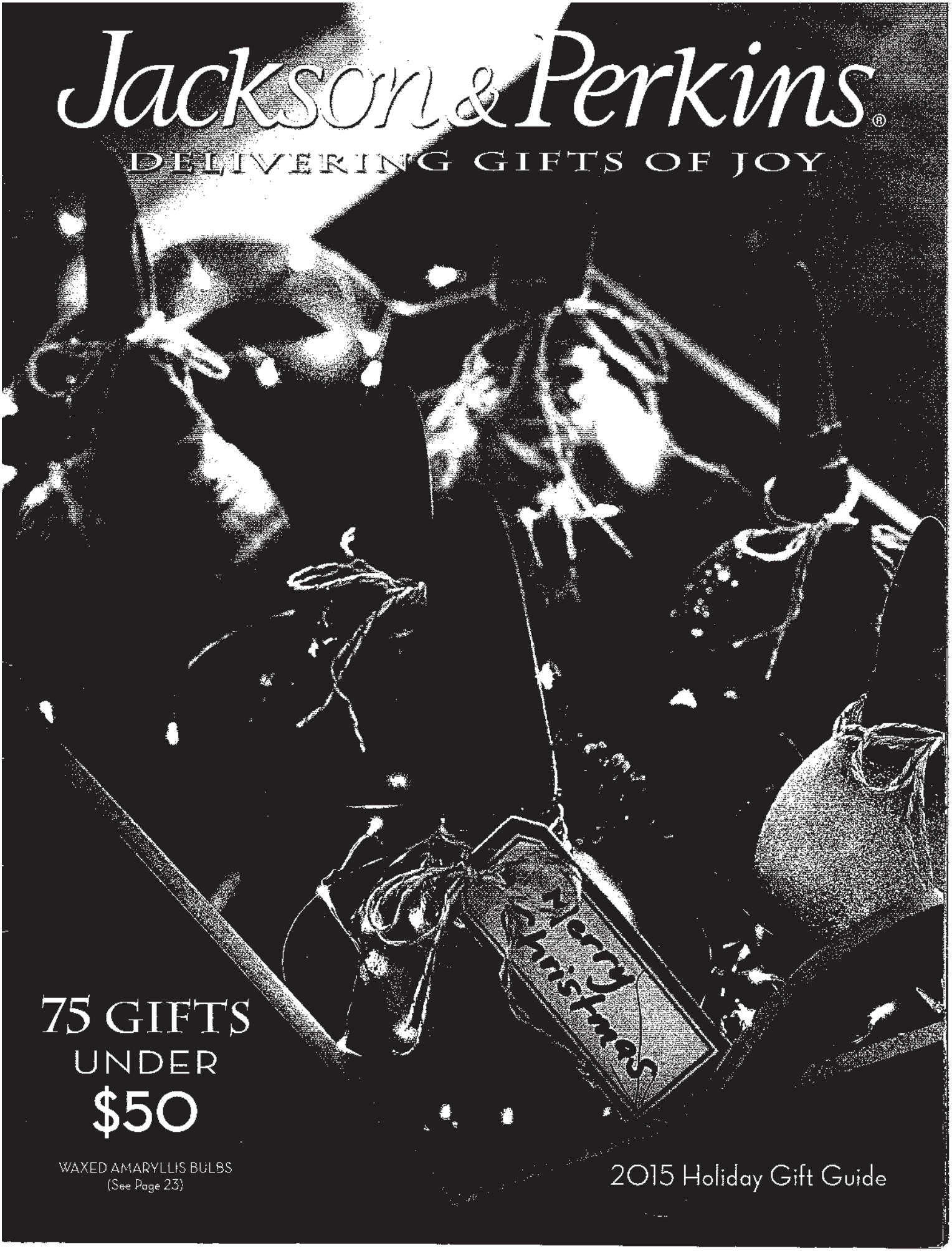


Scan here to learn how to contact your personal gift advisor!

'Tis the Season for Sharing.

Jackson & Perkins®

DELIVERING GIFTS OF JOY



75 GIFTS UNDER $50

WAXED AMARYLLIS BULBS
(See Page 23)

2015 Holiday Gift Guide

Capital One®

PREPARED FOR:
Brad
RESERVATION # ENCLOSED



0013269131244929 001 001
Brad J. Culverhouse, Sr.
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

2172

Brad, you're pre-approved for this offer with no annual fee and our lowest intro APR.

YOUR OFFER DETAILS:

RESERVATION NUMBER:
001-3269-1312-44929

ACCESS CODE:
014084

TOTAL ANNUAL FEE:
$0

ADDITIONAL NOTES:
LOWEST INTRO APR
$0 FRAUD LIABILITY

EXPRESS RESPONSE

Brad,

You're working to get your credit moving in the right direction. And, now you've been selected for this great offer. So, take the next step—apply for this Capital One® Platinum MasterCard® offer today. Once approved, you'll enjoy:

- **No annual fee**
- **0% intro APR until December 2016** on all purchases, with 23.24% variable APR after that
- **Access to a higher credit line** after making your first 5 monthly payments on time

You can also stay on top of your finances with **Capital One Credit Tracker,** which provides free access to your credit score. Plus, have peace of mind with **$0 Fraud Liability** if your card is ever lost or stolen.

This offer expires March 30, 2016, so **apply now**. To find out more about what it means to be pre-approved, see the back of this letter.

Visit

application.capitalone.com

Get a response in as little as 60 seconds

YOUR APPLICATION CODES

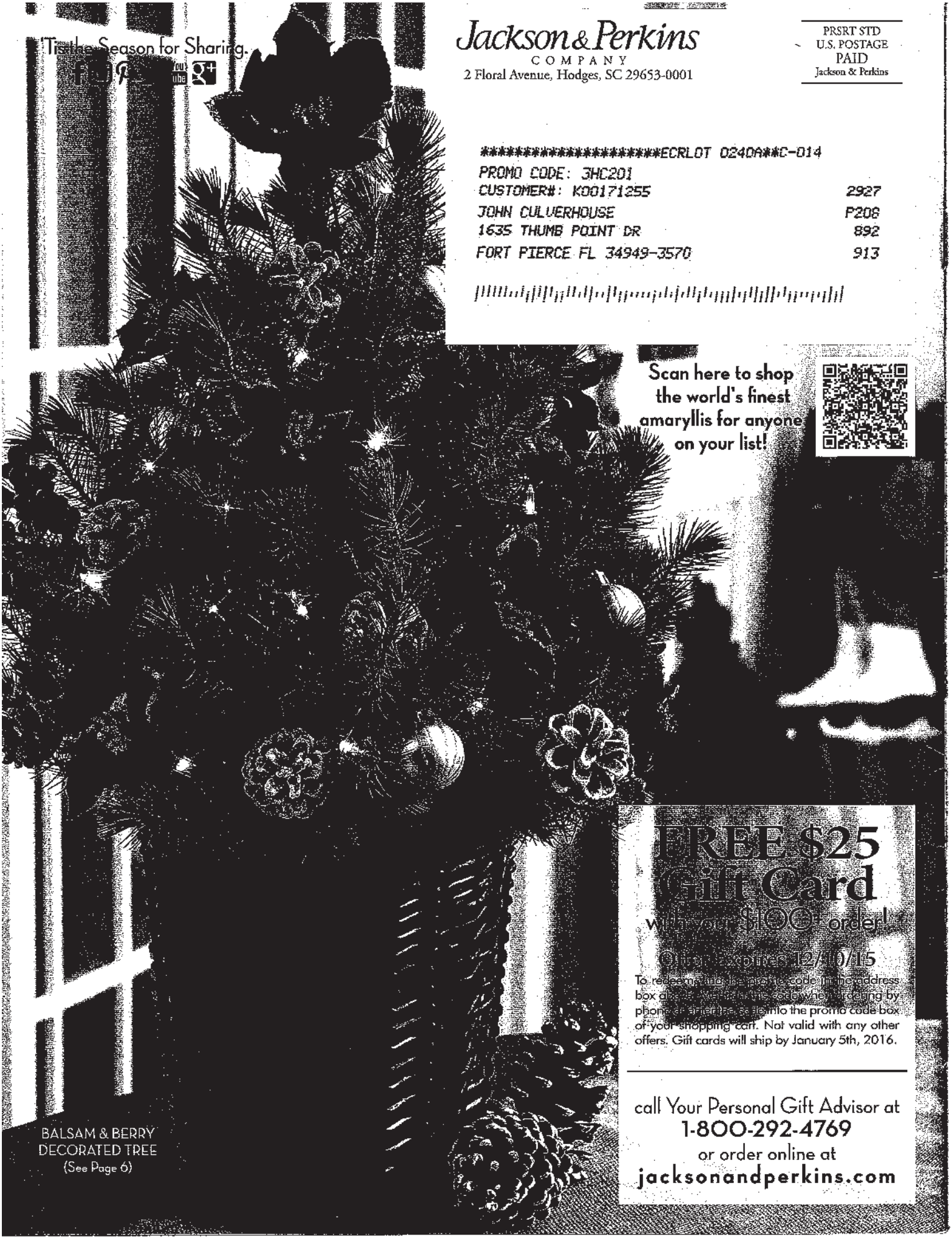
Reservation #: 001-3269-1312-44929
Access Code: 014084

Please see the enclosed Account Terms for eligibility, rate, fee, and other cost information.

You can choose to stop receiving "prescreened" offers of credit from this and other companies by calling toll free 1-888-5-OPT-OUT. See PRESCREEN & OPT-OUT NOTICE in enclosed Account Terms for more information about prescreened offers.

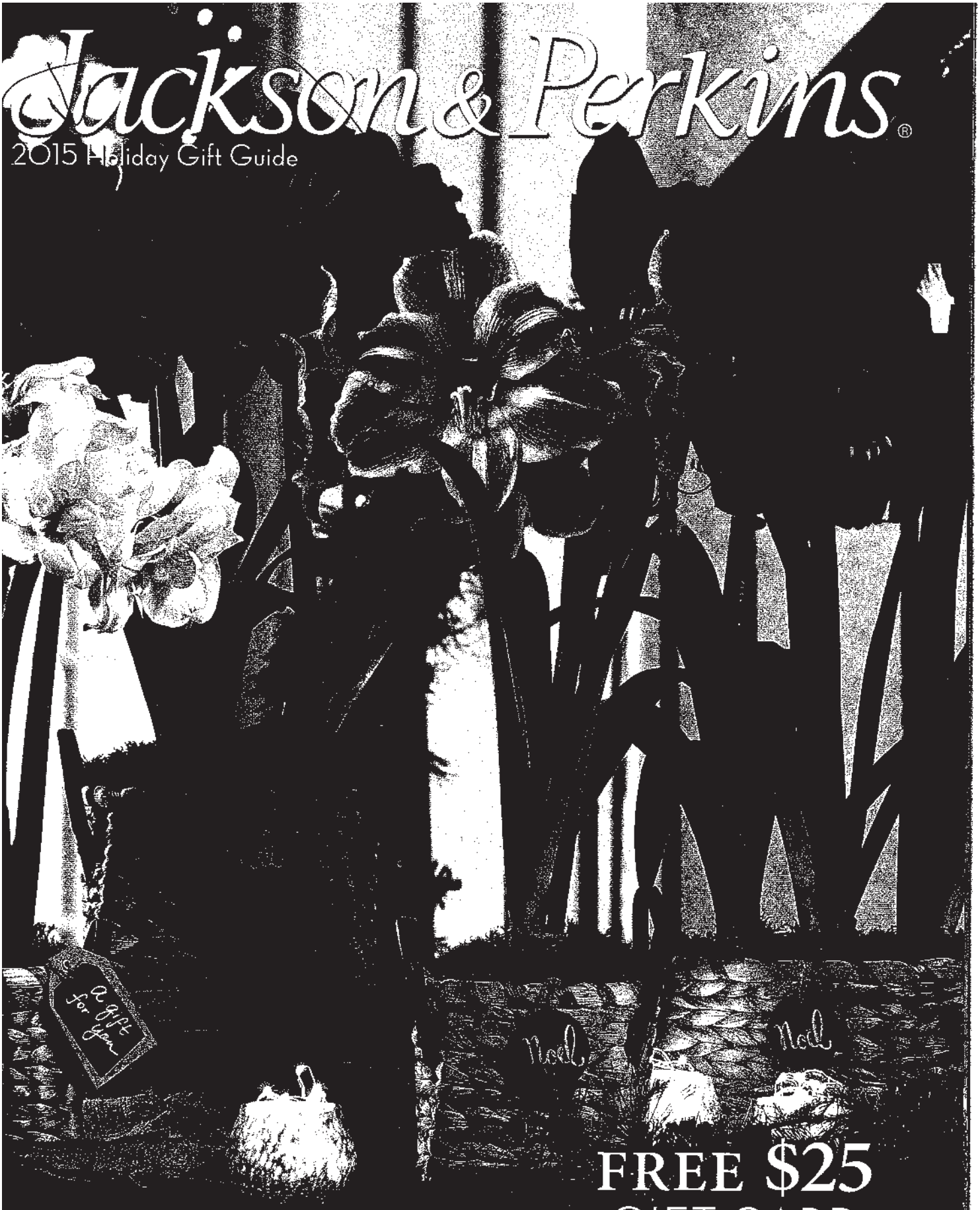
001*419678*2172*44809-18

FM286543-13269-a


'Tis the Season for Sharing.
Jackson & Perkins
COMPANY
2 Floral Avenue, Hodges, SC 29653-0001
PRSRT STD
U.S. POSTAGE
PAID
Jackson & Perkins
**********ECRLOT 0240A**C-014
PROMO CODE: 3HC201
CUSTOMER#: K00171255 2927
JOHN CULVERHOUSE P208
1635 THUMB POINT DR 892
FORT PIERCE FL 34949-3570 913
Scan here to shop the world's finest amaryllis for anyone on your list!
FREE $25 Gift Card
with your $100+ order!
Offer Expires 12/10/15
To redeem, find the promo code in the address box above. Mention this code when ordering by phone or enter the code into the promo code box of your shopping cart. Not valid with any other offers. Gift cards will ship by January 5th, 2016.
call Your Personal Gift Advisor at
1-800-292-4769
or order online at
jacksonandperkins.com
BALSAM & BERRY
DECORATED TREE
(See Page 6)

Jackson & Perkins®

2015 Holiday Gift Guide



FREE $25 GIFT CARD

(DETAILS ON BACK)

FASTEST BLOOMING AMARYLLIS

(See Page 13)

WILLIAMS-SONOMA®
Attn: Department Catalog LV
3250 Van Ness Avenue
San Francisco, California
94109-1012
© 2015 Williams-Sonoma, Inc.

Customer Number

FSC www.fsc.org MIX Paper from responsible sources FSC® C101537

Source Code

Catalog Mailing Preferences
We want our catalogs to be welcome in your home. Visit *williams-sonoma.com* for information on setting your catalog mailing preferences.

Presorted Standard
U.S. Postage
PAID
WILLIAMS-SONOMA

0310-840-56 02028-93

COME VISIT US AT:
VERO FASHION OUTLETS

**********ECRLOT**C-014

JOHN B CULVERHOUSE
OR CURRENT RESIDENT
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

WC04
000051
0284
008

Postmaster: Please deliver between 12/28 and 12/30.

FREE SHIPPING
on orders over $49.

STOCK UP & SAVE
Save 20% on select tableware, tools, towels & more through Jan. 4, 2016. Visit *williams-sonoma.com* for details.

SAVE 20%
on French White Porcelain through Jan. 4, 2016. Visit *williams-sonoma.com* for details.

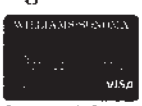
HOLIDAY DELIVERY DATES
For details, visit *williams-sonoma.com*. For VALENTINE'S DAY delivery, order by 12pm (EST), February 10, 2016.

In-Home Services
Let us come to you! We offer in-home consultations to create the kitchen of your dreams, one-on-one new appliance instruction and private culinary classes. Call your local store to learn more.

Join Our Email List
Sign up for exclusive information on special offers, seasonal menus and recipes, and free classes and demonstrations at your store. Visit *williams-sonoma.com/email* for details.

Culinary Classes
Tune up your kitchen skills and discover delicious new recipes with our complimentary technique and junior chef classes. New classes are offered every week and include helpful tips for making the most of our featured products. Contact your local store or visit *williams-sonoma.com/storeevents* for details.

Register with Williams-Sonoma
We offer everything you need to create your first home together, as well as everything you need for a lifetime of cooking and entertaining. Register at a Williams-Sonoma store, call 1-800-541-0015 to speak with a registry expert, or visit *williams-sonoma.com/registry*.

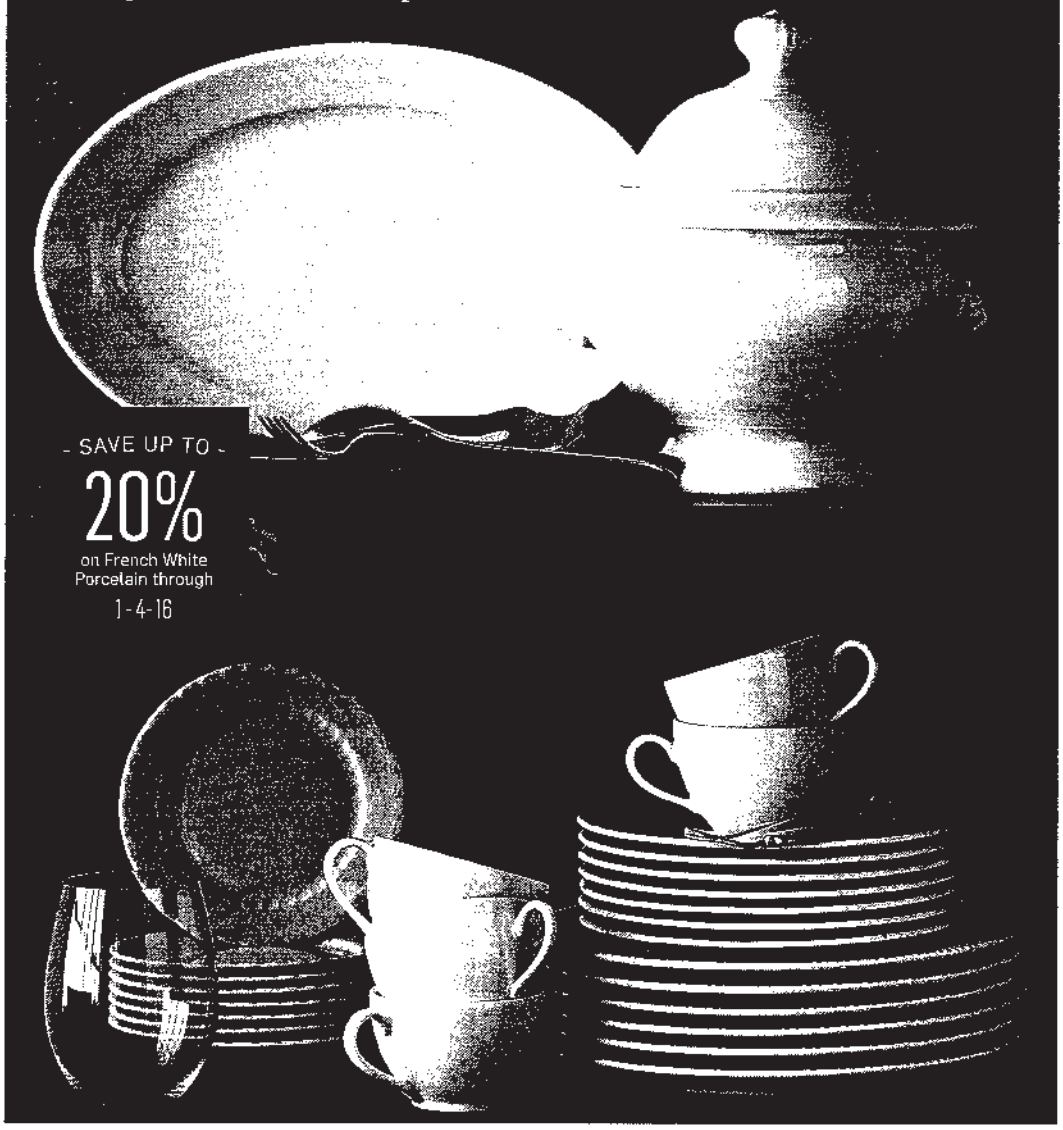
Williams-Sonoma Visa Signature Card


Enjoy great benefits when you use your card – anywhere in the world. Visit *williams-sonoma.com/visa* for more information.

Connect with Us

FRENCH WHITE PORCELAIN

Famous for its beauty, strength and versatility, this culinary classic goes with everything, so it's ideal for mixing and matching with your favorite pieces. View our complete collection at *williams-sonoma.com*.



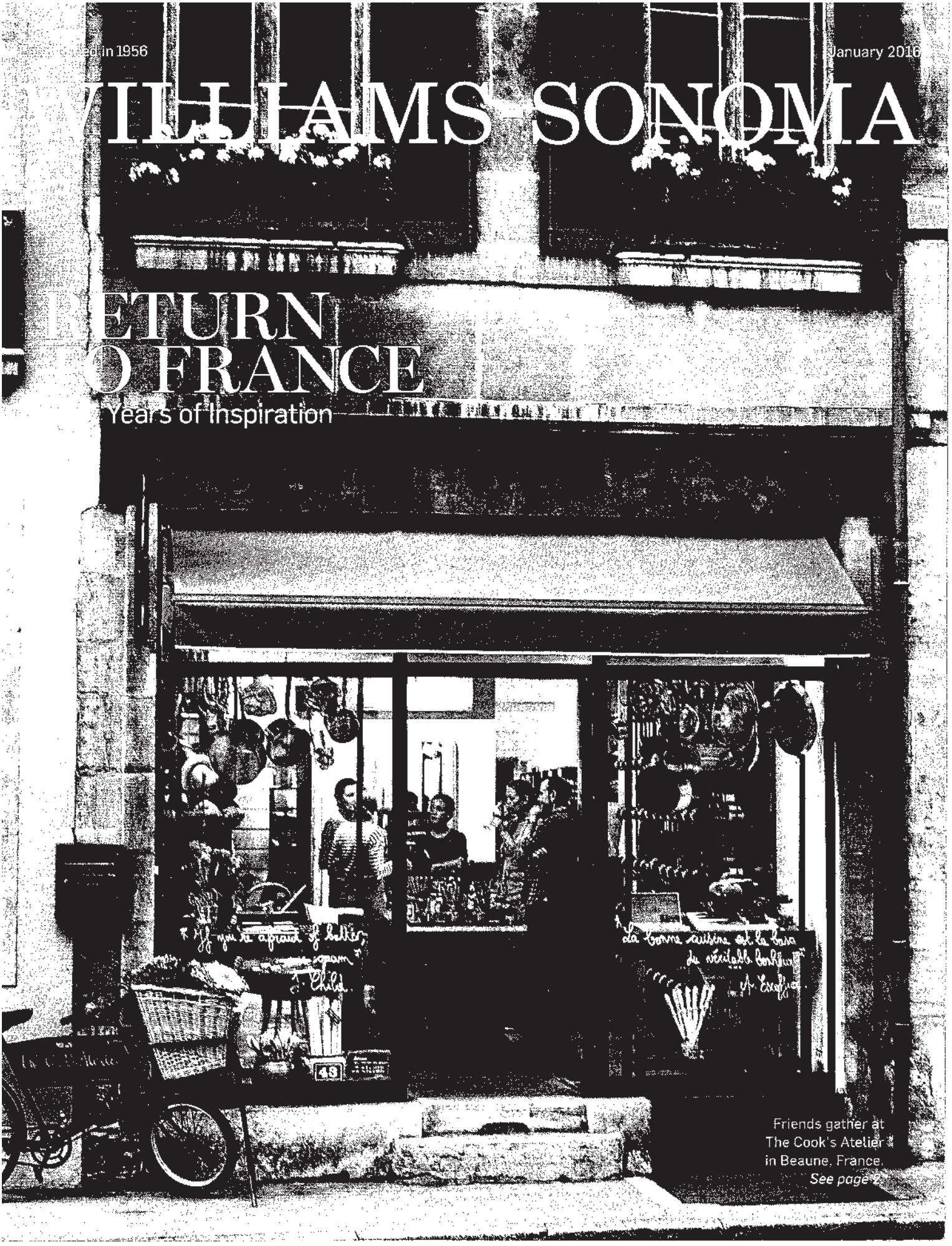
ed in 1956

January 2016

WILLIAMS SONOMA

ETURN O FRANCE

Years of Inspiration



Friends gather at The Cook's Atelier in Beaune, France.

See page 2

TCS
WORLD TRAVEL

3131 ELLIOTT AVENUE, SUITE 300
SEATTLE, WASHINGTON 98121

PRSRT STD
US POSTAGE
PAID
SEATTLE, WA
PERMIT NO 315

**********AUTO**SCH 3-DIGIT 334
JOHN CULVERSHOUSE
1635 THUMB POINT DR
FORT PIERCE, FL 34949-3570

READY TO TAKE FLIGHT? CALL US TODAY AT 800.454.4149 OR VISIT TCSWORLDTRAVEL.COM FOR MORE INFORMATION

100% RECYCLABLE

EXPLORE MORE OF THE WORLD BY PRIVATE JET

AUSTRALIA AND NEW ZEALAND

March 22 – April 13, 2016

Explore the best of Australia, Tasmania and New Zealand.
23 Days // 48 guests

ISLANDS AROUND THE WORLD

June 7 – 30, 2016

Dive into a journey of aquatic adventures and vibrant island cultures.
24 Days // 80 guests

CUBA AND SOUTH AMERICA

October 7 – 27, 2016

Discover Cuba's rich culture and Latin America's diversity.
21 Days // 80 guests

Visit TCSWorldTravel.com to see more exciting itineraries.

PRIVATE TRAVEL

Our Private Travel department builds all-inclusive, custom itineraries that match your dream destinations with your schedule and personal preferences. Go anywhere in the world, depart whenever you want, use any mode of transportation, travel with as many companions as you like—we can make almost anything possible.

Call us today or email PrivateTravel@TCSWorldTravel.com to see what we can do for you.



Around the World: A Classic Journey by Private Jet // Operator-Participant Contract and Terms & Conditions

Please read the following information carefully. After reading the Operator-Participant Contract and Terms and Conditions herein (the "Agreement"), in order for your reservation to be completed, you must indicate your acceptance of the terms of the Agreement by signing and submitting the Reservation Form, along with the deposit to TCS.

OPERATOR-PARTICIPANT CONTRACT

TCS & Starquest Expeditions, Inc. ("TCS"), 3131 Elliott Avenue, Suite 300, Seattle, WA 98121, a qualified tour operator will organize and administer the **Around the World by Private Jet** expedition **(the "Tour"). TCS, as the principal, is responsible to you for arranging and providing all of the services and accommodations offered in connection with the Tour, provided, however, that in the absence of gross negligence on TCS' part, TCS is not responsible for personal injury or property damage caused by the air carrier, hotel, or other suppliers of any services being offered in connection with the Tour.** The acceptance of your Reservation Form and deposit by TCS creates a contractual relationship between you, the passenger/participant (Participant), in the Tour provided by TCS.

Reservations and Payments: To reserve your place on the Tour, complete and sign the Reservation Form and return it with your deposit of $10,000 per person. The deposit can be made by check; wire transfer; or by a major credit card such as Visa, MasterCard and American Express. **Make checks payable to "ATW4-16 Escrow."** If you pay your initial deposit by credit card, it is fully refundable until you sign the Reservation Form. Please fax or mail the completed form to TCS World Travel, 3131 Elliott Avenue, Suite 300, Seattle, WA 98121; fax to 206-447-7717. Or call 800-454-4149 or 206-254-0228. **The second payment of $25,000 per person is due Jan. 29, 2016. Final payment is due May 30, 2016.** The second and final payments are payable by check or wire transfer only, made out to the secure escrow account as set forth below. If the Tour is fully booked when your Reservation Form is received, your payment will be returned within 7 days, or with your authorization, TCS may retain the deposit and place your name on a waiting list in the event other Participants cancel their reservations. Even if you authorize TCS to put your name on a waiting list and retain your deposit, TCS will notify you within 7 days that the Tour is fully booked.

Security Agreement: Your payments are held in an escrow account at The Commerce Bank of Washington ("TCBW"), 601 Union Street, Suite 3600, Seattle, WA 98101-1342. Participants are protected by a Letter of Credit #592 issued by TCBW (the "Security Agreement"). Any claims against this Security Agreement must be filed with TCS or TCBW within 60 days of the termination of the Tour. After that time, TCS and TCBW will be released from liability under the Security Agreement.

Expedition Price: The Tour price of $76,950 per person (double occupancy) with a $8,950 single supplement includes a privately chartered Boeing 757 that departs from and returns to Orlando, Florida, U.S.A. **Included in the price** are deluxe or best available accommodations and all applicable taxes in the destinations, and options as indicated in the itinerary, from arrival at the first hotel through departure from the last hotel. All meals beginning with dinner on the first night of the Tour and ending with breakfast on the last day of the Tour, as indicated in the itinerary are included. All taxes; group transportation; airport transfers at the beginning and the end of the itinerary; excursions; complete program of special events and activities, including extensive options at most destinations; enrichment program including lectures by a team of experts; services of professional staff, including an expedition physician, to assist you throughout the trip; cost of philanthropic efforts; bottled water throughout the program (during sightseeing, at scheduled meals, and in your room); all beverages, including liquor, aboard the private jet; liquor during special events and cocktail parties on land; house wine and/or beer at lunch and dinner, and non-alcoholic beverages at all scheduled meals on land; baggage handling during the Tour; internet access in hotels, where available; tips or gratuities to local guides, drivers, porters, and wait staff; amenities package; $100,000 medical evacuation insurance (which includes minimal accident/sickness/baggage insurance) for covered reasons. The exact Tour itinerary, name and location of hotels, length of stay at each hotel, and other ground accommodations and services, are set forth in the itinerary, which is a part of this Agreement. **Not included in the price** is commercial airfare between your home city and Orlando, Florida, U.S.A.; optional and additional accident/baggage/cancellation insurance; passport and visa fees; personal expenses such as laundry, telephone, and fax fees; all beverages not mentioned above as included; hotel minibar charges; meals not scheduled by TCS; and inoculation and medication costs of any kind. Any tips or gratuities not specifically mentioned as included in the total Tour price will be at your discretion. Except for "major changes" as described below, no refund will be made for any accommodations or services included in the expedition price that you voluntarily do not use.

Insurance: TCS strongly recommends this important protection, which can save you money if you are forced to cancel or alter your trip. Insurance premium payments are nonrefundable.

Baggage: On the private jet, each Participant is limited to 90 pounds of checked baggage in 2 bags (one bag of your choice limited to 50 pounds and one wheeled bag that TCS will send ahead of time to you for use on the Tour limited to 40 pounds), plus a few smaller carry-on items such as a backpack, purse, camera, and/or laptop. In certain countries you will fly on light aircraft. Due to weight restrictions on these flights you will only be allowed to use your TCS wheeled bag. For these flights, your TCS wheeled bag plus your hand-carry luggage (including camera equipment) may not exceed 22 pounds. For international flights, the air carrier's liability is limited to the actual value of the baggage but not more than 1,000 Special Drawing Rights, approximately $1,250 per passenger, unless a higher value is declared at the time of check-in and an appropriate excess valuation charge is paid. Baggage, when not handled by TCS, and personal effects are at all times the sole responsibility of the Participant.

Aircraft: The private jet flights will be performed using a Boeing 757 jet with 80 VIP-style seats. The air carrier for the Tour is Thomson Airways, Wigmore House/Wigmore Place, Wigmore Lane, Bedfordshire, Luton LU2 9TN England. TCS and the air carrier reserve the right to substitute equivalent aircraft if necessary. Your itinerary may include flights on smaller aircraft operated by local approved airline carriers. Seating on these aircraft will be economy or economy with limited business seats, based upon the configuration of the aircraft.

International Flights: The operation of these flights is subject to the foreign governments involved granting landing rights for the flight. If the air carrier cannot obtain these rights for any particular flight leg of the Tour, that flight leg will be canceled and alternative arrangements may be made, at the discretion of TCS.

Cancellations and Refunds: ***If you cancel your reservation or change your plans, your right to receive a refund is limited,*** as set forth in the following schedule. All cancellations will become effective as of the date of the postmark or email receipt. All requests for refunds must be sent to TCS in writing via mail, fax or email.

If your notice is received...	**You will receive a refund of all deposits less a...**
On or before Sept. 29, 2015	$5,000 per-person cancellation fee.
From Sept. 30 to Jan. 29, 2016	$10,000 per-person cancellation fee.
From Jan. 30 to March 31, 2016	$15,000 per-person cancellation fee.
From April 1 to May 31, 2016	$25,000 per-person cancellation fee.
After May 31, 2016	No refund.

Refunds will be made within 14 days of receipt of your notice of cancellation.

Leaving the Tour in progress, for any reason whatsoever, will not result in a refund, and no refunds will be made for any unused portions of the Tour. If you cancel and are able to provide a substitute Participant for the Tour, you will receive a full refund of money paid toward the price less, an administrative charge of $25 for effecting the substitution once the substitute Participant has paid in full. **If TCS makes major changes prior to departure, you have the right to cancel and receive a full refund. Please note that the costs for visas, commercial air tickets, insurance, suite upgrades, and pre- or post-expedition independent arrangements may not be refundable.** The following are major changes: (1) a change in the departure or return date, unless the change results from a flight delay experienced by the air carrier (If, however, the delay is longer than 48 hours, it will be considered a major change.); (2) a change in the origin or destination city for any flight leg, unless the change affects only the order in which cities named in a tour package are visited; (3) a substitute of any hotel of lower standard; (4) a price increase of more than 10 percent occurring 10 or more days before departure. In no event can TCS increase your price less than 10 days before departure. If a major change must be made in the Tour, TCS will notify you within 7 days after first learning of the change, but in any event at least 10 days prior to the scheduled departure. If, less than 10 days before scheduled departure, TCS becomes aware that a major change must be made, TCS will notify you as soon as possible. ***Within 7 days after receiving notification of a major change, but in no event later than departure, you may cancel your reservation and you will receive a full refund within 14 days after canceling. If a major change occurs after the departure of the flight, which you are unwilling to accept, TCS will refund, within 14 days after your scheduled return date, that portion of your payment which applies to the services not accepted.*** If TCS must cancel the Tour in its entirety, TCS will notify you in writing within 7 days of the cancellation, but in no event later than 10 days before the scheduled departure date. ***TCS has no right to cancel the Tour less than 10 days before departure, except for circumstances that make it physically impossible to perform the Tour.*** If that occurs, TCS will notify you as soon as possible, but not later than the scheduled departure date. If the Tour is canceled, TCS will make a full refund to you within 14 days after cancellation. The rights and remedies made available under this contract are in addition to any other rights or remedies available under applicable law. However, TCS offers refunds under this Agreement with the express understanding that the receipt of that refund by a Participant waives the additional remedies.

TERMS and CONDITIONS

Itinerary Changes: The itinerary and staff are subject to modification and change by TCS. Every reasonable effort will be made to operate the Tour as planned; however, should unforeseen world events and conditions require our itinerary to be altered, TCS reserves the right to do so for the safety and best interest of the group.

Single/Shared Accommodations and Suite Upgrades: A limited number of single rooms are available at extra cost on a first-come, first-served basis. TCS will make reasonable efforts to assist persons requesting a roommate. If a roommate is not confirmed, the single rate will be charged. Suite rooms are available in some destinations; more information about them, including their additional costs, will be sent to you in the months before departure.

Airfare: We are happy to assist you in reserving commercial flights between your home city and Orlando, Florida, U.S.A., in the class of service that you prefer. Please ask for details.

Visa Documents/Entry Permits: To participate in the Tour, visas and/or entry permits may be required for some countries. Acquiring visas and/or entry permits is the responsibility of the Participant. Failure to obtain visas and/or entry permits does not negate the terms and conditions. Any extra costs for rerouting Participants without visas and/or entry permits will be the responsibility of the Participant. We will provide information on the necessary visas and/or entry permits in the Tour documents.

Health Requirements: This is an active program, which requires you to make a realistic assessment of your health. All Participants are expected to be in active good health, to enjoy traveling as part of a group, and to be ready to experience cultural differences with grace. Walking and climbing stairs are required in many hotels and airports, to board the aircraft, and as part of many excursions. Prior to traveling, we highly recommend visiting your personal physician for a check-up, so that you may discuss your ability to participate in this type of journey. To go to certain destinations or participate in certain activities, such as visiting high-altitude areas (8,000 feet above sea level and higher) you may need to obtain your physician's approval, in this case a form will be sent to you for your physician to sign. We are prepared to arrange for an alternative destination or activity, in case a physician recommends it. Malaria and other diseases may be present in some of the countries featured in this itinerary. **Proof of yellow fever inoculation is required.** For the latest recommendations on specific health precautions for the areas you will visit, consult your physician and the Centers for Disease Control. Any physical condition requiring special attention, diet, or treatment should be reported in writing when the reservation is made. We will make reasonable efforts to accommodate Participants with special needs; however, we cannot accommodate wheelchairs. If you require a slower pace, extra assistance, or the use of a cane or walking stick, arrangements will be made for private touring at each destination, if necessary, at the discretion of our Tour staff. Any extra cost for such arrangements will be the responsibility of the Participant. If you would like to forego some of the scheduled sightseeing to rejuvenate and relax, please feel free to do so at any time.

Photography and Video: We reserve the right to take photographs or videos (the "Photography") during the Tour and to use the Photography for promotional purposes. Participants who prefer their images not be used must notify us in writing before the commencement of the Tour.

Basis of Rates: All prices are based on two persons sharing a room. All prices and fares are quoted in U.S. dollars. The rates are based on current tariffs and are subject to change due to unforeseen circumstances. While TCS will make reasonable efforts to maintain the listed prices, if it is necessary to levy a surcharge, TCS reserves the right to do so and will notify you at the time of final invoicing. TCS reserves the right to cancel the Tour because of inadequate enrollment that makes the Tour economically infeasible to operate. In such a case, a full refund of the Tour cost will be made.

Release of Liability: The passenger tickets in use by the carriers shall constitute the sole contract between the carriers and the passenger; the carriers are not responsible for any act, omission, or event during the time expedition Participants are not aboard their conveyance. Neither TCS, nor any of its respective owners, directors, employees, contractors, officers or agents (collectively, the "Released Parties") shall be held liable for (A) any damage to, or loss of, property or injury to, or death of, persons occasioned directly or indirectly by an act or omission of any other provider, including but not limited to any defect in any aircraft, watercraft, or vehicle operated or provided by such other provider, (B) any loss or damage due to delay, cancellation, or disruption in any manner caused by the laws, regulations, acts or failures to act, demands, orders, or interpositions of any government or any subdivision or agent thereof, or by acts of God, strikes, fire, flood, war, rebellion, terrorism, insurrection, sickness, quarantine, epidemics, theft, or any other cause(s) beyond their control, and (C) any and all claims, actions, or losses for bodily injury, property damage, wrongful death, loss of services, lost profits, consequential, exemplary, indirect or punitive damages or otherwise that may arise out of or occur during your travel in connection with the Tour. The Participant waives any claim against any of the Released Parties for any such loss, damage, injury, or death, including any right to seek consequential, punitive or exemplary damages against any of the Released Parties for any reason whatsoever. None of the Released Parties shall be liable for any air carrier's cancellation penalty incurred by the purchase of a nonrefundable ticket.

Acknowledgment of Risk: You understand and acknowledge that your travel in connection with and participation in the Tour or any activities which may take place during the Tour, may involve risk and potential exposure to injury or fatal injury and that risk and dangers may arise or be caused by the negligence or participation of other Participants, contractors, and/or subcontractors for the Tour or from other foreseeable and unforeseeable causes including weather and other acts of nature.

Express Assumption of Risk and Responsibility: In recognition of the inherent risk of the travels and related activities in which you are intending to engage, you confirm that you are physically and mentally capable of participating in the Tour and that you willingly and voluntarily assume full responsibility for any injury, loss or damage suffered by you or caused by you. By registering for the Tour, you certify that you do not have any mental, physical or other condition or disability that would create a hazard for yourself or other Participants. TCS reserves the right in its sole discretion to accept, decline to accept or remove any Participant on the Tour and reserves the right, subject to the terms and conditions contained herein, to withdraw any part or all of the Tour and to make such changes as may be necessary.

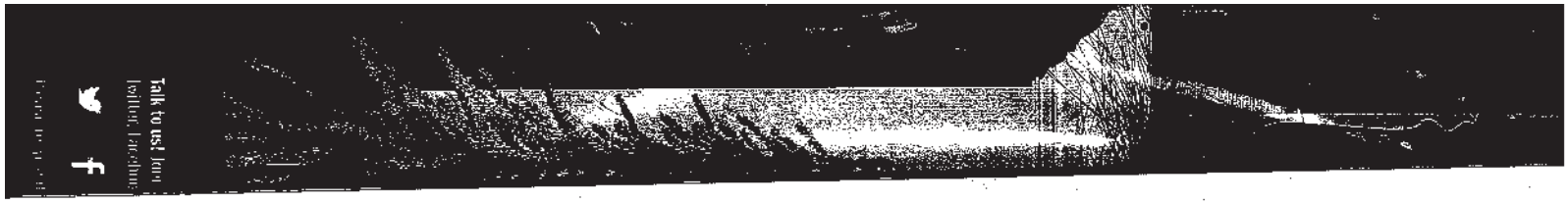
Arbitration: Any controversy or claim arising out of or relating to this Agreement or the performance there under, including without limitation any claim related to bodily injury, property damage or death, shall be settled by binding arbitration in Seattle, Washington, U.S.A., in accordance with the rules of the American Arbitration Association then existing, and judgment on the arbitration award may be entered in any court having jurisdiction over the subject matter of the controversy. Such proceedings will be governed by substantive Washington law. This agreement to arbitrate does not waive or modify the liability release contained in this document.

Exclusive Governing Law and Jurisdiction: This Agreement shall be governed by the laws of the State of Washington, without regard to conflicts of laws principles. If the right to seek arbitration is for any reason waived by both parties, or if judicial review of any arbitration is sought, any action or legal proceeding arising out of this Agreement shall be brought exclusively in the courts of the State of Washington, or, if it has or can acquire jurisdiction, in the United States District Court for the Western District of Washington or the appropriate appellate courts, and the parties hereby waive any objection to venue or jurisdiction in connection therewith. In connection with any action or legal proceeding arising out of this Agreement, the parties hereby specifically and knowingly waive any rights that either party might have to demand a jury trial.

By registering for the Tour, the Participant agrees to the Operator-Participant Contract and Terms and Conditions set forth in this Agreement.

TCS & Starquest Expeditions, Inc., is a Registered Seller of Travel in Washington (#602-320-265), a California Seller of Travel (#2071584-30), an accredited member of the Better Business Bureau, and is endorsed by IATAN, the International Airlines Travel Agent Network (#50-755585). TCS & Starquest Expeditions' Dunn & Bradstreet D-U-N-S number is 17-084-7961.

© TCS & Starquest Expeditions



Talk to us! Join
Twitter, Facebook

r1 IMPORTS

020, FORT WORTH, TX 76161-0020

SOURCE CODE

332671 169MAP16

7036

PRS
U.S. F
F
PIER 1

Postmaster: please deliver between 11/3–11/5

**********ECRLOT 0240A**C014
KMWY31 547675 001
JOHN B. CULVERHOUSE
OR CURRENT RESIDENT
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

R code to shop our holiday finds on pier1.com



Pier 1 Imports Gift Card. They'll find something fun no matter what amount you give, from $5 to $1,000.

Talk to us! Join the Pier 1 conversation on Twitter, Facebook, YouTube, Instagram or Pinterest.

You Tube

Please recycle this. (Passing on to a friend is a great way to recycle.)

ON THE COVER:
RONAN EXTENSION DINING TABLE
(In 4 colors, shown in Tobacco Brown)
15% OFF reg $449.95
HUTCH OR SIDEBOARD
(In 3 colors, shown in Tobacco Brown)
$399.99 ea reg $449.95
NEW! ANGELA NAILHEAD DINING CHAIR
$189.99 reg $219.95

Quantities and Selection may vary by store. **Pricing:** All prices in this catalog are valid 11/2-11/30/2015. Pricing in Alaska, Hawaii, the contiguous U.S., and Canada may vary. Prices at store closing locations may vary. Advertised prices are subject to state and local taxes. Credit offers available to U.S. residents only. **White Glove In-Home Delivery** is available in 14 days or less to most areas. Additional items not eligible for In-Home Delivery that are purchased on the same order are eligible for free standard shipping. In-Home Delivery is not available in Alaska, Hawaii or Canada. More details at pier1.com/inhomedelivery. **Mailing List Removal.** Visit pier1.com/remove should you ever wish to be removed from our mailing list. Visit pier1.com/privacy to review our complete Privacy Policy. **Need additional information on what**


Pier 1
IMPORTS
HOLIDAY DECORATING 2015

CRYSTAL
RIVER CRUISES™

ALL YOURS

FREE BROCHURE TURNS RIVER DREAMS INTO LIFELONG MEMORIES.

Send for your **FREE *2016/2017 Crystal Mozart* brochure** and discover truly experiential luxury travel the way it was meant to be. Revel in Crystal Mozart's six-star service, the largest suites of any river vessel, butler service, exceptionally curated and complimentary excursions, more overnight stays in your favorite ports and so much more.

SHARE YOUR PAST & DISCOVER YOUR FUTURE.

How many river cruises have you taken?
☐ None ☐ 1–2 ☐ 3–5 ☐ 6 or more

When do you plan to take your first/next river cruise?
☐ Within the next 90 days ☐ 3 to 6 months ☐ 6 to 12 months
☐ 1 to 2 years ☐ Not sure

Would you like us to contact you regarding your travel interests and savings opportunities?
☐ Yes, please contact me
☐ Please sign me up for Crystal's promotional emails
☐ Please remove me from your mailing list

Would you be interested in other Crystal luxury travel opportunities? Check all that apply:
☐ Crystal Yacht Cruises™
☐ Crystal Cruises®
☐ Crystal AirCruises™
☐ Crystal Exclusive Class™ Cruises and Crystal Residences™
☐ *SS United States* by Crystal Cruises

Do you currently use a travel professional?
☐ Yes ☐ No

Daytime Phone Number (_____)_____

Email Address _____



LEARN MORE NOW!

- **Call 1-844-774-0297**
- **Visit crystalcruises.com/RiverW3**
- **Complete and return this VIP Reply Card**
- **Contact your preferred travel professional**

Brad B. Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

1617RW3W16MB-R_J

AARP® Real Possibilities

MEMBERSHIP PROCESSING CENTER
200 East Carson Street
Lakewood, California 90712

ELECTRONIC SERVICE REQUESTED

NONPROFIT
ORGANIZATION
US POSTAGE
PAID
AARP

INSTRUCTIONS ENCLOSED

Membership Renewal

0004499

Please renew my AARP membership for:

☐ 5 yrs/~~$63~~ $49 ☐ 3 yrs/~~$43~~ $36 ☐ 1 yr/~~$16~~ $15

Please return this form with your check or money order (no cash) payable to AARP.

☐ I have included an additional tax-deductible contribution of $_____ for the AARP Foundation.

Total Enclosed $_____

Ms. Susan D. Culverhouse
Brad Culverhouse
1635 Thumb Point Dr
Fort Pierce FL 34949-3570

ACCOUNT 014772206 0

EXPIRES MAR 2016
R00002108
RN01835

E4DISCRPRF_0714

4401379622410000005000256316

get alerts when we learn that your score changes.[3]

apply today — you're pre-selected![1]

barclaycard

Visit BarclaycardUS.com/1343 by February 08, 2016
and enter your Personal ID Code: 4136 353 1127
If applying online, be sure to use this exclusive web address

or Call 866-570-6916

or Mail your application

[1,2,3] Offer subject to credit approval. Please see the reverse side and the enclosed Terms and Conditions for rate, fee, costs and other information, including information about the rewards program.

You can choose to stop receiving "pre-screened" offers of credit from this and other companies by calling toll-free 1-888-567-8688. See PRE-SCREEN & OPT-OUT NOTICE on the enclosed Terms and Conditions for more information about pre-screened offers.

The telephone number in the box above is provided by the Consumer Credit Reporting Industry and is not serviced by Barclaycard.

07-2234-FM 07-2234-LZ

REQUIRED INFORMATION: Please complete entire application in blue or black ink.

__ – __ – ____ Social Security Number

MM / DD / YYYY Date of Birth

( ) Home Phone[††]

( ) Other Phone[††]

Mother's Maiden Name

Email Address

$ Total Annual Income[‡]

[‡] Alimony, child support, or separate maintenance income need not be revealed if you do not wish it to be considered as a basis for repaying the obligation. Please include all of your sources of income, including income from assets, that you would like considered as a basis for repaying this obligation.

Country of Citizenship*:

☐ United States of America ☐ Other _____
Please include full name of country

Do you have a Checking Account: ☐ No ☐ Yes

Would you like express delivery of the card to your house ($15.00 per card)? ☐ No ☐ Yes

This form is not transferable and must be signed by the person to whom it is addressed. By signing this form, I certify that I am at least 18 years old; I have read and agreed to all the Terms and Conditions; and everything I have stated in this form is true and correct. I understand that Barclays Bank Delaware (Barclaycard) may call me in connection with this Application and for the other matters relating to this account.

X _____
Signature 4136 353 1127 Date

OPTIONAL INFORMATION

BALANCE TRANSFER: Upon approval, to the extent permitted by my credit line, transfer the amount(s) shown from the MasterCard, Visa, American Express, or Discover account(s) listed below to my new account. **There is a fee for Balance Transfers.**

$ _____ Amount _____ Account Number (refer to credit card)

$ _____ Amount _____ Account Number (refer to credit card)

APPLY INSTANTLY ONLINE![1]

BarclaycardUS.com/1343

Personal ID Code:

4136 353 1127

Please update address if necessary.

John B. Culverhouse Sr.
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

Note: If your address includes a P.O. Box please update with a street address.

REPLY BY: February 08, 2016

CCMPS67290

See the Interest Rate and Interest Charges section of the enclosed Terms and Conditions for rate, fee and other cost information for the MasterCard Credit Card.

You're pre-approved for this offer.

ENJOY NO ANNUAL FEE AND OUR LOWEST INTRO RATE.

0013271146438645 005 004
John B. Culverhouse, Sr.
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

08099



Dear John B. Culverhouse, Sr.,

Apply by: 04/13/16

You're working to get on track—trying to stay on top of your bills and monitoring your finances. And you're eligible for this **Capital One® Platinum MasterCard® offer.**

Your offer summary—apply today		
$0 ANNUAL FEE for this offer	**0% INTRO APR** on purchases until December 2016, 23.24% variable APR after that	**$0 FRAUD LIABILITY** if your card is ever lost or stolen

Once approved, you can take advantage of tools that help make it easy to stay on top of your account, like **personalized alerts** and setting your own payment due date. Plus, you'll get **access to a higher credit line** after making your first 5 monthly payments on time.

APPLY ONLINE TODAY
Get a response online in as little as **60** seconds.

VISIT
application.capitalone.com

Be sure to use these personalized codes to retrieve your offer online.

Reservation #: 001-3271-1464-38645 **Access Code:** 055285

Please see the enclosed Account Terms for eligibility, rate, fee, and other cost information.

You can choose to stop receiving "prescreened" offers of credit from this and other companies by calling toll free 1-888-5-OPT-OUT. See PRESCREEN & OPT-OUT NOTICE in enclosed Account Terms for more information about prescreened offers.

17 – 2016 -

EXHIBIT 17

2016 YEAR
COVER PAGE

mobile mini

4646 East Van Buren Street
Suite 400
Phoenix, AZ 85008
Phone: (800) 456-1751
Fax 877-275-8174

ADDRESS SERVICE REQUESTED

PRESORTED
FIRST CLASS

PITNEY BOWES
USPOSTAGE
$00.41⁶
FEB 02 2016
ZIP 85034
000825
21 3005858

INVOICE ENCLOSED

497194-03-0831

BRAD CULVERHOUSE
1635 THUMB POINT DRIVE
FORT PIERCE FL 34949

[redacted]

AJHW13B 34949

FORM 1F

FINAL STATEMENT OF FINANCIAL INTERESTS

(TO BE FILED WITHIN 60 DAYS OF LEAVING PUBLIC OFFICE OR EMPLOYMENT)

RECEIVED 2016
SEP 07 2016
LUDIE WALKER
SUPERVISOR OF ELECTIONS ST. LUCIE CO.

LAST NAME — FIRST NAME — MIDDLE NAME:
Culverhouse John B. Sr.

MAILING ADDRESS:
1635 Thumb Pt. Dr.

CITY: Fort Pierce ZIP: FL 34949 COUNTY: St. Lucie

NAME OF REPORTING PERSON'S AGENCY: City of Fort Pierce

CHECK ONE OF THE FOLLOWING (see "Who Must File" on page 3):

☐ LOCAL OFFICER ☐ STATE OFFICER
☐ SPECIFIED STATE EMPLOYEE

LIST OFFICE OR POSITION HELD: Member, Historic Preservation Board

BOTH PARTS OF THIS SECTION MUST BE COMPLETED

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS MY FINANCIAL INTERESTS FOR THE PERIOD BETWEEN JANUARY 1, 2016 AND THE LAST DATE I HELD THE PUBLIC OFFICE OR EMPLOYMENT DESCRIBED ABOVE, WHICH DATE WAS March 31, 2016, 2016. **(Date must be prior to 12/31/16)**

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER **(must check one):**

☒ **COMPARATIVE (PERCENTAGE) THRESHOLDS** OR ☐ **DOLLAR VALUE THRESHOLDS**

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
Brad Culverhouse	505 Beach Court Ste 1	Legal Services
Attorney At Law, Chtd	Fort Pierce, FL 34949	
Brad Culverhouse, Atty	" " "	" "
Social Security/Retirement, MS Soc Sec. Admin	Retirement Benefits	

PART B -- SECONDARY SOURCES OF INCOME
[Major customers, clients, and other sources of income to businesses owned by reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
None			

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

1635 Thumb Pt. Dr. W
Fort Pierce, FL 34949 (Primary Permanent Residence) Homestead
1629 Thumb Pt. Dr., Ft Pierce FL 34949

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3 of this packet.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
(If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES
100% Share of Stock in	Brad Culverhouse
~~Bro~~	Attorney At Law, Chtd.

PART E — LIABILITIES [Major debts - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR
PNC Bank NA	1 PNC Plaza 249 5th Ave., Pittsburg, PA 15222
PNC Mortgage, Inc.	" " " " "

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
(If you have nothing to report, write "none" or "n/a")

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY	Brad Culverhouse	
ADDRESS OF BUSINESS ENTITY	Attorney At Law, Chtd 505 Beach Court	None
PRINCIPAL BUSINESS ACTIVITY Legal Service	Stet, Ft Pierce, FL 34950	
POSITION HELD WITH ENTITY ~~At~~	Attorney	
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS	Yes	
NATURE OF MY OWNERSHIP INTEREST	100% of Shares	

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE ☐.

SIGNATURE OF FILER:

Signature: [signature]

Date Signed: 9/7/2016

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature _____

Date Signed _____

FILING INSTRUCTIONS:

WHAT TO FILE:

After completing all parts of this form on pages 1 and 2, including signing and dating it, send back only pages 1 and 2 for filing (you need not return any of the instruction pages). **Facsimiles will not be accepted.**

WHEN TO FILE:

At the end of office or employment each local officer, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment, unless he or she takes another position within the 60-day period that requires filing financial disclosure on Form 1 or Form 6.

WHERE TO FILE:

Local officers: file with the Supervisor of Elections of the county in which you permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

State officers or specified state employees: file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, Florida 32303.

To determine what category your position falls under, see the "Who Must File" instructions on page 3.

NOTE:

If you are leaving office or employment during the first half of 2016, you may not have filed Form 1 for 2015. In that case, this is not the last form you will file. Form 1F covers January 1, 2016, through your last day of office or employment. You will be required to file Form 1 for 2015 by July 1, 2016, and risk being fined if you do not file Form 1 by the filing deadline, even if you have already filed the CE Form 1F.

PNC MORTGAGE℠

DFS Support
P.O. BOX 1820
Dayton, OH 45401-1820

COLUMBUS
D/S AUTH 131

Presort
First Class Mail
ComBasPrice

U.S. POSTAGE PITNEY BOWES

ZIP 45458 $ 000.39⁹
02 1W
0001397911 MAY. 05. 2016

John B Culverhouse
Susan D Culverhouse
1635 Thumbpoint Dr
Fort Pierce FL 34949

DNB-L3B 34949

REPLACEMENTS, LTD.®
China, Crystal & Silver • Old & New
1089 Knox Road, PO Box 26029, Greensboro, NC 27420
1-800-REPLACE • FAX 1-336-697-3100 • TDD 1-800-270-3708
SATISFACTION IS GUARANTEED. SEE DETAILS ON LAST PAGE.

G-09:R08:121399
Quote Date: 09/08/2016
Page #: 1

ELECTRONIC SERVICE REQUESTED

33478 AT/DB 0.239 T34 **AUTO3-DIGIT 334 PL1 N320
#0000196691821# KX
BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE, FL 34949-3570

CUSTOMER
19669182
NUMBER

Following Are The Pieces
Available In Your Patterns(s)
Call Or Go Online To Order:
1-800-REPLACE (1-800-737-5223)
www.replacements.com
(Mail/Fax ordering instructions on last page)

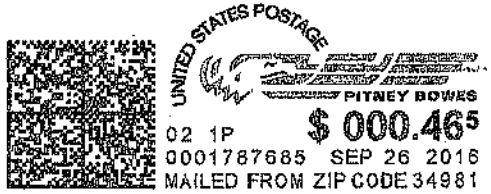


Check out our improved search feature on replacements.com

We have made it easier to browse your patterns or shop for that perfect gift.
Now you can filter your search by price, availability, manufacturer, piece type, and more.
Look for exciting changes to our website in the months ahead!

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS LAND SURVEYORS
2980 SOUTH 25TH STREET
FT. PIERCE, FL 34981

WEST PALM BCH
FL 334
26 SEP '16
PM 4 L



Mr. Brad Culverhouse Esq.
Brad Culverhouse, Esq.
1635 Thumbpoint Drive
Fort Pierce, FL 34949

34949-357035

PNC MORTGAGE℠
A Division of PNC Bank, National Association

Customer Service Contact Information:
PNC Mortgage, B6-YM07-01-7
PO Box 1820
Dayton, OH 45401-1820
1-800-822-5626

Date: September 30, 2016

JOHN B CULVERHOUSE
1635 THUMBPOINT DR
FORT PIERCE, FL 34949

Subject: **Please provide insurance information for**
1635 THUMBPOINT DR
FORT PIERCE, FL 34949

PNC MORTGAGE℠
A Division of PNC Bank, National Association

Customer Service Contact Information:
PNC Mortgage, B6-YM07-01-7
PO Box 1820
Dayton, OH 45401-1820
1-800-822-5626

Date: September 30, 2016

JOHN B CULVERHOUSE
1635 THUMBPOINT DR
FORT PIERCE, FL 34949

Subject: **Please provide insurance information for**
1635 THUMBPOINT DR
FORT PIERCE, FL 34949

Dear JOHN B CULVERHOUSE:

Our records show that your hazard insurance expired, and we do not have evidence that you have obtained new coverage. **Because hazard insurance is required on your property, we plan to buy insurance for your property.** You must reimburse us for any period during which the insurance we buy is in effect but you do not have insurance.

You should immediately provide us with your insurance information. This information must be provided in writing. All you need to do is ask your insurance agent to include the loan number and property address above on a copy of your new/renewal policy or notice of reinstatement and fax it with a Mortgagee Clause/Lender's Loss Payable Endorsement as soon as possible to: 1-937-324-7101. You/your agent can mail the documents to:

PNC BANK, NA
ISAOA, ATIMA
P O BOX 7433
SPRINGFIELD, OH 45501-7433

Loan Number: [redacted]

Or, you may update your hazard insurance coverage information online at www.MyCoverageInfo.com, referencing [redacted]

The insurance we buy:

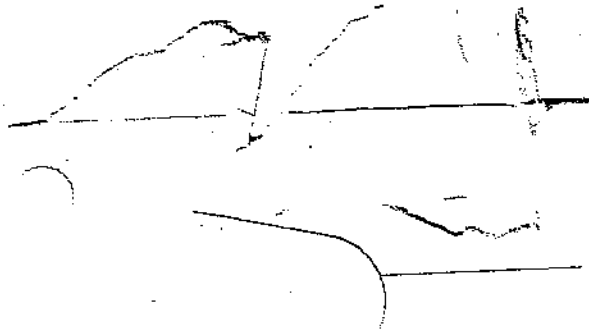
- **May be more expensive than the insurance you can buy yourself.**
- **May not provide as much coverage as an insurance policy you buy yourself.**

If you have any questions, please contact us at 1-888-229-5429.

Sincerely,

PNC Mortgage Insurance Department

Please review the additional important information contained on the following pages of this letter.



PRESORTED
FIRST CLASS

10-5-16

PITNEY BOWES
U.S.POSTAGE
$00.39
OCT 04 2016
ZIP 01940
000310
21 3007665

TANT INFORMATION CONCERNING YOUR HOMEOWNER'S INSURANCE COVERAGE

28 HDG-13B 34949

PNC MORTGAGE℠
A Division of PNC Bank, National Association

Customer Service Contact Information:
PNC Mortgage, B6-YM07-01-7
PO Box 1820
Dayton, OH 45401-1820
1-800-822-5626

October 3, 2016

JOHN B CULVERHOUSE
1635 THUMBPOINT DR
FORT PIERCE, FL 34949

Property Address:
1635 THUMBPOINT DR
FORT PIERCE, FL 34949

COVERAGE AMOUNT: $150,000
EFFECTIVE DATE: 09/16/2016
CANCEL DATE: 09/16/2016

Loan No. [redacted]

Dear Borrower:

Thank you for providing evidence of your hazard insurance. We have updated our records to reflect this current information. Any temporary coverage has been canceled without charge to your account. Please accept our apologies for any inconvenience caused by this process.

If you have further questions about your insurance, please call our PNC Mortgage Homeowners Insurance Processing Center at 1-888-229-5429.

Sincerely,

Insurance Department

Payment Coupon
Do not staple or use paper clips

Pay by Computer
americanexpress.com/pbc

Pay by Phone
1-800-472-9297

Account Ending 8-27007
Enter 15 digit account # on all payments.
Make check payable to American Express.

AB 01 009450 03954 B 50 A

BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Please Pay By
10/10/16
Amount Due
$7,641.59

Check here if your address or phone number has changed. Note changes on reverse side.

AMERICAN EXPRESS
P.O. BOX 650448
DALLAS TX 75265-0448

[redacted]

PNC MORTGAGE℠

B6-YM07-01-7
P.O. Box 1820
Dayton, Ohio 45401-1820

Mortgage Statement

Statement Date 11/02/2016

pnc.com/homehq

Customer Service: 1-800-822-5626

6-749-40647-0001066-001-1-001-100-000-000

JOHN B CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Account Number [redacted]
Payment Due Date 01/01/2017

Amount Due **$2,319.26**

If payment is received after 01/16/2017, $115.98 late fee will be charged.

749-2044-0515F

Account Information

Outstanding Principal	$406,419.76
Interest Rate (Until 01/01/2017)	5.2500%

Explanation of Amount Due

Principal	$541.17
Interest	$1,778.09
Regular Monthly Payment	**$2,319.26**
Total Amount Due	**$2,319.26**

Transaction Activity (09/30/2016 to 11/02/2016)

Payments received after 11/02/2016 are not reflected on this statement.

Date Received	Description	Charges	Payments
11/02/2016	Payment		$2,319.26
11/02/2016	Payment to Principal		$270.00

Past Payments Breakdown

	Paid Since Last Statement	Paid Year to Date
Principal	$807.64	$13,580.30
Interest	$1,781.62	$26,807.81
Escrow (Taxes and Insurance)	$0.00	$0.00
Fees	$0.00	$0.00
Unapplied Funds*	$0.00	$0.00
Total	**$2,589.26**	**$40,388.11**

***Partial Payments:** Any partial payments that you make are not applied to your mortgage, but instead are held in a separate Unapplied Funds Account. If you pay the balance of a partial payment, the funds may be applied to your mortgage loan or the funds may be returned to you depending on the status of your loan.

PNC MORTGAGE℠

JOHN B CULVERHOUSE

Account Number	Payment Due Date	Next Payment Amount Due	Past Due Amounts	Total Amount Due	If Received After	*Payment Amount Due
[redacted]	01/01/2017	$2,319.26	$0.00	$2,319.26	01/16/2017	$2,435.22

Make checks payable to PNC Mortgage. *Includes Late Fees

P.O. Box 6534
Carol Stream, IL 60197-6534

Regular Payment $
Additional Principal $
$
$
Total Amount Enclosed $

00049656580300231926002435220000000001

1:5000=0003: 00049656580=001

doctor or pharmacist. This includes any medicines used to treat colds or congestion. CAUTION IS ADVISED WHEN USING THIS MEDICINE IN THE ELDERLY because they may be more sensitive to the effects of this medicine. FOR WOMEN: THIS MEDICINE HAS BEEN SHOWN TO CAUSE HARM to the human fetus. IF YOU PLAN ON BECOMING PREGNANT, discuss with your doctor the benefits and risks of using this medicine during pregnancy. THIS MEDICINE IS EXCRETED IN BREAST MILK. IF YOU ARE OR WILL BE BREAST-FEEDING while you are using this medicine, check with your doctor or pharmacist to discuss the risks to your baby. FOR PATIENTS WITH DIABETES MELLITUS: this medicine may mask signs of low blood sugar such as a rapid heart rate. Check blood glucose levels regularly.

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349483570
(561)716-4726
RX # 1877282-04391 DATE: 02/21/16

ATENOLOL 25MG TABLETS
QTY:90 NO REFILLS - DR. AUTH REQUIRED
Copay NDC:00378-0218-10
Retail Price: $27.89 Your Insurance Saved You: $18.16

$ 9.83

A. RASHID, MD PLAN: AARPMPD
MFG:MYLAN GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 16052441983007399

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349483570
(561)716-4726
RX # 1877282-04391 DATE: 02/21/16

ATENOLOL 25MG TABLETS
QTY:90 NO REFILLS - DR. AUTH REQUIRED
Copay NDC:00378-0218-10
Retail Price: $27.89 Your Insurance Saved You: $18.16

$ 9.83

A. RASHID, MD PLAN: AARPMPD
MFG:MYLAN GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 16052441983007399

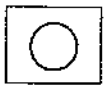
Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

SUN 4:46PM
Copy

ATENOLOL 25MG TABLETS
00378-**0218**-10
END CAP

QTY 90
10 DRAM



WHITE
FRONT: M
BACK: A2

MIC/MIC/MIC/CNW

blood magnesium levels (eg, dizziness; fast or irregular heartbeat; involuntary muscle movements; jitteriness or tremors; muscle aches, cramps, pain, spasms, or weakness; seizures). THIS MEDICINE MAY INCREASE THE RISK of hip, wrist, and spine fractures in patients with weak bones (osteoporosis). The risk may be greater if you use this medicine in high doses, for longer than a year, or if you are over 50 years old. Contact your doctor if you have any questions about this information. CHECK WITH YOUR DOCTOR to see whether you should take a calcium and vitamin D supplement while you use this medicine. LONG-TERM TREATMENT (EG, LONGER THAN 3 YEARS) with medicines like this one has rarely caused low vitamin B-12 levels. Discuss any questions or concerns with your doctor. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349483570
(561)716-4726
RX # 1877281-04391 DATE: 02/21/16

PANTOPRAZOLE 40MG TABLETS
QTY:90 3 REFILLS BEFORE 09/15/16
Copay NDC:59746-0284-90
Retail Price: $317.89 Your Insurance Saved You: $299.48

$ 18.41

A. MAHARAJ, MD PLAN: AARPMPD
MFG:CADISTA GROUP# PDPIND
CLL/MIC/MIC/CNW CLAIM REF# 16052441882107999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349483570
(561)716-4726
RX # 1877281-04391 DATE: 02/21/16

PANTOPRAZOLE 40MG TABLETS
QTY:90 3 REFILLS BEFORE 09/15/16
Copay NDC:59746-0284-90
Retail Price: $317.89 Your Insurance Saved You: $299.48

$ 18.41

A. MAHARAJ, MD PLAN: AARPMPD
MFG:CADISTA GROUP# PDPIND
CLL/MIC/MIC/CNW CLAIM REF# 16052441882107999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

SUN 4:46PM
Copy

PANTOPRAZOLE 40MG TABLETS
59746-**0284**-90
END CAP

QTY 90
10 DRAM



LIGHT PINK
FRONT: C284

CLL/MIC/MIC/CNW Med Guide

vision. Make sure your vision is clear before driving or performing any task that requires good vision. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. FOR WOMEN: DO NOT USE THIS MEDICINE if you are pregnant. IF YOU SUSPECT THAT YOU COULD BE PREGNANT, contact your doctor immediately. IT IS UNKNOWN IF THIS MEDICINE IS EXCRETED in breast milk. IF YOU ARE OR WILL BE BREAST-FEEDING while you are using this medicine, check with your doctor or pharmacist to discuss the

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349483570
(561)716-4726
RX # 1850887-04391 DATE: 02/21/16

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY:5/7.5 1 REFILL BEFORE 06/11/16
Refill NDC:00023-3205-03
Retail Price: $393.93 Your Insurance Saved You: $95.00

$ 298.93

A. MAHARAJ, MD PLAN: AARPMPD
MFG:ALLERGAN GROUP# PDPIND
ARL/ / /CNW CLAIM REF# 16052444219207599B

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349483570
(561)716-4726
RX # 1850887-04391 DATE: 02/21/16

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY:5/7.5 1 REFILL BEFORE 06/11/16
Refill NDC:00023-3205-03
Retail Price: $393.93 Your Insurance Saved You: $95.00

$ 298.93

A. MAHARAJ, MD PLAN: AARPMPD
MFG:ALLERGAN GROUP# PDPIND
ARL/ / /CNW CLAIM REF# 16052444219207599B

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

SUN 4:50PM

LUMIGAN 0.01% OPHTH SOLN 2.5ML
00023-**3205**-03

QTY 5/7.5

LIQUID

vision. Make sure your vision is clear before driving or performing any task that requires good vision. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. FOR WOMEN: DO NOT USE THIS MEDICINE if you are pregnant. IF YOU SUSPECT THAT YOU COULD BE PREGNANT, contact your doctor immediately. IT IS UNKNOWN IF THIS MEDICINE IS EXCRETED in breast milk. IF YOU ARE OR WILL BE BREAST-FEEDING while you are using this medicine, check with your doctor or pharmacist to discuss the

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1850887-04391 DATE: 02/21/16

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY: 2.5/7.5 PARTIAL REFILL BEFORE 08/11/16
Refill NDC:00023-3205-03
Retail Price: $196.96 Your Insurance Saved You: $95.13

$ 101.83

A. MARARAS, MD PLAN: AARPMPD
MFG:ALLERGAN GROUP# PDPIND
ABP/ / /CNW CLAIM REF# 160524442192075997

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850887-04391 DATE: 02/21/16
LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY: 2.5/7.5 PARTIAL REFILL BEFORE 08/11/16
Refill NDC:00023-3205-03
Retail Price: $196.96 Your Insurance Saved You: $95.13
$ 101.83
A. MARARAS, MD PLAN: AARPMPD
MFG:ALLERGAN GROUP# PDPIND
ABP/ / /CNW CLAIM REF# 160524442192075997
Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077
Duplicate Receipt

Pharmacy use only

SUN 4:50PM
Refill

LUMIGAN 0.01% OPHTH SOLN 2.5ML **QTY 2.5/7.5** LIQUID
00023-**3205**-03
ALPHA
ABP/ / /CNW

drowsiness, severe or persistent headache, or vision changes. Discuss any questions or concerns with your doctor. Use this medicine with caution in the ELDERLY; they may be more sensitive to its effects, especially thinning skin. CORTICOSTEROIDS MAY AFFECT GROWTH RATE in CHILDREN and teenagers in some cases. They may need regular growth checks while using a corticosteroid. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. FOR WOMEN: IF YOU BECOME PREGNANT, contact your doctor. You will need to discuss the benefits and risks of using this medicine while you are pregnant. IT IS NOT KNOWN IF THIS MEDICINE IS FOUND IN BREAST MILK. If you are or will be breast-feeding while you use this medicine, check with your doctor. Discuss any possible risks to your baby.

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1877717-04391 DATE: 02/23/16

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY: 45 2 REFILLS BEFORE 02/09/17
New NDC:00472-0379-45
Retail Price: $69.99 Your Insurance Saved You: $67.99

$ 2.00

A. GRAFF, MD PLAN: AARPMPD
MFG:ACTAVIS GROUP# PDPIND
MIC/MIC/MIC/ CLAIM REF# 160544557421084999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1877717-04391 DATE: 02/23/16
CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY: 45 2 REFILLS BEFORE 02/09/17
New NDC:00472-0379-45
Retail Price: $69.99 Your Insurance Saved You: $67.99
$ 2.00
A. GRAFF, MD PLAN: AARPMPD
MFG:ACTAVIS GROUP# PDPIND
MIC/MIC/MIC/ CLAIM REF# 160544557421084999
Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077
Duplicate Receipt

Pharmacy use only

TUE 5:00PM
New

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM **QTY 45**
00472-**0379**-45
UNIT OF USE
MIC/MIC/MIC/

medicine. This medicine may cause drowsiness, dizziness, blurred vision, or lightheadedness. DO NOT DRIVE, OPERATE MACHINERY, OR DO ANYTHING ELSE THAT COULD BE DANGEROUS until you know how you react to this medicine. Using this medicine alone, with other medicines, or with alcohol may lessen your ability to drive or to perform other potentially dangerous tasks. THIS MEDICINE MAY CAUSE increased sensitivity to the sun. Avoid exposure to the sun, sunlamps, or tanning booths until you know how you react to this medicine. Use a sunscreen or protective clothing if you must be outside for a prolonged period. MILD DIARRHEA IS COMMON with antibiotic use. However, a more serious form of diarrhea (pseudomembranous colitis) may rarely occur. This may develop while you use the antibiotic or within several months after you stop using it. Contact your doctor right away if stomach pain or cramps, severe

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1877716-04391 DATE: 02/23/16

AZITHROMYCIN 250MG TABLETS 6-PAK
QTY: 6 2 REFILLS BEFORE 02/09/17
New NDC:50111-0787-51
Retail Price: $34.99 Your Insurance Saved You: $32.99

$ 2.00

A. GRAFF, MD PLAN: AARPMPD
MFG:TEVA GROUP# PDPIND
MIC/MIC/MIC/MIC CLAIM REF# 160544556589073999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

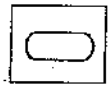
Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1877716-04391 DATE: 02/23/16
AZITHROMYCIN 250MG TABLETS 6-PAK
QTY: 6 2 REFILLS BEFORE 02/09/17
New NDC:50111-0787-51
Retail Price: $34.99 Your Insurance Saved You: $32.99
$ 2.00
A. GRAFF, MD PLAN: AARPMPD
MFG:TEVA GROUP# PDPIND
MIC/MIC/MIC/MIC CLAIM REF# 160544556589073999
Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077
Duplicate Receipt

Pharmacy use only

TUE 5:00PM
New

AZITHROMYCIN 250MG TABLETS 6-PAK **QTY 6**
50111-**0787**-51
UNIT OF USE
10 DRAM



WHITE
FRONT: PLIVA
BACK: 787
MIC/MIC/MIC/MIC

bytes. DO NOT TAKE SELDANE (terfenadine) OR HISMANAL (astemizole) while using this medicine. FOR WOMEN: IF YOU PLAN ON BECOMING PREGNANT, discuss with your doctor the benefits and risks of using this medicine during pregnancy. IT IS UNKNOWN IF THIS MEDICINE IS EXCRETED in breast milk. IF YOU ARE OR WILL BE

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1878924-04391 DATE: 03/01/16

KETOCONAZOLE 2% CREAM 60GM
QTY: 60 1 REFILL BEFORE 03/01/17
New-E NDC:00713-0671-60
Retail Price: $132.99 Your Insurance Saved You: $130.99

$ 2.00

P. OTTUSO, MD PLAN: AARPMPD
MFG:G & W LABS GROUP# PDPIND
AAC/CNW/CNW/CNW CLAIM REF# 160814230496045998

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1878924-04391 DATE: 03/01/16

KETOCONAZOLE 2% CREAM 60GM
QTY: 60 1 REFILL BEFORE 03/01/17
New-E NDC:00713-0671-60
Retail Price: $132.99 Your Insurance Saved You: $130.99

$ 2.00

P. OTTUSO, MD PLAN: AARPMPD
MFG:G & W LABS GROUP# PDPIND
AAC/CNW/CNW/CNW CLAIM REF# 160814230496045998

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

TUE 4:11PM
New-E

KETOCONAZOLE 2% CREAM 60GM
00713-0671-60
ALPHA

QTY 60

AAC/CNW/CNW/CNW

DOCTOR AND LABORATORY APPOINTMENTS while you are taking this medicine. BEFORE YOU HAVE ANY MEDICAL OR DENTAL TREATMENTS, emergency care, or surgery, tell the doctor or dentist that you are using this medicine. YOUR DOCTOR MAY HAVE ALSO PRESCRIBED a potassium supplement for you. If so, follow the dosing carefully. Do not start taking additional potassium on your own or change your diet to include more potassium without first checking with your doctor. THIS MEDICINE MAY CAUSE DIZZINESS or blurred vision. Do not drive, operate machinery, or do anything else that could be dangerous until you know how you react to this medicine. Using this medicine alone, with other medicines, or with alcohol may lessen your ability to drive or to perform other potentially dangerous tasks. THIS MEDICINE MAY CAUSE

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1882311-04391 DATE: 03/18/16

FUROSEMIDE 20MG TABLETS
QTY: 90 3 REFILLS BEFORE 03/18/17
New-E NDC:00603-3739-32
Retail Price: $15.99 Your Insurance Saved You: $12.99

$ 3.00

A. RAGHIB, MD PLAN: AARPMPD
MFG:QUALITEST GROUP# PDPIND
CNW/CNW/CNW/CNW CLAIM REF# 160785119293074998

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1882311-04391 DATE: 03/18/16

FUROSEMIDE 20MG TABLETS
QTY: 90 3 REFILLS BEFORE 03/18/17
New-E NDC:00603-3739-32
Retail Price: $15.99 Your Insurance Saved You: $12.99

$ 3.00

A. RAGHIB, MD PLAN: AARPMPD
MFG:QUALITEST GROUP# PDPIND
CNW/CNW/CNW/CNW CLAIM REF# 160785119293074998

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

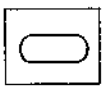
Duplicate Receipt

Pharmacy use only

FRI 6:37PM
New-E

FUROSEMIDE 20MG TABLETS
00603-3739-32
END CAP

QTY 90
10 DRAM



WHITE
FRONT: 3169
BACK: V

CNW/CNW/CNW/CNW

medicine may cause dizziness, lightheadedness, or fainting; alcohol, hot weather, exercise, or fever may increase these effects. To prevent them, sit up or stand slowly, especially in the morning. Sit or lie down at the first sign of any of these effects. PATIENTS WHO TAKE MEDICINE FOR HIGH BLOOD PRESSURE often feel tired or run down for a few weeks after starting treatment. Be sure to take your medicine even if you may not feel "normal". Tell your doctor if you develop any new symptoms. IF YOU ARE TAKING THIS MEDICINE FOR ANGINA, it will not relieve the pain of an

with your doctor. DO NOT SHARE THIS MEDICINE with others for whom it was not prescribed. DO NOT USE THIS MEDICINE for other health conditions. KEEP THIS MEDICINE out of the reach of children and pets. IF USING THIS MEDICINE FOR AN EXTENDED PERIOD OF TIME, obtain refills before your supply runs out. CHECK WITH YOUR PHARMACIST about how to dispose of unused medicine.

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1865185-04391 DATE: 03/11/16

AMLODIPINE BESYLATE 10MG TABLETS
QTY: 90 2 REFILLS BEFORE 09/15/16
Refill NDC:68180-0752-03
Retail Price: $155.89 Your Insurance Saved You: $152.89

$ 3.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:LUPIN GROUP# PDPIND
YYY/ / /CNW CLAIM REF# 160710416019029999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1865185-04391 DATE: 03/11/16

AMLODIPINE BESYLATE 10MG TABLETS
QTY: 90 2 REFILLS BEFORE 09/15/16
Refill NDC:68180-0752-03
Retail Price: $155.89 Your Insurance Saved You: $152.89

$ 3.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:LUPIN GROUP# PDPIND
YYY/ / /CNW CLAIM REF# 160710416019029999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

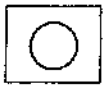
Duplicate Receipt

Pharmacy use only

SUN 1:00AM
Refill

AMLODIPINE BESYLATE 10MG TABLETS
68180-0752-03
END CAP

QTY 90
20 DRAM



WHITE
FRONT: LU
BACK: H13

YYY/ / /CNW

PNC MORTGAGE℠

DFS Support
P.O. BOX 1820
Dayton, OH 45401-1820

COLUMBUS
D/S AUTH 131

Presort
First Class Mail
ComBasPrice

U.S. POSTAGE PITNEY BOWES

ZIP 45458 $ 000.39⁹
02 1W
0001397911 MAY. 05. 2016

John B Culverhouse
Susan D Culverhouse
1635 Thumbpoint Dr
Fort Pierce FL 34949

DNB-L3B 34949

CAUTIONS: DO NOT TAKE THIS MEDICINE if you have had an allergic reaction to it, to any ingredient in this product, or to other NSAIDs (eg, ibuprofen). If you have a question about whether you are allergic to this medicine or if a certain medicine is a NSAID, contact your doctor or pharmacist. BEFORE USING THIS MEDICINE, tell your doctor if you have had a severe allergic reaction (eg, severe rash, hives, difficulty breathing, dizziness) to aspirin or

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349483570
(561)716-4726
RX # 1891182-04391 DATE: 05/11/16

NEVANAC 0.1% OPHT SUSP 3ML
QTY:3 2 REFILLS BEFORE 05/11/17
New-E NDC:00065-0002-03
Retail Price: $326.99 Your Insurance Saved You: $303.99 $ 23.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:ALCON GROUP# PDPIND
MIC/MIC/MIC/MIC CLAIM REF# 161332455406072999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349483570
(561)716-4726
RX # 1891182-04391 DATE: 05/11/16

NEVANAC 0.1% OPHT SUSP 3ML
QTY:3 2 REFILLS BEFORE 05/11/17
New-E NDC:00065-0002-03
Retail Price: $326.99 Your Insurance Saved You: $303.99 $ 23.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:ALCON GROUP# PDPIND
MIC/MIC/MIC/MIC CLAIM REF# 161332455406072999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

WED 2:17PM
New-E

NEVANAC 0.1% OPHT SUSP 3ML
00065-0002-03
ALPHA

QTY 3

LIQUID

MIC/MIC/MIC/MIC

CAUTIONS: DO NOT TAKE THIS MEDICINE if you have had an allergic reaction to it, to any ingredient in this product, or to other NSAIDs (eg, ibuprofen). If you have a question about whether you are allergic to this medicine or if a certain medicine is a NSAID, contact your doctor or pharmacist. BEFORE USING THIS MEDICINE, tell your doctor if you have had a severe allergic reaction (eg, severe rash, hives, difficulty breathing, dizziness) to aspirin or

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349483570
(561)716-4726
RX # 1891182-04391 DATE: 06/13/16

NEVANAC 0.1% OPHT SUSP 3ML
QTY:3 1 REFILL BEFORE 05/11/17
Refill NDC:00065-0002-03
Retail Price: $326.99 Your Insurance Saved You: $303.99 $ 23.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:ALCON GROUP# PDPIND
KCR/ / /MIC CLAIM REF# 161662527998096999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349483570
(561)716-4726
RX # 1891182-04391 DATE: 06/13/16

NEVANAC 0.1% OPHT SUSP 3ML
QTY:3 1 REFILL BEFORE 05/11/17
Refill NDC:00065-0002-03
Retail Price: $326.99 Your Insurance Saved You: $303.99 $ 23.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:ALCON GROUP# PDPIND
KCR/ / /MIC CLAIM REF# 161662527998096999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

TUE 1:28PM
Refill

NEVANAC 0.1% OPHT SUSP 3ML
00065-0002-03
ALPHA

QTY 3

LIQUID

KCR/ / /MIC

Seek medical attention right away if you experience symptoms of low blood magnesium levels (eg, dizziness; fast or irregular heartbeat; involuntary muscle movements; jitteriness or tremors; muscle aches, cramps, pain, spasms, or weakness; seizures). THIS MEDICINE MAY INCREASE THE RISK of hip, wrist, and spine fractures in patients with weak bones (osteoporosis). The risk may be greater if you use this medicine in high doses, for longer than a year, or if you are over 50 years old. Contact your doctor if you have any questions about this information. CHECK WITH YOUR DOCTOR to see whether you should take a calcium and vitamin D supplement while you use this medicine. LONG-TERM TREATMENT (EG, LONGER THAN 3 YEARS) with medicines like this one has rarely caused low vitamin B-12 levels. Discuss any questions or concerns with your doctor. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349483570
(561)716-4726
RX # 1977281-04391 DATE: 05/14/16

PANTOPRAZOLE 40MG TABLETS
QTY:90 2 REFILLS BEFORE 09/15/16
Refill NDC:59746-0284-90
Retail Price: $296.89 Your Insurance Saved You: $290.89 $ 6.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:CADISTA GROUP# PDPIND
ARL/ / / CLAIM REF# 161665008439059999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349483570
(561)716-4726
RX # 1977281-04391 DATE: 05/14/16

PANTOPRAZOLE 40MG TABLETS
QTY:90 2 REFILLS BEFORE 09/15/16
Refill NDC:59746-0284-90
Retail Price: $296.89 Your Insurance Saved You: $290.89 $ 6.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:CADISTA GROUP# PDPIND
ARL/ / / CLAIM REF# 161665008439059999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

TUE 6:24PM
Refill

PANTOPRAZOLE 40MG TABLETS
59746-0284-90
FAST RACK

QTY 90
10 DRAM

LIGHT PINK
FRONT: C284

ARL/ / /

Med Guide

medical tests such as kidney function, liver function, fasting blood glucose, hemoglobin A1C, or blood counts, should be done to monitor your progress or to check for side effects. IF YOUR BLOOD SUGARS HAVE BEEN UNDER CONTROL AND ARE SUDDENLY DIFFICULT TO MANAGE, contact your doctor as soon as possible. BEFORE YOU HAVE ANY MEDICAL OR DENTAL TREATMENTS, EMERGENCY CARE, LABORATORY TESTS, OR SURGERY, tell the doctor or dentist that you are using this medicine. During times of stress such as fever, infection, injury, or surgery, it may be more difficult to control your blood sugar. Consult your doctor, as a change in your medicine may be required. DO NOT drink large amounts of alcohol while you are taking this medicine. TALK TO YOUR DOCTOR BEFORE YOU DRINK ALCOHOL while you use this medicine. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. CAUTION IS ADVISED WHEN USING THIS MEDICINE IN THE ELDERLY because they may be more sensitive to the effects of the medicine. Low blood sugar levels may be more difficult to recognize in the elderly. FOR WOMEN: IF YOU PLAN ON BECOMING PREGNANT, discuss with your

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897409-04391 DATE: 06/21/16
METFORMIN 500MG TABLETS
QTY:90 2 REFILLS BEFORE 03/18/17
Copy NDC:00378-7185-05
Retail Price: $31.49 Your Insurance Saved You: $28.49
$ 3.00
A. RASHID, MD PLAN: AARPMPD
MFG:MYLAN GROUP# PDPIND
ARL/MIC/MIC/CNW CLAIM REF# 16173312854406999
Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

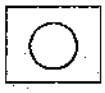
JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897409-04391 DATE: 06/21/16
METFORMIN 500MG TABLETS
QTY:90 2 REFILLS BEFORE 03/18/17
Copy NDC:00378-7185-05
Retail Price: $31.49 Your Insurance Saved You: $28.49
$ 3.00
A. RASHID, MD PLAN: AARPMPD
MFG:MYLAN GROUP# PDPIND
ARL/MIC/MIC/CNW CLAIM REF# 16173312854406999
Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

WAITING
TUE 11:56AM
Copy

METFORMIN 500MG TABLETS
00378-**7185**-05
END CAP

QTY 90
20 DRAM



WHITE
FRONT: G
BACK: MF 1
ARL/MIC/MIC/CNW

severe allergic reaction (eg, severe rash, hives, trouble breathing, growths in the nose, dizziness) to aspirin or an NSAID (eg, ibuprofen, celecoxib). DO NOT TAKE MORE THAN THE RECOMMENDED DOSE or use for longer than prescribed without checking with your doctor. Laboratory and/or medical tests, including kidney function, liver function, complete blood cell counts, and blood pressure, may be performed to monitor your progress or to check for side effects. KEEP ALL DOCTOR AND LABORATORY APPOINTMENTS while you are taking this medicine. THIS MEDICINE MAY INTERFERE with certain lab tests. Be sure your doctor and lab personnel know that you take this medicine. BEFORE YOU HAVE ANY MEDICAL OR DENTAL TREATMENTS, EMERGENCY CARE, OR SURGERY, tell the doctor or dentist that you are taking this

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897408-04391 DATE: 06/21/16
INDOMETHACIN 25MG CAPSULES
QTY:270 2 REFILLS BEFORE 03/18/17
Copy NDC:31722-0542-01
Retail Price: $94.29 Your Insurance Saved You: $83.13
$ 11.16
A. RASHID, MD PLAN: AARPMPD
MFG:CAMBER GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 16173312762801899
Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

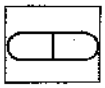
JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897408-04391 DATE: 06/21/16
INDOMETHACIN 25MG CAPSULES
QTY:270 2 REFILLS BEFORE 03/18/17
Copy NDC:31722-0542-01
Retail Price: $94.29 Your Insurance Saved You: $83.13
$ 11.16
A. RASHID, MD PLAN: AARPMPD
MFG:CAMBER GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 16173312762801899
Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

WAITING
TUE 11:56AM
Copy

INDOMETHACIN 25MG CAPSULES
31722-**0542**-01
ALPHA

QTY 270



LIGHT GREEN
FRONT: H
BACK: 103
MIC/MIC/MIC/CNW Med Guide

allergenicity care, or surgery. THIS MEDICINE MAY CAUSE DIZZINESS, lightheadedness, or fainting. Alcohol, hot weather, exercise, and fever can increase these effects. To prevent them, sit up or stand slowly, especially in the morning. Also, sit or lie down at the first sign of dizziness, lightheadedness, or weakness. These effects may be worse if you take it with alcohol or certain medicines. Use this medicine with caution. DO NOT DRIVE OR PERFORM OTHER POSSIBLY UNSAFE TASKS until you know how you react to it. DEHYDRATION, EXCESSIVE SWEATING, VOMITING, OR DIARRHEA may increase the risk of low blood pressure. Contact your health care provider at once if any of these occur. THIS MEDICINE MAY CAUSE A SERIOUS SIDE EFFECT CALLED ANGIOEDEMA. The risk may be higher in black patients. Contact your doctor at once if you develop swelling of the hands, face, lips, eyes, throat, or tongue;

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897410-04391 DATE: 06/21/16
BENAZEPRIL 40MG TABLETS
QTY:90 2 REFILLS BEFORE 03/18/17
Copy NDC:43547-0338-10
Retail Price: $59.99 Your Insurance Saved You: $56.99
$ 3.00
A. RASHID, MD PLAN: AARPMPD
MFG:SOLCO GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 16173312889801799
Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897410-04391 DATE: 06/21/16
BENAZEPRIL 40MG TABLETS
QTY:90 2 REFILLS BEFORE 03/18/17
Copy NDC:43547-0338-10
Retail Price: $59.99 Your Insurance Saved You: $56.99
$ 3.00
A. RASHID, MD PLAN: AARPMPD
MFG:SOLCO GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 16173312889801799
Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

WAITING
TUE 11:56AM
Copy

BENAZEPRIL 40MG TABLETS
43547-**0338**-10
FAST RACK

QTY 90
30 DRAM



BLUE
FRONT: S
BACK: 344
MIC/MIC/MIC/CNW

doctor or pharmacist. This includes any medicines used to treat colds or congestion. CAUTION IS ADVISED WHEN USING THIS MEDICINE IN THE ELDERLY because they may be more sensitive to the effects of this medicine. FOR WOMEN: THIS MEDICINE HAS BEEN SHOWN TO CAUSE HARM to the human fetus. IF YOU PLAN ON BECOMING PREGNANT, discuss with your doctor the benefits and risks of using this medicine during pregnancy. THIS MEDICINE IS EXCRETED IN BREAST MILK. IF YOU ARE OR WILL BE BREAST-FEEDING while you are using this medicine, check with your doctor or pharmacist to discuss the risks to your baby. FOR PATIENTS WITH DIABETES MELLITUS: this medicine may mask signs of low blood sugar such as a rapid heart rate. Check blood glucose levels regularly.

WIC# 216362

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 190139904391 DATE: 07/17/16

ATENOLOL 25MG TABLETS
QTY:90 3 REFILLS BEFORE 09/15/16
Copy NDC:00378-0218-10
Retail Price: $25.99 Your Insurance Saved You: $22.99
$ 3.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:MYLAN GROUP# PDPIND
CNW/MIC/MIC/MIC CLAIM REF# 16199418594010499 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 190139904391 DATE: 07/17/16

ATENOLOL 25MG TABLETS
QTY:90 3 REFILLS BEFORE 09/15/16
Copy NDC:00378-0218-10
Retail Price: $25.99 Your Insurance Saved You: $22.99
$ 3.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:MYLAN GROUP# PDPIND
CNW/MIC/MIC/MIC CLAIM REF# 16199418594010499 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

WAITING
SUN 2:52PM
Copy

ATENOLOL 25MG TABLETS
00378-**0218**-10
END CAP

QTY 90
10 DRAM

WHITE
FRONT: M
BACK: A2
CNW/MIC/MIC/MIC

alcohol, hot weather, exercise, or fever may increase these effects. To prevent them, sit up or stand slowly, especially in the morning. Sit or lie down at the first sign of any of these effects. PATIENTS WHO TAKE MEDICINE FOR HIGH BLOOD PRESSURE often feel tired or run down for a few weeks after starting treatment. Be sure to take your medicine even if you may not feel "normal". Tell your doctor if you develop any new symptoms. IF YOU ARE TAKING THIS MEDICINE FOR ANGINA, it will not relieve the pain of an

with your doctor. DO NOT SHARE THIS MEDICINE with others for whom it was not prescribed. DO NOT USE THIS MEDICINE for other health conditions. KEEP THIS MEDICINE out of the reach of children and pets. IF USING THIS MEDICINE FOR AN EXTENDED PERIOD OF TIME, obtain refills before your supply runs out. CHECK WITH YOUR PHARMACIST about how to dispose of unused medicine.

WIC# 216362

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1865185-04391 DATE: 06/07/16

AMLODIPINE BESYLATE 10MG TABLETS
QTY:90 1 REFILL BEFORE 09/15/16
Refill NDC:68180-0752-03
Retail Price: $155.89 Your Insurance Saved You: $152.89
$ 3.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:LUPIN GROUP# PDPIND
YYY/ / /CNW CLAIM REF# 16159048219033999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1865185-04391 DATE: 06/07/16

AMLODIPINE BESYLATE 10MG TABLETS
QTY:90 1 REFILL BEFORE 09/15/16
Refill NDC:68180-0752-03
Retail Price: $155.89 Your Insurance Saved You: $152.89
$ 3.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:LUPIN GROUP# PDPIND
YYY/ / /CNW CLAIM REF# 16159048219033999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

THU 1:00AM
Refill

AMLODIPINE BESYLATE 10MG TABLETS
68180-**0752**-03
END CAP

QTY 90
20 DRAM

WHITE
FRONT: LU
BACK: H13
YYY/ / /CNW

Tell your doctor or get medical help right away if you have any of the following signs or symptoms that may be related to a very bad side effect: Signs of an allergic reaction, like rash; hives; itching; red, swollen, blistered, or peeling skin with or without fever; wheezing; tightness in the chest or throat; trouble breathing or talking; unusual hoarseness; or swelling of the mouth, face, lips, tongue, or throat. Signs of low magnesium levels like mood changes, muscle pain or weakness, muscle cramps or spasms, seizures, shakiness, not hungry, very bad upset stomach or throwing up, or a heartbeat that does not feel normal. Signs of liver problems like dark urine, feeling tired, not hungry, upset stomach or stomach pain, light-colored stools, throwing up, or yellow skin or eyes. Signs of kidney problems like unable to pass urine, change in how much urine

WIC# 216362

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1911044-04391 DATE: 09/19/16

PANTOPRAZOLE 40MG TABLETS
QTY:90 3 REFILLS BEFORE 03/18/17
Copy NDC:59746-0284-90
Retail Price: $296.89 Your Insurance Saved You: $290.48
$ 6.41

A. RASHID, MD PLAN: AARPMPD
MFG:CADISTA GROUP# PDPIND
ABP/MIC/MIC/MIC CLAIM REF# 16263439469207999 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1911044-04391 DATE: 09/19/16

PANTOPRAZOLE 40MG TABLETS
QTY:90 3 REFILLS BEFORE 03/18/17
Copy NDC:59746-0284-90
Retail Price: $296.89 Your Insurance Saved You: $290.48
$ 6.41

A. RASHID, MD PLAN: AARPMPD
MFG:CADISTA GROUP# PDPIND
ABP/MIC/MIC/MIC CLAIM REF# 16263439469207999 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

MON 4:42PM
Copy

PANTOPRAZOLE 40MG TABLETS
59746-**0284**-90
FAST RACK

QTY 90
10 DRAM

LIGHT PINK
FRONT: C284
ABP/MIC/MIC/MIC

Med Guide

REPLACEMENTS, LTD.
China, Crystal & Silver • Old & New
1089 Knox Road, PO Box 26029, Greensboro, NC 27420
1-800-REPLACE • FAX 1-336-697-3100 • TDD 1-800-270-3708
SATISFACTION IS GUARANTEED. SEE DETAILS ON LAST PAGE.

G-09:R08:121399
Quote Date: 09/08/2016
Page #: 1

ELECTRONIC SERVICE REQUESTED

33478 AT/DB 0.239 T34 **AUTO3-DIGIT 334 PL1 N320
#0000196691821# KX
BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE, FL 34949-3570

CUSTOMER
[redacted]
NUMBER

Following Are The Pieces
Available In Your Patterns(s)
Call Or Go Online To Order
1-800-REPLACE (1-800-737-5223)
www.replacements.com
(Mail/Fax ordering instructions on last page)



Check out our improved search feature on replacements.com

We have made it easier to browse your patterns or shop for that perfect gift.
Now you can filter your search by price, availability, manufacturer, piece type, and more.
Look for exciting changes to our website in the months ahead!

how this drug affects you. To lower the chance of feeling dizzy or passing out, rise slowly over a few minutes when sitting or lying down. Be careful climbing stairs. Follow the diet and workout plan that your doctor told you about. Have your blood work checked. Talk with your doctor. Check blood pressure and heart rate as the doctor has told you. Talk with the doctor. Talk with your doctor before you drink alcohol. This drug may hide the signs of low blood sugar. Talk with the doctor. If you have high blood sugar (diabetes), you will

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1535 Thumb Point Dr, Fort Pierce, FL 348493570
(561)716-4726

Rx# 191043-04391 DATE: 09/23/16

ATENOLOL 25MG TABLETS
QTY:90 3 REFILLS BEFORE 03/18/17
Copy NDC:00378-0218-10
Retail Price: $25.99 Your Insurance Saved You: $24.21

$ 1.78

A. RASHID, MD
MFG:MYLAN
RTS/CNW/CNW/CNW

PLAN: AARP/MPD
GROUP# PDPIND
CLAIM REF# 16267126052202499 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

JOHN CULVERHOUSE SR
1535 Thumb Point Dr, Fort Pierce, FL 348493570
(561)716-4726

Rx# 191043-04391 DATE: 09/23/16

ATENOLOL 25MG TABLETS
QTY:90 3 REFILLS BEFORE 03/18/17
Copy NDC:00378-0218-10
Retail Price: $25.99 Your Insurance Saved You: $24.21

$ 1.78

A. RASHID, MD
MFG:MYLAN
RTS/CNW/CNW/CNW

PLAN: AARP/MPD
GROUP# PDPIND
CLAIM REF# 16267126052202499 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Pharmacy use only

FRI 11:00AM
Copy

ATENOLOL 25MG TABLETS
00378-**0218**-10
END CAP

QTY 90
10 DRAM

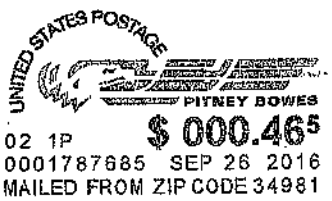
WHITE
FRONT: M
BACK: A2

RTS/CNW/CNW/CNW

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS LAND SURVEYORS
2980 SOUTH 25TH STREET
FT. PIERCE, FL 34981

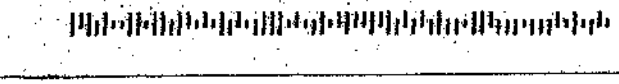
WEST PALM BCH
FL 334
26 SEP '16
PM 4 L





Mr. Brad Culverhouse Esq.
Brad Culverhouse, Esq.
1635 Thumbpoint Drive
Fort Pierce, FL 34949

34949-357035



PNC MORTGAGE℠
A Division of PNC Bank, National Association

Customer Service Contact Information:
PNC Mortgage, B6-YM07-01-7
PO Box 1820
Dayton, OH 45401-1820
1-800-822-5626

Date: September 30, 2016

JOHN B CULVERHOUSE
1635 THUMBPOINT DR
FORT PIERCE, FL 34949

Subject: **Please provide insurance information for**
1635 THUMBPOINT DR
FORT PIERCE, FL 34949

PNC MORTGAGE℠

B6-YM07-01-7
P.O. Box 1820
Dayton, Ohio 45401-1820

Mortgage Statement

Statement Date 11/02/2016

pnc.com/homehq

Customer Service: 1-800-822-5626

6-749-40647-0001066-001-1-001-100-000-000

JOHN B CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Account Number	[redacted]
Payment Due Date	01/01/2017
Amount Due	**$2,319.26**

If payment is received after 01/16/2017, $115.96 late fee will be charged.

749-2044-0515F

Account Information

Outstanding Principal	$406,419.70
Interest Rate (Until 01/01/2017)	5.2500%

Explanation of Amount Due

Principal	$541.17
Interest	$1,778.09
Regular Monthly Payment	**$2,319.26**
Total Amount Due	**$2,319.26**

Transaction Activity (09/30/2016 to 11/02/2016)

Payments received after 11/02/2016 are not reflected on this statement.

Date Received	Description	Charges	Payments
11/02/2016	Payment		$2,319.26
11/02/2016	Payment to Principal		$270.00

Past Payments Breakdown

	Paid Since Last Statement	Paid Year to Date
Principal	$807.64	$13,580.30
Interest	$1,781.62	$26,807.81
Escrow (Taxes and Insurance)	$0.00	$0.00
Fees	$0.00	$0.00
Unapplied Funds*	$0.00	$0.00
Total	**$2,589.26**	**$40,388.11**

***Partial Payments:** Any partial payments that you make are not applied to your mortgage, but instead are held in a separate Unapplied Funds Account. If you pay the balance of a partial payment, the funds may be applied to your mortgage loan or the funds may be returned to you depending on the status of your loan.

PNC MORTGAGE℠

Account Number	Payment Due Date	Next Payment Amount Due	Past Due Amounts	Total Amount Due	If Received After	*Payment Amount Due
[redacted]	01/01/2017	$2,319.26	$0.00	$2,319.26	01/16/2017	$2,435.22

Make checks payable to PNC Mortgage. *Includes Late Fees

JOHN B CULVERHOUSE

P.O. Box 6534
Carol Stream, IL 60197-6534

Regular Payment	$
Additional Principal	$
	$
	$
Total Amount Enclosed	$

[redacted]

[redacted]

Avoid putting this drug in the diaper area. Do not use this drug on the face or underarms. If you are 65 or older, use this drug with care. You could have more side effects. This drug may affect growth in children and teens in some cases. They may need regular growth checks. Talk with the doctor. Do not give to a child younger than 17 years of age. Tell your doctor if you are pregnant or plan on getting pregnant. You will need to talk about the benefits and risks of using this drug while you are pregnant. Tell your doctor if you are breast-feeding. You will need to talk about any risks to your

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382 12T

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1920791-04391 DATE: 11/21/16

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY: 45 2 REFILLS BEFORE 11/21/17
New-E NDC: 68462-0298-55
Retail Price: $70.99 Your Insurance Saved You: $57.66

$ 13.33

A. GRAFF, MD
MFG:GLENMARK
XXX/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16326343703405 1999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1920791-04391 DATE: 11/21/16

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY: 45 2 REFILLS BEFORE 11/21/17
New-E NDC: 68462-0298-55
Retail Price: $70.99 Your Insurance Saved You: $57.66

$ 13.33

A. GRAFF, MD
MFG:GLENMARK
XXX/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16326343703405 1999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

MON 2:02PM
New-E

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM **QTY 45**
68462-**0298**-55
UNIT OF USE

XXX/MIC/MIC/MIC

WARNING/CAUTION: Even though it may be rare, some people may have very bad and sometimes deadly side effects when taking a drug. Tell your doctor or get medical help right away if you have any of the following signs or symptoms that may be related to a very bad side effect: Signs of an allergic reaction, like rash; hives; itching; red, swollen, blistered, or peeling skin with or without fever; wheezing; tightness in the chest or throat; trouble breathing or talking; unusual hoarseness; or swelling of the mouth, face, lips, tongue, or throat. A fast heartbeat. A heartbeat that does not feel normal. Change in hearing. Hearing loss. Chest pain or pressure. Ringing in ears. Seizures. Very bad dizziness or passing out. Trouble swallowing or speaking. Fever. Swollen gland. Vaginal itching or discharge. It is common to have diarrhea when taking this

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382 12T

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1920792-04391 DATE: 11/21/16

AZITHROMYCIN 250MG TABLETS 6-PAK
QTY: 6 3 REFILLS BEFORE 11/21/17
New-E NDC: 50111-0787-51
Retail Price: $35.99 Your Insurance Saved You: $34.02

$ 1.97

A. GRAFF, MD
MFG:TEVA
XXX/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16326344247707 0999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1920792-04391 DATE: 11/21/16

AZITHROMYCIN 250MG TABLETS 6-PAK
QTY: 6 3 REFILLS BEFORE 11/21/17
New-E NDC: 50111-0787-51
Retail Price: $35.99 Your Insurance Saved You: $34.02

$ 1.97

A. GRAFF, MD
MFG:TEVA
XXX/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16326344247707 0999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

MON 2:03PM
New-E

AZITHROMYCIN 250MG TABLETS 6-PAK **QTY 6**
50111-**0787**-51
10 DRAM
UNIT OF USE

WHITE
FRONT: PLIVA
BACK: 787

XXX/MIC/MIC/MIC

Platinum Card®

BRAD CULVERHOUSE
Closing Date 10/26/16 · Next Closing Date 11/25/16

Account Ending 8-27007

New Balance [redacted]

Please Pay By 11/10/16*

[redacted]

Membership Rewards®

[redacted]

Account Summary

[redacted]

New Balance [redacted]

[redacted]

See page 2 for important information about your account.

See page 9 for an Important Change to Your Account Terms.

See page 11 for Important Changes to Your Account Terms.

See page 13 for Important Information About Your Reward Program.

See page 14 for a Notice Of Change To The Membership Rewards Program Terms & Conditions.

Your membership will be renewed next month. Please refer to the Renewal Notice on **Page 8.**

Customer Care

Pay by Computer
americanexpress.com/pbc

[redacted]

[redacted]

↓ Please fold on the perforation below, detach and return with your payment ↓

Payment Coupon
Do not staple or use paper clips.

Pay by Computer
americanexpress.com/pbc

Pay by Phone
1-800-472-9297

Account Ending 8-27007
Enter 15 digit account # on all payments.
Make check payable to American Express.

AB 02 007200 46898 B 57 A

[redacted]

BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

[redacted]

Check here if your address or phone number has changed. Note changes on reverse side.

AMERICAN EXPRESS
P.O. BOX 650448
DALLAS TX 75265-0448

000034999125031056 2 000818939000818939 22 A

Platinum Card®

BRAD CULVERHOUSE
Closing Date 12/26/16 Next Closing Date 01/26/17

Account Ending 8-27007

New Balance [redacted]

Payment Due Date 01/20/17*

[redacted]

Account Summary

[redacted]

New Balance [redacted]

[redacted]

See page 2 for important information about your account.

As a reminder, we are changing when we assess late payment fees effective January 1, 2017. We first notified you of this change in a notice included in your billing statement in October 2016. This notice is to remind you that if we do not receive the required payment by the Payment Due Date shown at the top of your billing statement, then we will charge a late fee. Previously, you had to make the payment by the Next Closing Date to avoid the late fee.

As a reminder, as of 11/26/2016, our records indicate that your account is enrolled in one or more optional product(s) which may generate a charge to your account. Please see Page 6 for more details.

Customer Care

Pay by Computer
americanexpress.com/pbc

[redacted]

009576 1/4

↓ Please fold on the perforation below, detach and return with your payment ↓

Payment Coupon
Do not staple or use paperclips

Pay by Computer
americanexpress.com/pbc

Pay by Phone
1-800-472-9297

Account Ending 8-27007
Enter 15 digit account # on all payments.
Make check payable to American Express.

AB 01 009576 94807 B 50 A

BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

[redacted]

Check here if your address or phone number has changed. Note changes on reverse side.

AMERICAN EXPRESS
P.O. BOX 650448
DALLAS TX 75265-0448

0000349991250310562 001253741001253741 22 A

PNC MORTGAGE℠
A Division of PNC Bank, National Association

Customer Service Contact Information:
PNC Mortgage, B6-YM07-01-7
PO Box 1820
Dayton, OH 45401-1820
1-800-822-5626

Date: September 30, 2016

JOHN B CULVERHOUSE
1635 THUMBPOINT DR
FORT PIERCE, FL 34949

Subject: **Please provide insurance information for**
1635 THUMBPOINT DR
FORT PIERCE, FL 34949

Dear JOHN B CULVERHOUSE:

Our records show that your hazard insurance expired, and we do not have evidence that you have obtained new coverage. **Because hazard insurance is required on your property, we plan to buy insurance for your property.** You must reimburse us for any period during which the insurance we buy is in effect but you do not have insurance.

You should immediately provide us with your insurance information. This information must be provided in writing. All you need to do is ask your insurance agent to include the loan number and property address above on a copy of your new/renewal policy or notice of reinstatement and fax it with a Mortgagee Clause/Lender's Loss Payable Endorsement as soon as possible to: 1-937-324-7101. You/your agent can mail the documents to:

PNC BANK, NA
ISAOA, ATIMA
P O BOX 7433
SPRINGFIELD, OH 45501-7433

Loan Number: [redacted]

Or, you may update your hazard insurance coverage information online at www.MyCoverageInfo.com, referencing [redacted].

The insurance we buy:

- **May be more expensive than the insurance you can buy yourself.**
- **May not provide as much coverage as an insurance policy you buy yourself.**

If you have any questions, please contact us at 1-888-229-5429.

Sincerely,

PNC Mortgage Insurance Department

Please review the additional important information contained on the following pages of this letter.

PRESORTED
FIRST CLASS

10-5-16

PITNEY BOWES
US POSTAGE
00.39
OCT 04 2016
ZIP 01940
000310
21 3007665

TANT INFORMATION CONCERNING YOUR HOMEOWNER'S INSURANCE COVERAGE

28 HOO-13B 34943

PNC MORTGAGE℠
A Division of PNC Bank, National Association

Customer Service Contact Information:
PNC Mortgage, B6-YM07-01-7
PO Box 1820
Dayton, OH 45401-1820
1-800-822-5626

October 3, 2016

JOHN B CULVERHOUSE
1635 THUMBPOINT DR
FORT PIERCE, FL 34949

Property Address:
1635 THUMBPOINT DR
FORT PIERCE, FL 34949

COVERAGE AMOUNT: $150,000
EFFECTIVE DATE: 09/16/2016
CANCEL DATE: 09/16/2016

Loan No. [redacted]

Dear Borrower:

Thank you for providing evidence of your hazard insurance. We have updated our records to reflect this current information. Any temporary coverage has been canceled without charge to your account. Please accept our apologies for any inconvenience caused by this process.

If you have further questions about your insurance, please call our PNC Mortgage Homeowners Insurance Processing Center at 1-888-229-5429.

Sincerely,

Insurance Department

Payment Coupon
Do not staple or use paper clips

Pay by Computer
americanexpress.com/pbc

Pay by Phone
1-800-472-9297

Account Ending 8-27007

Enter 15 digit account # on all payments.
Make check payable to American Express.

AB 01 009450 03954 B 50 A

BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Please Pay By
10/10/16

Amount Due
$7,641.59

Check here if your address or phone number has changed. Note changes on reverse side.

AMERICAN EXPRESS
P.O. BOX 650448
DALLAS TX 75265-0448

0000349991250310562 000764159000764159 22 H

ADDL INFO ON NEXT PAGE MAIL MCH-M-I

RENEWAL OF

USAA CASUALTY INSURANCE COMPANY

(A Stock Insurance Company)

9800 Fredericksburg Road - San Antonio, Texas 78288

USAA®

FLORIDA AUTO POLICY RENEWAL DECLARATIONS (ATTACH TO PREVIOUS POLICY)

State	08	10	11	Veh
FL	479	479	479	Terr

POLICY NUMBER [redacted]

POLICY PERIOD: (12:01 A.M. standard time)
EFFECTIVE FEB 10 2016 TO AUG 10 2016

Named Insured and Address

SUSAN D CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

OPERATORS
01 SUSAN D CULVERHOUSE
03 JOHN B CULVERHOUSE SR
08 JOHN B CULVERHOUSE JR

Description of Vehicle(s)

VEH	YEAR	TRADE NAME	MODEL	BODY TYPE	ANNUAL MILEAGE	IDENTIFICATION NUMBER	VEH USE* SYM		WORK/SCHO Miles One Way	Day Pe Wee
08	95	MERCEDES	S CLS 4D 500	4 DOOR	12000	WDBGA51E9SA236628		P		
10	99	MERCEDES	M CLASS	4 DOOR	18000	4JGAB72E4XA075896		B		
11	00	MERCEDES	S CLS 4D 430	4 DOOR	22000	WDBNG70J6YA110378		P		

The Vehicle(s) described herein is principally garaged at the above address unless otherwise stated. *W/C=Work/School; B=Business; F=Farm; P=Pleasure

VEH 08 FORT PIERCE FL 34950-8544
VEH 10 FORT PIERCE FL 34950-8544
VEH 11 FORT PIERCE FL 34950-8544

This policy provides ONLY those coverages where a premium is shown below. The limits shown may be reduced by policy provisions and may not be combined regardless of the number of vehicles for which a premium is listed unless specifically authorized elsewhere in this policy.

COVERAGES ("ACV" MEANS ACTUAL CASH VALUE)	LIMITS OF LIABILITY	VEH 08 6-MONTH D=DED AMOUNT	VEH 08 6-MONTH PREMIUM $	VEH 10 6-MONTH D=DED AMOUNT	VEH 10 6-MONTH PREMIUM $	VEH 11 6-MONTH D=DED AMOUNT	VEH 11 6-MONTH PREMIUM $	VEH D=DED AMOUNT	VEH PREMIUM $
PART A - LIABILITY									
BODILY INJURY	EA PER $ 300,000								
	EA ACC $ 500,000		216.28		293.54		224.15		
PROPERTY DAMAGE	EA ACC $ 100,000		51.43		59.74		42.95		
PART B - MEDICAL PAYMENTS									
	EA PER $ 100,000		35.81		62.95		46.60		
PART B - PERSONAL INJURY PROTECTION									
MAXIMUM BENEFITS	$10,000		31.10		52.74		39.41		
PART C - UNINSURED MOTORISTS									
STACKED									
BODILY INJURY	EA PER $ 300,000								
	EA ACC $ 500,000		164.42		191.62		164.42		
PART D - PHYSICAL DAMAGE COVERAGE									
COMPREHENSIVE LOSS	ACV LESS	D 100	64.55	D 100	37.50	D 100	55.12		
COLLISION LOSS	ACV LESS	D 100	112.89	D 100	102.49	D 100	134.86		
	TOTAL PREMIUM - SEE FOLLOWING PAGE(S)								

ADDITIONAL INTEREST - EMPLOYER
COLDWELL BANKER ED SCHLIPP REA, VERO BEACH, FL
LOSS PAYEE
VEH 08 HARBOR FEDERAL, FORT PIERCE FL
VEH 10 HARBOR FEDERAL SAVINGS BANK, FORT PIERCE FL
VEH 11 HARBOR FEDERAL SAVINGS BANK, FORT PIERCE FL

ENDORSEMENTS: ADDED 02-10-16 - NONE
REMAIN IN EFFECT(REFER TO PREVIOUS POLICY)- 5100FL(02) A073(05) A402FL(01)
INFORMATION FORMS: 999FL(03)

H 1

VEH 08 RMF66D0000 | VEH 10 RSM35D0000 | VEH 11 RMM69D0000 | VEH

In WITNESS WHEREOF, we have caused this policy to be signed by our President and Secretary at San Antonio, Texas, on this date DECEMBER 24, 2015

COUNTERSIGNED BY

Steven Alan Bennett, Secretary

Alan W. Krapf, President

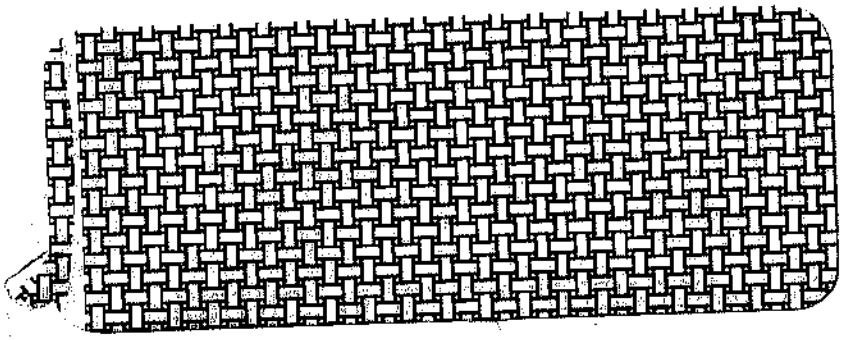
USAA®

9800 Fredericksburg Road
San Antonio, Texas 78288

IMPORTANT INFORMATION FROM USAA ENCLOSED

PRESORTED
FIRST CLASS

PITNEY BOWES
US POSTAGE
$00.391
JAN 08 2016
ZIP 75057
000916
21 3006124



YOU'RE READY FOR ANYTHING WITH USAA MOBILE.

» USAA.COM/READY

028 LIZJA5B 34949

General Indemnity Company
National Flood Insurance Program
9800 Fredericksburg Road
San Antonio, Texas 78288-0489

Do Not Pay
This is a courtesy copy. Your lender has been billed.

STANDARD FLOOD POLICY NOTICE

Date: 01/08/2016
Policy: [redacted]
Expiration Date: 02/22/2016

Insured Name:
JOHN B CULVERHOUSE
SUSAN D CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE, FL 34949-3570

Insured Property Location:
1635 THUMB POINT DRIVE
FORT PIERCE, FL 34949-3570

Lender:
PNC BANK, NATIONAL ASSOCIATION
ISAOA ATIMA
PO BOX 7433
SPRINGFIELD, OH 45501-7433

Loan #: [redacted]

Second Lender:
PNC BANK NA
Insurance Center
PO BOX 703579
DALLAS, TX 75370-3579

Loan #: [redacted]

9800 Fredericksburg Road
San Antonio, Texas 78288-0489

RETURN SERVICE REQUESTED

PRESORTED FIRST CLASS

PITNEY BOWES
US POSTAGE
$00.39[1]
JAN 11 2016
ZIP 46204
02 1T
3001699

Coverage Options	Coverages Building	Contents
A. Renewal coverage	$ 250,000	$ 60,700
B. Increased coverage	$ 250,000	$ 63,700

See reverse side for important information.

Note: The National Flood Insurance Program has amended the minimun
calculated from the amount of building coverage purchased. Please cor

Increasing the deductible will decrease your premium.

IMPORTANT
Flood Insurance Premium
Notice Enclosed

LCTPLSB 34949

PNC MORTGAGE℠

A Division of PNC Bank, National Association

Customer Service Contact Information:
PNC Mortgage, B6-YM07-01-7
PO Box 1820
Dayton, OH 45401-1820
1-800-822-5626

January 08, 2016

Re: Loan Number: [redacted]

John B Culverhouse
Susan D Culverhouse
1635 Thumbpoint Dr
Fort Pierce FL 34949

PNC MORTGAGE℠

DFS Support
P.O. BOX 1820
Dayton, OH 45401-1820

COLUMBUS
D/S AUTH 131

Presort
First Class Mail
ComBasPrice

U.S. POSTAGE PITNEY BOWE

ZIP 45458 $ 000.41
02 1W
0001397911 JAN 11 201

[redacted]

LNS-L3B 34949

AARP® Real Possibilities

3200 East Carson Street
Lakewood, CA 90712

ELECTRONIC SERVICE REQUESTED

NONPROFIT
ORGANIZATION
US POSTAGE
PAID
AARP

AARP requests your prompt response to the notice enclosed. Thank you.

Membership Renewal

0008000

Please renew my AARP membership for:

☐ **5 yrs/$63** ☐ **3 yrs/$43** ☐ **1 yr/$16**

☐ **I have included an additional tax-deductible contribution of $____ for the AARP Foundation.**

Please return this form with your check or money order (no cash) payable to AARP.

Total Enclosed $_____

ACCOUNT [redacted]

Ms. Susan D. Culverhouse
Brad Culverhouse
1635 Thumb Point Dr
Fort Pierce FL 34949-3570

EXPIRES MAR 2016
R00000839
RN00203

R-RENRPRF(0714)

Y401379622410000005000243629

mobile mini

4646 East Van Buren Street
Suite 400
Phoenix, AZ 85008
Phone: (800) 456-1751
Fax: 877-275-8174
www.mobilemini.com

January 31, 2016

Total Invoice:	$182.03
Invoice Number:	**170106415**
Due Date:	**February 20, 2016**
Account Number:	[redacted]
Job Location:	Brad Culverhouse 1635 THUMB POINT DR FORT PIERCE FL 34949
Contract Number:	C170003919
PO Number:	Brad Culverhouse
Rental Period:	2/4/16 TO 3/2/16

BRAD CULVERHOUSE
1635 THUMB POINT DRIVE
FORT PIERCE FL 34949

Contract/invoices are being paid by auto pay AMEX card ending # 6009

Qty	Item Number / Container
1.00	25'x 10' Premium doors on both ends S
1.00	Loss Limitation Waiver MODEL: LLW
1.00	Personal Property Expense MODEL: P

ADDRESS SERVICE REQUESTED

PRESORTED FIRST CLASS

PITNEY BOW
USPOSTA
$00.4
FEB 02 20
ZIP 85
0008
21 30056

INVOICE ENCLOSED

When scheduling a pick up, we require 10 business days no

AJHW138 34949

PNC MORTGAGE℠

A Division of PNC Bank, National Association

Customer Service Contact Information:
PNC Mortgage, B6-YM07-01-7
PO Box 1820
Dayton, OH 45401-1820
1-800-822-5626

February 05, 2016

Re: Loan Number: [redacted]

John B Culverhouse
Susan D Culverhouse
1635 Thumbpoint Dr
Fort Pierce FL 34949

PNC MORTGAGE℠

DFS Support
P.O. BOX 1820
Dayton, OH 45401-1820

COLUMBUS
D/S AUTH 131

Presort
First Class Mail
ComBasPrice

U.S. POSTAGE PITNEY BOWES
ZIP 45458 $ 000.41⁶
02 1W
0001397911 FEB. 09. 2016

[redacted]
RMB-L3B 34949

doctor or pharmacist. This includes any medicines used to treat colds or congestion. CAUTION IS ADVISED WHEN USING THIS MEDICINE IN THE ELDERLY because they may be more sensitive to the effects of this medicine. FOR WOMEN: THIS MEDICINE HAS BEEN SHOWN TO CAUSE HARM to the human fetus. IF YOU PLAN ON BECOMING PREGNANT, discuss with your doctor the benefits and risks of using this medicine during pregnancy. THIS MEDICINE IS EXCRETED IN BREAST MILK. IF YOU ARE OR WILL BE BREAST-FEEDING while you are using this medicine, check with your doctor or pharmacist to discuss the risks to your baby. FOR PATIENTS WITH DIABETES MELLITUS: this medicine may mask signs of low blood sugar such as a rapid heart rate. Check blood glucose levels regularly.

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 348493570
(561)716-4726
RX # 1877282-04391 DATE: 02/21/16

ATENOLOL 25MG TABLETS
QTY:90 NO REFILLS - DR. AUTH REQUIRED
Copy NDC:00378-0218-10
Retail Price: $27.99 Your Insurance Saved You: $18.16

$ 9.83

A. RASHID, MD PLAN: AARPMPD
MFG:MYLAN GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 160524419830073999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 348493570
(561)716-4726
RX # 1877282-04391 DATE: 02/21/16

ATENOLOL 25MG TABLETS
QTY:90 NO REFILLS - DR. AUTH REQUIRED
Copy NDC:00378-0218-10
Retail Price: $27.99 Your Insurance Saved You: $18.16

$ 9.83

A. RASHID, MD PLAN: AARPMPD
MFG:MYLAN GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 160524419830073999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

SUN 4:46PM
Copy

ATENOLOL 25MG TABLETS
00378-**0218**-10
END CAP

QTY 90
10 DRAM

WHITE
FRONT: M
BACK: A2
MIC/MIC/MIC/CNW

blood magnesium levels (eg, dizziness; fast or irregular heartbeat; involuntary muscle movements; jitteriness or tremors; muscle aches, cramps, pain, spasms, or weakness; seizures). THIS MEDICINE MAY INCREASE THE RISK of hip, wrist, and spine fractures in patients with weak bones (osteoporosis). The risk may be greater if you use this medicine in high doses, for longer than a year, or if you are over 50 years old. Contact your doctor if you have any questions about this information. CHECK WITH YOUR DOCTOR to see whether you should take a calcium and vitamin D supplement while you use this medicine. LONG-TERM TREATMENT (EG, LONGER THAN 3 YEARS) with medicines like this one has rarely caused low vitamin B-12 levels. Discuss any questions or concerns with your doctor. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 348493570
(561)716-4726
RX # 1877281-04391 DATE: 02/21/16

PANTOPRAZOLE 40MG TABLETS
QTY:90 3 REFILLS BEFORE 09/15/16
Copy NDC:59746-0284-90
Retail Price: $317.89 Your Insurance Saved You: $299.48

$ 18.41

A. MAHARAJ, MD PLAN: AARPMPD
MFG:CADISTA GROUP# PDPIND
CLL/MIC/MIC/CNW CLAIM REF# 160524418821079999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 348493570
(561)716-4726
RX # 1877281-04391 DATE: 02/21/16

PANTOPRAZOLE 40MG TABLETS
QTY:90 3 REFILLS BEFORE 09/15/16
Copy NDC:59746-0284-90
Retail Price: $317.89 Your Insurance Saved You: $299.48

$ 18.41

A. MAHARAJ, MD PLAN: AARPMPD
MFG:CADISTA GROUP# PDPIND
CLL/MIC/MIC/CNW CLAIM REF# 160524418821079999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

SUN 4:46PM
Copy

PANTOPRAZOLE 40MG TABLETS
59746-**0284**-90
END CAP

QTY 90
10 DRAM

LIGHT PINK
FRONT: C284
CLL/MIC/MIC/CNW

Med Guide

performing any task that requires good vision. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. FOR WOMEN: DO NOT USE THIS MEDICINE if you are pregnant. IF YOU SUSPECT THAT YOU COULD BE PREGNANT, contact your doctor immediately. IT IS UNKNOWN IF THIS MEDICINE IS EXCRETED in breast milk. IF YOU ARE OR WILL BE BREAST-FEEDING while you are using this medicine, check with your doctor or pharmacist to discuss the

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850887-04391 DATE: 02/21/16

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY: 5/7.5 1 REFILL BEFORE 06/11/16
Refill NDC:00023-3205-03
Retail Price: $393.93 Your Insurance Saved You: $95.00 **$ 298.93**

A. MAHARAJ, MD PLAN: AARPMPD
MFG:ALLERGAN GROUP# PDPIND
ARL/ / /CNW CLAIM REF# 160524442192075998

Walgreens 2601 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850887-04391 DATE: 02/21/16

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY: 5/7.5 1 REFILL BEFORE 06/11/16
Refill NDC:00023-3205-03
Retail Price: $393.93 Your Insurance Saved You: $95.00 **$ 298.93**

A. MAHARAJ, MD PLAN: AARPMPD
MFG:ALLERGAN GROUP# PDPIND
ARL/ / /CNW CLAIM REF# 160524442192075998

Walgreens 2601 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

SUN 4:50PM
Refill

LUMIGAN 0.01% OPHTH SOLN 2.5ML
00023-**3205**-03
ALPHA

QTY 5/7.5 LIQUID

ARL/ / /CNW

vision. Make sure your vision is clear before driving or performing any task that requires good vision. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. FOR WOMEN: DO NOT USE THIS MEDICINE if you are pregnant. IF YOU SUSPECT THAT YOU COULD BE PREGNANT, contact your doctor immediately. IT IS UNKNOWN IF THIS MEDICINE IS EXCRETED in breast milk. IF YOU ARE OR WILL BE BREAST-FEEDING while you are using this medicine, check with your doctor or pharmacist to discuss the

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850887-04391 DATE: 02/21/16

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY: 2.5/7.5 PARTIAL REFILL BEFORE 06/11/16
Refill NDC:00023-3205-03
Retail Price: $196.96 Your Insurance Saved You: $95.13 **$ 101.83**

A. MAHARAJ, MD PLAN: AARPMPD
MFG:ALLERGAN GROUP# PDPIND
ABP/ / /CNW CLAIM REF# 160524442192075997

Walgreens 2601 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1850887-04391 DATE: 02/21/16

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY: 2.5/7.5 PARTIAL REFILL BEFORE 06/11/16
Refill NDC:00023-3205-03
Retail Price: $196.96 Your Insurance Saved You: $95.13 **$ 101.83**

A. MAHARAJ, MD PLAN: AARPMPD
MFG:ALLERGAN GROUP# PDPIND
ABP/ / /CNW CLAIM REF# 160524442192075997

Walgreens 2601 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

SUN 4:50PM
Refill

LUMIGAN 0.01% OPHTH SOLN 2.5ML
00023-**3205**-03
ALPHA

QTY 2.5/7.5 LIQUID

ABP/ / /CNW

General Indemnity Company
National Flood Insurance Program (NFIP)
9800 Fredericksburg Road
San Antonio, Texas 78288-0489

Policy Number: [redacted]

STANDARD POLICY

Renewal Flood Policy Declaration

Policy Period: 02/22/2016 to 02/22/2017 (12:01 a.m.)

Named Insured / Property Location
JOHN B CULVERHOUSE
SUSAN D CULVERHOUSE
1635 THUMB POINT DRIVE
FORT PIERCE, FL 34949-3570

Additional Insured:

Premium Payor: First Mortgagee

COVERAGE INFORMATION

Coverage Type	Coverage Limit	Deductible		Premium
Building	$ 250,000	$ 2,000		$ 2,908.00
Contents	$ 60,700	$ 2,000		$ 1,131.00
			Deductible Adjustment:	$ 0.00
			Community Discount:	$ -819.00
			Increased Cost of Compliance:	$ 55.00
			Reserve Fund Assessment:	$ 491.00
			HFIAA Surcharge:	$ 250.00
			Federal Policy Fee:	$ 45.00
Pre-FIRM Subsidized Replacement Cost:	$ 11,650,000		Total Premium Paid:	$ 4,061.00

RETURN SERVICE REQUESTED

PRESORTED FIRST CLASS

PITNEY USPO $00 JAN 1 ZIP 32 300

9800 Fredericksburg Road
San Antonio, Texas 78288

IMPORTANT INFORMATION FROM USAA ENCLOSED

First Mortgagee
PNC BANK, NATIONAL ASSOCIATION
ISAOA ATIMA
PO BOX 7433
SPRINGFIELD, OH 45501-7433

Loan Number: [redacted]

Other Mortgagee **Loss Payee**

LGTPL56 34949

drowsiness, severe or persistent headache, or vision changes. Discuss any questions or concerns with your doctor. Use this medicine with caution in the ELDERLY; they may be more sensitive to its effects, especially thinning skin. CORTICOSTEROIDS MAY AFFECT GROWTH RATE in CHILDREN and teenagers in some cases. They may need regular growth checks while using a corticosteroid. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. FOR WOMEN: IF YOU BECOME PREGNANT, contact your doctor. You will need to discuss the benefits and risks of using this medicine while you are pregnant. IT IS NOT KNOWN IF THIS MEDICINE IS FOUND IN BREAST MILK. If you are or will be breast-feeding while you use this medicine, check with your doctor. Discuss any possible risks to your baby.

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1877717-04391 DATE: 02/23/16

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY:45 2 REFILLS BEFORE 02/09/17
New NDC:00472-0379-45
Retail Price: $69.99 Your Insurance Saved You: $67.99

$ 2.00

A. GRAFF, MD
MFG:ACTAVIS
MIC/MIC/MIC/

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16054455742108499 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1877717-04391 DATE: 02/23/16

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY:45 2 REFILLS BEFORE 02/09/17
New NDC:00472-0379-45
Retail Price: $69.99 Your Insurance Saved You: $67.99

$ 2.00

A. GRAFF, MD
MFG:ACTAVIS
MIC/MIC/MIC/

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16054455742108499 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

TUE 5:00PM
New

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM QTY 45
00472-**0379**-45
UNIT OF USE

MIC/MIC/MIC/

medicine. This medicine may cause drowsiness, dizziness, blurred vision, or lightheadedness. DO NOT DRIVE, OPERATE MACHINERY, OR DO ANYTHING ELSE THAT COULD BE DANGEROUS until you know how you react to this medicine. Using this medicine alone, with other medicines, or with alcohol may lessen your ability to drive or to perform other potentially dangerous tasks. THIS MEDICINE MAY CAUSE increased sensitivity to the sun. Avoid exposure to the sun, sunlamps, or tanning booths until you know how you react to this medicine. Use a sunscreen or protective clothing if you must be outside for a prolonged period. MILD DIARRHEA IS COMMON with antibiotic use. However, a more serious form of diarrhea (pseudomembranous colitis) may rarely occur. This may develop while you use the antibiotic or within several months after you stop using it. Contact your doctor right away if stomach pain or cramps, severe

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1877716-04391 DATE: 02/23/16

AZITHROMYCIN 250MG TABLETS 6-PAK
QTY:6 2 REFILLS BEFORE 02/09/17
New NDC:50111-0787-51
Retail Price: $34.99 Your Insurance Saved You: $32.99

$ 2.00

A. GRAFF, MD
MFG:TEVA
MIC/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16054455668907399 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1877716-04391 DATE: 02/23/16

AZITHROMYCIN 250MG TABLETS 6-PAK
QTY:6 2 REFILLS BEFORE 02/09/17
New NDC:50111-0787-51
Retail Price: $34.99 Your Insurance Saved You: $32.99

$ 2.00

A. GRAFF, MD
MFG:TEVA
MIC/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16054455668907399 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

TUE 5:00PM
New

AZITHROMYCIN 250MG TABLETS 6-PAK
50111-**0787**-51
UNIT OF USE

QTY 6
10 DRAM



WHITE
FRONT: PLIVA
BACK: 787

MIC/MIC/MIC/MIC

When you are using this medicine, DO NOT HAVE DENTAL OR MEDICAL TREATMENTS, EMERGENCY CARE, OR SURGERY, tell the doctor or dentist that you are taking this medicine. THIS MEDICINE MAY CAUSE DROWSINESS, dizziness, blurred vision, or light-headedness. These effects may be worse if you take it with alcohol or certain medicines. Use this medicine with caution. DO NOT DRIVE, OPERATE MACHINERY, OR DO ANYTHING ELSE THAT COULD BE DANGEROUS until you know how you react to this medicine. Check with your doctor before you drink alcohol while you use this medicine. Contact your doctor if you have an eye injury or infection, or if you will be having eye surgery. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. FOR WOMEN: IF YOU BECOME PREGNANT, discuss with your doctor the benefits

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1862767-04391 DATE: 02/25/16

SIMBRINZA 1-0.2% SUSPENSION 8ML
QTY:24 NO REFILLS - DR. AUTH REQUIRED
Refill NDC:00065-4147-27
Retail Price: $491.89 Your Insurance Saved You: $445.89

$ 46.00

K. LANGLEY JR, MD PLAN: AARPMPD
MFG:ALCON GROUP# PDPIND
YYY/ / /CNW CLAIM REF# 160560418223015999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1862767-04391 DATE: 02/25/16

SIMBRINZA 1-0.2% SUSPENSION 8ML
QTY:24 NO REFILLS - DR. AUTH REQUIRED
Refill NDC:00065-4147-27
Retail Price: $491.89 Your Insurance Saved You: $445.89

$ 46.00.

K. LANGLEY JR, MD PLAN: AARPMPD
MFG:ALCON GROUP# PDPIND
YYY/ / /CNW CLAIM REF# 160560418223015999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

:00AM

SIMBRINZA 1-0.2% SUSPENSION 8ML
00065-**4147**-27
ALPHA

QTY 24

LIQUID

YYY/ / /CNW

eyes. DO NOT TAKE SELDANE (terfenadine) OR HISMANAL (astemizole) while using this medicine. FOR WOMEN: IF YOU PLAN ON BECOMING PREGNANT, discuss with your doctor the benefits and risks of using this medicine during pregnancy. IT IS UNKNOWN IF THIS MEDICINE IS EXCRETED in breast milk. IF YOU ARE OR WILL BE

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1878924-04391 DATE: 03/01/16

KETOCONAZOLE 2% CREAM 60GM
QTY:60 1 REFILL BEFORE 03/01/17
New-E NDC:00713-0671-60
Retail Price: $132.99 Your Insurance Saved You: $130.99

$ 2.00

P. OTRUSO, MD PLAN: AARPMPD
MFG:G & W LABS GROUP# PDPIND
AAC/CNW/CNW/CNW CLAIM REF# 160614230496045998

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1878924-04391 DATE: 03/01/16

KETOCONAZOLE 2% CREAM 60GM
QTY:60 1 REFILL BEFORE 03/01/17
New-E NDC:00713-0671-60
Retail Price: $132.99 Your Insurance Saved You: $130.99

$ 2.00

P. OTRUSO, MD PLAN: AARPMPD
MFG:G & W LABS GROUP# PDPIND
AAC/CNW/CNW/CNW CLAIM REF# 160614230496045998

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

TUE 4:11PM
New-E

KETOCONAZOLE 2% CREAM 60GM
00713-**0671**-60
ALPHA

QTY 60

AAC/CNW/CNW/CNW

alcohol, hot weather, exercise, or fever may increase these effects. To prevent them, sit up or stand slowly, especially in the morning. Sit or lie down at the first sign of any of these effects. PATIENTS WHO TAKE MEDICINE FOR HIGH BLOOD PRESSURE often feel tired or run down for a few weeks after starting treatment. Be sure to take your medicine even if you may not feel "normal". Tell your doctor if you develop any new symptoms. IF YOU ARE TAKING THIS MEDICINE FOR ANGINA, it will not relieve the pain of an

with your doctor. DO NOT SHARE THIS MEDICINE with others for whom it was not prescribed. DO NOT USE THIS MEDICINE for other health conditions. KEEP THIS MEDICINE out of the reach of children and pets. IF USING THIS MEDICINE FOR AN EXTENDED PERIOD OF TIME, obtain refills before your supply runs out. CHECK WITH YOUR PHARMACIST about how to dispose of unused medicine.

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1865185-04391 DATE: 03/11/16

AMLODIPINE BESYLATE 10MG TABLETS
QTY: 90 2 REFILLS BEFORE 09/15/16
Refill NDC: 68180-0752-03
Retail Price: $155.89 Your Insurance Saved You: $152.89

$ 3.00

A. MAHARAJ, MD
MFG: LUPIN
YYY/ / /CNW

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 160710416019029999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1865185-04391 DATE: 03/11/16

AMLODIPINE BESYLATE 10MG TABLETS
QTY: 90 2 REFILLS BEFORE 09/15/16
Refill NDC: 68180-0752-03
Retail Price: $155.89 Your Insurance Saved You: $152.89

$ 3.00

A. MAHARAJ, MD
MFG: LUPIN
YYY/ / /CNW

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 160710416019029999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

SUN 1:00AM
Refill

AMLODIPINE BESYLATE 10MG TABLETS
68180-**0752**-03
END CAP

QTY 90
20 DRAM

WHITE
FRONT: LU
BACK: H13

YYY/ / /CNW

DOCTOR AND LABORATORY APPOINTMENTS while you are taking this medicine. BEFORE YOU HAVE ANY MEDICAL OR DENTAL TREATMENTS, emergency care, or surgery, tell the doctor or dentist that you are using this medicine. YOUR DOCTOR MAY HAVE ALSO PRESCRIBED a potassium supplement for you. If so, follow the dosing carefully. Do not start taking additional potassium on your own or change your diet to include more potassium without first checking with your doctor. THIS MEDICINE MAY CAUSE DIZZINESS or blurred vision. Do not drive, operate machinery, or do anything else that could be dangerous until you know how you react to this medicine. Using this medicine alone, with other medicines, or with alcohol may lessen your ability to drive or to perform other potentially dangerous tasks. THIS MEDICINE MAY CAUSE

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1882311-04391 DATE: 03/18/16

FUROSEMIDE 20MG TABLETS
QTY: 90 3 REFILLS BEFORE 03/18/17
New-E NDC: 00603-3739-32
Retail Price: $15.99 Your Insurance Saved You: $12.99

$ 3.00

~~A. RASHID, MD~~
MFG: QUALITEST
CNW/CNW/CNW/CNW

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 160785119293074998

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1882311-04391 DATE: 03/18/16

FUROSEMIDE 20MG TABLETS
QTY: 90 3 REFILLS BEFORE 03/18/17
New-E NDC: 00603-3739-32
Retail Price: $15.99 Your Insurance Saved You: $12.99

$ 3.00

~~A. RASHID, MD~~
MFG: QUALITEST
CNW/CNW/CNW/CNW

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 160785119293074998

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

FRI 6:37PM
New-E

FUROSEMIDE 20MG TABLETS
00603-**3739**-32
END CAP

QTY 90
10 DRAM

WHITE
FRONT: 3169
BACK: V

CNW/CNW/CNW/CNW

[illegible] alcohol, hot weather, exercise, or fever may increase these effects. To prevent them, sit up or stand slowly, especially in the morning. Sit or lie down at the first sign of any of these effects. PATIENTS WHO TAKE MEDICINE FOR HIGH BLOOD PRESSURE often feel tired or run down for a few weeks after starting treatment. Be sure to take your medicine even if you may not feel "normal". Tell your doctor if you develop any new symptoms. IF YOU ARE TAKING THIS MEDICINE FOR ANGINA, it will not relieve the pain of an [illegible] with your doctor. DO NOT SHARE THIS MEDICINE with others for whom it was not prescribed. DO NOT USE THIS MEDICINE for other health conditions. KEEP THIS MEDICINE out of the reach of children and pets. IF USING THIS MEDICINE FOR AN EXTENDED PERIOD OF TIME, obtain refills before your supply runs out. CHECK WITH YOUR PHARMACIST about how to dispose of unused medicine.

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1865185-04391 DATE: 03/11/16

AMLODIPINE BESYLATE 10MG TABLETS
QTY:90 2 REFILLS BEFORE 09/15/16
Refill NDC:68180-0752-03
Retail Price: $155.89 Your Insurance Saved You: $152.89 $ 3.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:LUPIN GROUP# PDPIND
YYY/ / /CNW CLAIM REF# 160710416019029999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1865185-04391 DATE: 03/11/16

AMLODIPINE BESYLATE 10MG TABLETS
QTY:90 2 REFILLS BEFORE 09/15/16
Refill NDC:68180-0752-03
Retail Price: $155.89 Your Insurance Saved You: $152.89 $ 3.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:LUPIN GROUP# PDPIND
YYY/ / /CNW CLAIM REF# 160710416019029999

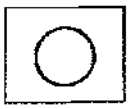
Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

SUN 1:00AM
Refill

AMLODIPINE BESYLATE 10MG TABLETS
68180-**0752**-03
END CAP

QTY 90
20 DRAM



WHITE
FRONT: LU
BACK: H13

YYY/ / /CNW

DOCTOR AND LABORATORY APPOINTMENTS while you are taking this medicine. BEFORE YOU HAVE ANY MEDICAL OR DENTAL TREATMENTS, emergency care, or surgery, tell the doctor or dentist that you are using this medicine. YOUR DOCTOR MAY HAVE ALSO PRESCRIBED a potassium supplement for you. If so, follow the dosing carefully. Do not start taking additional potassium on your own or change your diet to include more potassium without first checking with your doctor. THIS MEDICINE MAY CAUSE DIZZINESS or blurred vision. Do not drive, operate machinery, or do anything else that could be dangerous until you know how you react to this medicine. Using this medicine alone, with other medicines, or with alcohol may lessen your ability to drive or to perform other potentially dangerous tasks. THIS MEDICINE MAY CAUSE

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1882311-04391 DATE: 03/18/16

FUROSEMIDE 20MG TABLETS
QTY:90 3 REFILLS BEFORE 03/18/17
New-E NDC:00603-3739-32
Retail Price: $15.99 Your Insurance Saved You: $12.99 $ 3.00

A. RASHID, MD PLAN: AARPMPD
MFG:QUALITEST GROUP# PDPIND
CNW/CNW/CNW/CNW CLAIM REF# 160785119293074998

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1882311-04391 DATE: 03/18/16

FUROSEMIDE 20MG TABLETS
QTY:90 3 REFILLS BEFORE 03/18/17
New-E NDC:00603-3739-32
Retail Price: $15.99 Your Insurance Saved You: $12.99 $ 3.00

A. RASHID, MD PLAN: AARPMPD
MFG:QUALITEST GROUP# PDPIND
CNW/CNW/CNW/CNW CLAIM REF# 160785119293074998

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

FRI 6:37PM
New-E

FUROSEMIDE 20MG TABLETS
00603-**3739**-32
END CAP

QTY 90
10 DRAM



WHITE
FRONT: 3169
BACK: V

CNW/CNW/CNW/CNW



[redacted]

PROJECT DRAW 5

INVOICE NO. [redacted]

DATE [redacted]

Project Address [redacted]

TO: John D Culverhouse as Trustee
1635 Thumb Point Drive
Fort Pierce, FL 34949

DATE	REF	Scope of Work			TOTAL
		CLIENT CREDIT AS OF 12/30/15	$ 5,064.49		
DATE	REF	Materials			
2/3/16	G19420/6	East Coast Lumber - vernier caliper 5"	Paid		$13.85
2/3/16		East Coast Lumber - wire brushes, grinder blades for sanding rebar from stockroom	Paid		$15.00
2/3/16		East Coast Lumber - free standing permit box assembly including weather proof plastic permit box	Paid		$35.00
2/3/16		East Coast Lumber - pool safety fence	Paid		$30.00
/16		4 x 4 uprights	Paid		N/C
2/3/16		plastic buckets	Paid		N/C
2/3/16		East Coast Lumber - concrete	Paid		$4.00
2/3/16		East Coast Lumber - replacement security locks	Paid		$6.00
2/13/16		Construction Materials - rebar	Paid		$161.85
2/28/16		Purchase of 2-cycle oil for lawn equipment	Paid		$2.50
2/29/16	D40138	Reliable Septic & Services - dumpster container/delivery			$267.50
3/1/16	5973	City of Fort Pierce-refee and NOC RTPD Ck #5695	Paid		$50.00
3/1/16	1216135	St Lucie Cty - Recording of NOC RTPD Ck#5694	Paid		$13.00
3/9/16		Fort Pierce Utilities - water meter RTPD ck #5701	Paid		$370.00
3/4/16		Fort Pierce Utilities - temp pole - paid by client/their check #1537	Paid	$175.00	
3/3/16	11374	Joe's Electric of St Lucie County - balance for temp power pole with passed inspection			$480.00
/11/16	51941	Reliable Septic & Services - Monthly maintenance of portable toilet - month of March			$85.00

PNC MORTGAGE℠

A Division of PNC Bank, National Association

Customer Service Contact Information:
PNC Mortgage, B6-YM07-01-7
PO Box 1820
Dayton, OH 45401-1820
1-800-822-5626

March 04, 2016

Re: Loan Number: [redacted]

John B Culverhouse
Susan D Culverhouse
1635 Thumbpoint Dr
Fort Pierce FL 34949

PNC MORTGAGE℠

DFS Support
P.O. BOX 1820
Dayton, OH 45401-1820

COLUMBUS
D/S AUTH 131

Presort
First Class Mail
ComBasPrice

U.S. POSTAGE PITNEY BOWES

ZIP 45458 $ 000.41⁶
02 1W
0001397911 MAR 09 2016

[redacted]

BNB-L3B 34949

Did you know that *one in four adults* has a spouse or significant other with a hearing loss

It's so important for people in a relationship to stay connected. When you suffer from hearing problems you don't feel that same strong connection to each other and to loved ones that you used to have.

Now is a great time to call our office to learn how a hearing system can improve the quality of your life. We're offering a **FREE hearing** evaluation and many special offers if it's determined you could benefit from a hearing aid. Call our office to schedule your appointment. Don't let poor hearing affect your relationships another day.



***Re-connect* with loved ones.**
***Re-connect* with friends.**
***Re-connect* with life!**

FREE BATTERIES!

1 year supply of batteries with purchase of hearing aid.

Offer Expires June 15, 2016

Associated Coastal ENT Physicians
4632 S. 25th Street
Fort Pierce, FL 34981

Presorted
Standard
U.S. Postage
PAID
Permit No. 6784
Carol Stream, IL

Appointments are available
June 6th, 7th & 8th, 2016
Appointments are limited, so the sooner you call, the better!

ASSOCIATED COASTAL ENT PHYSICIANS
"Two Convenient Locations to Better Serve You"

4632 S. 25th Street
Fort Pierce, FL
(772) 464-9595

1731 SW Gatlin Blvd.
Port St. Lucie, FL
(772) 335-1351

T2 P2 **********AUTO**5-DIGIT 34946 * 1430
Brad Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570



P.O. Box 547 | Bartow, FL 33831-0547

PRESORTED
STANDARD
U.S. POSTAGE
PAID
PERMIT 1
LAKELAND, FL

Mr. John B Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

14

CORDIALLY INVITE YOU TO A

FRIENDS OF FLORIDA AGRICULTURE BARBECUE

HONORING

ADAM PUTNAM

COMMISSIONER OF AGRICULTURE

FEATURING REPUBLICAN U.S. SENATE CANDIDATES

CONGRESSMAN RON DESANTIS, LT. GOVERNOR CARLOS LÓPEZ-CANTERA, & TODD WILCOX

SATURDAY, APRIL 2, 2016
12:00PM

BEN HILL GRIFFIN'S PEACE RIVER RANCH
1445 BEN HILL GRIFFIN ROAD
ZOLFO SPRINGS, FL 33890

$25 PER PERSON – $50 PER FAMILY – KIDS COME FREE

TO PURCHASE TICKETS PLEASE VISIT: WWW.FLORIDAGROWN.EVENTBRITE.COM
OR
KINDLY RSVP TO JULIE FAZEKAS AT RSVP@adamputnam.com OR 863.537.7001

CONTRIBUTIONS TO FLORIDA GROWN PC ARE UNLIMITED PERSONAL AND CORPORATE
PLEASE MAKE CHECKS PAYABLE TO FLORIDA GROWN PC

CONTRIBUTIONS ARE NOT DEDUCTIBLE FOR FEDERAL INCOME TAX PURPOSES.
POLITICAL ADVERTISEMENT PAID FOR BY FLORIDA GROWN PC, 2640-A MICHIGAN DRIVE, TALLAHASSEE, FL 32308

Cardiovascular Consultants
2215 Nebraska Avenue, Suite 2E
Fort Pierce, FL- 34950
Tel: 772-461-6812
Fax: 772-461-6816

Summary of Today's Visit

CULVERHOUSE , JOHN BRADFORD
DOB [redacted]
Account No 3399
Gender:Male
Race:White
Ethnicity:Not Hispanic or Latino
Preferred Language:English
03/18/2016 visit with Ahmad Rashid, MD

Medication List

Other medications you are on

- Taking Nitrostat : 0.4 mg 1 tab(s) sublingually every 5 minutes,25 ,Refills: 3
- Taking phentermine : 37.5 mg 1 cap(s) orally twice a day,90 days ,180 ,Refills: 3
- Taking indomethacin : 25 mg 1 cap(s) orally 3 times a day prn,90 days ,270 ,Refills: 3
- Taking Norvasc : 10 1 tab(s) orally once a day,90 ,90 ,Refills: 3
- Taking Glucophage : 500 mg 1 tab orally once a day,90 ,90 ,Refills: 3
- Taking Lotensin : 40 mg 1 tab(s) orally once a day,90 ,90 ,Refills: 3
- Taking Lasix : 20 mg 1 tab(s) orally once a day prn,90 ,90 ,Refills: 3
- Taking atenolol : 25 mg 1 tab(s) orally once a day,90 ,90 Tab ,Refills: 2
- Taking Protonix : 40 mg 1 tab(s) orally once a day,90 ,90 Unspecified ,Refills: 2

Smoking Status

- nonsmoker

Your Next Appointment(s)

- Fri, 16 Sep 2016 at 03:00 PM with Ahmad Rashid, MD at CARDIOVASCULAR CONSULTANTS 2215 NEBRASKA AVENUE SUITE 2E FORT PIERCE, FL 349504866 Phone: 772-461-6812 (Reason: 6 MONTH OFFICE VISIT)

This document contains confidential information about your health. To maintain your privacy, do not throw this document in the trash. If you do not wish to keep this document for your records, please shred or otherwise securely dispose of your copy. If you are not the intended recipient, please destroy this document and report it to the physician's office named above.

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of the New Charges if paid after the due date. See Reverse side of the bill for more details. Copies of the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or at WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1600. (CALL 811 OR 1-800-432-4770 – 48 HOURS BEFORE DIGGING.)

Service Address: 1635 THUMB POINT DR — Statement Date: 3/30/2016

Account Number	Amount of Last Bill	Payments Received	Past Due	New Charges	New Charges Due Date	Total Due
[redacted]	$0.00	($250.00)	($250.00)	$256.92	4/19/2016	$6.92

WATER METER	READING	DATE
Current Read	0	03/23/16
Previous Read	0	03/17/15
K Gals Used	0	

Feb16	0	*Oct15*	0	*Jun15*	0
Jan16	0	*Sep15*	0	*May15*	0
Dec15	0	*Aug15*	0	*Apr15*	0
Nov15	0	*Jul15*	0	*Mar15*	0

WATER SERVICE		RATE		CHARGE
CUSTOMER CHARGE			$	6.29
CITY UTILITY TAX WATER			$	0.63
	W69013309		$	6.92
	TOTAL WATER SERVICE:		$	**6.92**

MISCELLANEOUS	RATE		CHARGE
PAYMENT ON DEPOSIT		$	(120.00)
WATER 3/4 METER ONLY U/G		$	250.00
DEPOSIT		$	120.00
TOTAL MISCELLANEOUS CHARGES:		$	**250.00**
TOTAL BILLING:		$	**256.92**

Page 1 (74364700 - 150429)

"Outage/Trouble" 772-466-7703
CUSTOMER – RETAIN TOP PORTION FOR YOUR RECORDS

FORT PIERCE UTILITIES AUTHORITY
Mail To: P.O. Box 13929, Fort Pierce, FL 34979-3929
WWW.FPUA.COM
For questions about your bill, please call (772) 466-1600.

Account Number	Service Address	Past Due	New Charges	Total Due
[redacted]	1635 THUMB POINT DR	($250.00)	$256.92	$6.92

Phone Number:	Email Address:

We are requesting that you provide us with a phone number and email address for notifications.

AMOUNT PAID

BRAD CULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

2 334

00017436470015042900000000000041920160000069200000003

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of the New Charges if paid after the due date. See Reverse side of the bill for more details. Copies of the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or at WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1600. (CALL 811 OR 1-800-432-4770 – 48 HOURS BEFORE DIGGING.)

Statement Date: 3/30/2016

Service Address: 1635 THUMB POINT DR, TEMP

Account Number	Amount of Last Bill	Payments Received	Past Due	New Charges	New Charges Due Date	Total Due
[redacted]	$0.00	($75.00)	($75.00)	$80.39	4/19/2016	$5.39

ELECTRIC USED	Meter	
Current Read	0	03/23/16
Previous Read	0	03/08/16
kWh Used	0	

Feb16	0 *Oct15*	0 *Jun15*	0
Jan16	0 *Sep15*	0 *May15*	0
Dec15	0 *Aug15*	0 *Apr15*	0
Nov15	0 *Jul15*	0 *Mar15*	0

ELECTRIC SERVICE CHARGES		
CUSTOMER CHARGE		$ 4.48
ELEC GROSS RECEIPTS COM		$ 0.11
ELEC SALES TAX		$ 0.32
SCHOOL SALES TAX		$ 0.02
CITY UTILITY TAX ELECTRIC		$ 0.46
	E71521	$ 5.39
	TOTAL ELECTRIC SERVICE:	**$ 5.39**

MISCELLANEOUS CHARGES & CREDITS		
PAYMENT ON DEPOSIT		$ (100.00)
DEPOSIT		$ 100.00
CONNECTION FOR TEMP POLE		$ 75.00
	TOTAL MISCELLANEOUS CHARGES:	**$ 75.00**
	TOTAL BILLING:	**$ 80.39**

Fort Pierce Utilities Authority
206 S. 6th St.
P.O. Box 3191
Ft. Pierce, FL 34948-3191

Website: www.fpua.com

PRESORTED FIRST CLASS

U.S. POSTAGE

ZIP 34950 $
02 1W
0001401510

BRAD CULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

2 3

any questions or concerns with your doctor. Use this medicine with caution in the ELDERLY; they may be more sensitive to its effects, especially thinning skin. CORTICOSTEROIDS MAY AFFECT GROWTH RATE in CHILDREN and teenagers in some cases. They may need regular growth checks while using a corticosteroid. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. FOR WOMEN: IF YOU BECOME PREGNANT, contact your doctor. You will need to discuss the benefits and risks of using this medicine while you are pregnant. IT IS NOT KNOWN IF THIS MEDICINE IS FOUND IN BREAST MILK. If you are or will be breast-feeding while you use this medicine, check with your doctor. Discuss any possible risks to your baby.

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1889617-04391 DATE: 05/02/16

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY: 45 2 REFILLS BEFORE 05/02/17
New-E NDC:68462-0298-55
Retail Price: $70.99 Your Insurance Saved You: $68.99

$ 2.00

A. GRAFF, MD
MFG:GLENMARK
XXX/CNW/CNW/CNW

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16123341418709199 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1889617-04391 DATE: 05/02/16

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY: 45 2 REFILLS BEFORE 05/02/17
New-E NDC:68462-0298-55
Retail Price: $70.99 Your Insurance Saved You: $68.99

$ 2.00

A. GRAFF, MD
MFG:GLENMARK
XXX/CNW/CNW/CNW

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16123341418709199 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

MON 1:58PM
New-E

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM QTY 45
68462-**0298**-55
ALPHA

XXX/CNW/CNW/CNW

vision, or lightheadedness. DO NOT DRIVE, OPERATE MACHINERY, OR DO ANYTHING ELSE THAT COULD BE DANGEROUS until you know how you react to this medicine. Using this medicine alone, with other medicines, or with alcohol may lessen your ability to drive or to perform other potentially dangerous tasks. THIS MEDICINE MAY CAUSE increased sensitivity to the sun. Avoid exposure to the sun, sunlamps, or tanning booths until you know how you react to this medicine. Use a sunscreen or protective clothing if you must be outside for a prolonged period. MILD DIARRHEA IS COMMON with antibiotic use. However, a more serious form of diarrhea (pseudomembranous colitis) may rarely occur. This may develop while you use the antibiotic or within several months after you stop using it. Contact your doctor right away if stomach pain or cramps, severe

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1889619-04391 DATE: 05/02/16

AZITHROMYCIN 250MG TABLETS 6-PAK
QTY: 6 NO REFILLS - DR. AUTH REQUIRED
New-E NDC:50111-0787-51
Retail Price: $35.99 Your Insurance Saved You: $33.99

$ 2.00

A. GRAFF, MD
MFG:TEVA
CNW/CNW/CNW/CNW

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16123343526303399 8

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1889619-04391 DATE: 05/02/16

AZITHROMYCIN 250MG TABLETS 6-PAK
QTY: 6 NO REFILLS - DR. AUTH REQUIRED
New-E NDC:50111-0787-51
Retail Price: $35.99 Your Insurance Saved You: $33.99

$ 2.00

A. GRAFF, MD
MFG:TEVA
CNW/CNW/CNW/CNW

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16123343526303399 8

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

MON 1:58PM
New-E

AZITHROMYCIN 250MG TABLETS 6-PAK
50111-**0787**-51
UNIT OF USE

QTY 6
10 DRAM



WHITE
FRONT: PLIVA
BACK: 787

CNW/CNW/CNW/CNW

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of the New Charges if paid after the due date. See Reverse side of the bill for more details. Copies of the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or at WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1600. **(CALL 811 OR 1-800-432-4770 – 48 HOURS BEFORE DIGGING.)**

Service Address: 1635 THUMB POINT DR, TEMP — Statement Date: 4/28/2016

Account Number	Amount of Last Bill	Payments Received	Previous Balance	New Charges	New Charges Due Date	Total Due
[redacted]	$5.39	($5.39)	$0.00	$7.04	5/18/2016	$7.04

Current Read	0	04/22/16
Previous Read	0	03/23/16
kWh Used	0	

Mar16	0 *Nov15*	0 *Jul15*	0
Feb16	0 *Oct15*	0 *Jun15*	0
Jan16	0 *Sep15*	0 *May15*	0
Dec15	0 *Aug15*	0 *Apr15*	0

CUSTOMER CHARGE		$ 5.84
ELEC GROSS RECEIPTS COM		$ 0.15
ELEC SALES TAX		$ 0.42
SCHOOL SALES TAX		$ 0.03
CITY UTILITY TAX ELECTRIC		$ 0.60
	E71521	$ 7.04
	TOTAL ELECTRIC SERVICE:	**$ 7.04**

TOTAL BILLING: $ 7.04

Page 1 (50000017 - 150429)

Total due will be electronically transferred on or about 05/18/2016.

CUSTOMER – RETAIN TOP PORTION FOR YOUR RECORDS

FORT PIERCE UTILITIES AUTHORITY
Mail To: P.O. Box 13929, Fort Pierce, FL 34979-3929

WWW.FPUA.COM
For questions about your bill, please call (772) 466-1600.

Account Number	Service Address	Previous Balance	New Charges	Total Due
[redacted]	1635 THUMB POINT DR, TEMP	$0.00	$7.04	$7.04

Phone Number:	Email Address:

We are requesting that you provide us with a phone number and email address for notifications.

AMOUNT PAID

EZ PAY

BRAD CULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

2 329

00015000001715042900000000000051820160000070400000000008

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of the New Charges if paid after the due date. See Reverse side of the bill for more details. Copies of the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or at WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1600. (CALL 811 OR 1-800-432-4770 – 48 HOURS BEFORE DIGGING.)

Service Address: 1635 THUMB POINT DR — Statement Date: 4/28/2016

Account Number	Amount of Last Bill	Payments Received	Previous Balance	New Charges	New Charges Due Date	Total Due
[redacted]	$6.92	$0.00	$6.92	$14.83	5/18/2016	$21.75

Current Read	0	04/22/16
Previous Read	0	03/23/16
K Gals Used	0	

Mar16	0	*Nov15*	0	*Jul15*	0
Feb16	0	*Oct15*	0	*Jun15*	0
Jan16	0	*Sep15*	0	*May15*	0
Dec15	0	*Aug15*	0	*Apr15*	0

CUSTOMER CHARGE		$ 13.48
CITY UTILITY TAX WATER		$ 1.35
	W69013309	$ 14.83
	TOTAL WATER SERVICE:	$ 14.83
	TOTAL BILLING:	$ 14.83

Page 1 (74364700 - 150429)

"Outage/Trouble" 772-466-7703
CUSTOMER – RETAIN TOP PORTION FOR YOUR RECORDS

FORT PIERCE UTILITIES AUTHORITY
Mail To: P.O. Box 13929, Fort Pierce, FL 34979-3929

WWW.FPUA.COM
For questions about your bill, please call (772) 466-1600.

Account Number	Service Address	Previous Balance	New Charges	Total Due
[redacted]	1635 THUMB POINT DR	$6.92	$14.83	$21.75

Phone Number: | Email Address:

We are requesting that you provide us with a phone number and email address for notifications.

AMOUNT PAID

BRAD CULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

2 329

00017436470015042900000000000051820160000217500000000 5

United States Postal Service®

Sorry We Missed You! We Re Deliver for You

Today's Date: 4-27

Sender's Name: Builders Notice

Item is at:
✓ Post Office™ *(See back)*

Available for Pick-up After

Date:

Time:

For Redelivery
Go to usps.com/redelivery
or see reverse

✓ Letter

___ Large envelope, magazine, catalog, etc.

___ Parcel

___ Perishable Item

___ Other:

For Delivery: *(Enter total number of items delivered by service type.)*

For Notice Left: *(Check applicable item)*

___ Priority Mail Express™

✓ Certified Mail™ *(Must claim within 15 days or article will be returned)*

___ Restricted Delivery

___ Registered Mail™

___ Insured Mail

___ Return Receipt for Merchandise

___ Adult Signature

___ Signature Confirmation™

☐ **If checked, you or your agent must be present at time of delivery to sign for item.**

USPS Tracking # or Article Number(s)

7101041 23[redacted]

FINAL NOTICE

Notice Left Section

Customer Name and Address

John Culverhouse

1635 Thurstpoint Dr

Delivered By and Date

Article Requiring Payment

☐ Postage Due ☐ COD ☐ Customs

Amount Due $

☑ **Final Notice:** Article will be returned to sender on 5-3-16

PS Form **3849**, July 2013

usps.com

Delivery Notice/Reminder/Receipt

REPLACEMENTS, LTD.
China, Crystal & Silver • Old & New
1089 Knox Road, PO Box 26029, Greensboro, NC 27420
www.replacements.com®

PRESORTED STANDARD
U. S. POSTAGE PAID
REPLACEMENTS, LTD.

1-800-REPLACE
(1-800-737-5223)

Want pattern info faster?
Switch to EMAIL delivery!
Inquire Today!

REPLACEMENTS, LTD.
China, Crystal & Silver • Old & New
1089 Knox Road, PO Box 26029, Greensboro, NC 27420
1-800-REPLACE • FAX 1-336-697-3100 • TDD 1-800-270-3708
SATISFACTION IS GUARANTEED. SEE DETAILS ON LAST PAGE.

[redacted]

Quote Date: 05/10/2016
Page #: 1

ELECTRONIC SERVICE REQUESTED

38735 AT/DB 0.239 T24 **AUTO3-DIGIT 334 PL1 N320
#0000196691821# KX
BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE, FL 34949-3570

CUSTOMER
[redacted]
NUMBER

Following Are The Pieces Available In Your Pattern(s)
Call Or Go Online To Order
1-800-REPLACE (1-800-737-5223)
www.replacements.com
(Mail/Fax ordering instructions on last page)

Check out our improved search feature on replacements.com

We have made it easier to browse your patterns or shop for that perfect gift.
Now you can filter your search by price, availability, manufacturer, piece type, and more.
Look for exciting changes to our website in the months ahead!

PNC MORTGAGE℠

A Division of PNC Bank, National Association

Customer Service Contact Information:
PNC Mortgage, B6-YM07-01-7
PO Box 1820
Dayton, OH 45401-1820
1-800-822-5626

May 03, 2016

Re: Loan Number: [redacted]

John B Culverhouse
Susan D Culverhouse
1635 Thumbpoint Dr
Fort Pierce FL 34949

PNC MORTGAGE℠

DFS Support
P.O. BOX 1820
Dayton, OH 45401-1820

COLUMBUS
D/S AUTH 131

Presort
First Class Mail
ComBasPrice

U.S. POSTAGE PITNEY BOWES
ZIP 45458 $ 000.39⁹
02 1W
0001397911 MAY 05 2016

[redacted]

schedule. DO NOT use 2 doses at once.

CAUTIONS: DO NOT TAKE THIS MEDICINE if you have had an allergic reaction to it, to any ingredient in this product, or to other NSAIDs (eg, ibuprofen). If you have a question about whether you are allergic to this medicine or if a certain medicine is a NSAID, contact your doctor or pharmacist. BEFORE USING THIS MEDICINE, tell your doctor if you have had a severe allergic reaction (eg, severe rash, hives, difficulty breathing, dizziness) to aspirin or

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1891182 04391 DATE: 05/11/16

NEVANAC 0.1% OPHT SUSP 3ML
QTY: 3 2 REFILLS BEFORE 05/11/17
New-E NDC:00065-0002-03
Retail Price: $326.99 Your Insurance Saved You: $303.99

$ 23.00

A. MAHARAJ, MD
MFG:ALCON
MIC/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16133245540807299 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1891182 04391 DATE: 05/11/16

NEVANAC 0.1% OPHT SUSP 3ML
QTY: 3 2 REFILLS BEFORE 05/11/17
New-E NDC:00065-0002-03
Retail Price: $326.99 Your Insurance Saved You: $303.99

$ 23.00

A. MAHARAJ, MD
MFG:ALCON
MIC/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16133245540807299 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

WED 2:17PM
New-E

NEVANAC 0.1% OPHT SUSP 3ML
00065-0002-03
ALPHA

QTY 3

LIQUID

MIC/MIC/MIC/MIC

American Stationery®

CELEBRATING THE JOY OF LETTER WRITING SINCE 191[illegible]

100 N. Park Avenue • Peru, Indiana 46970

americanstationery.com ✦ 1.800.822.2577

PRSRT STD
US POSTAGE
PAID
AMERICAN
STATIONERY

Customer # [illegible]

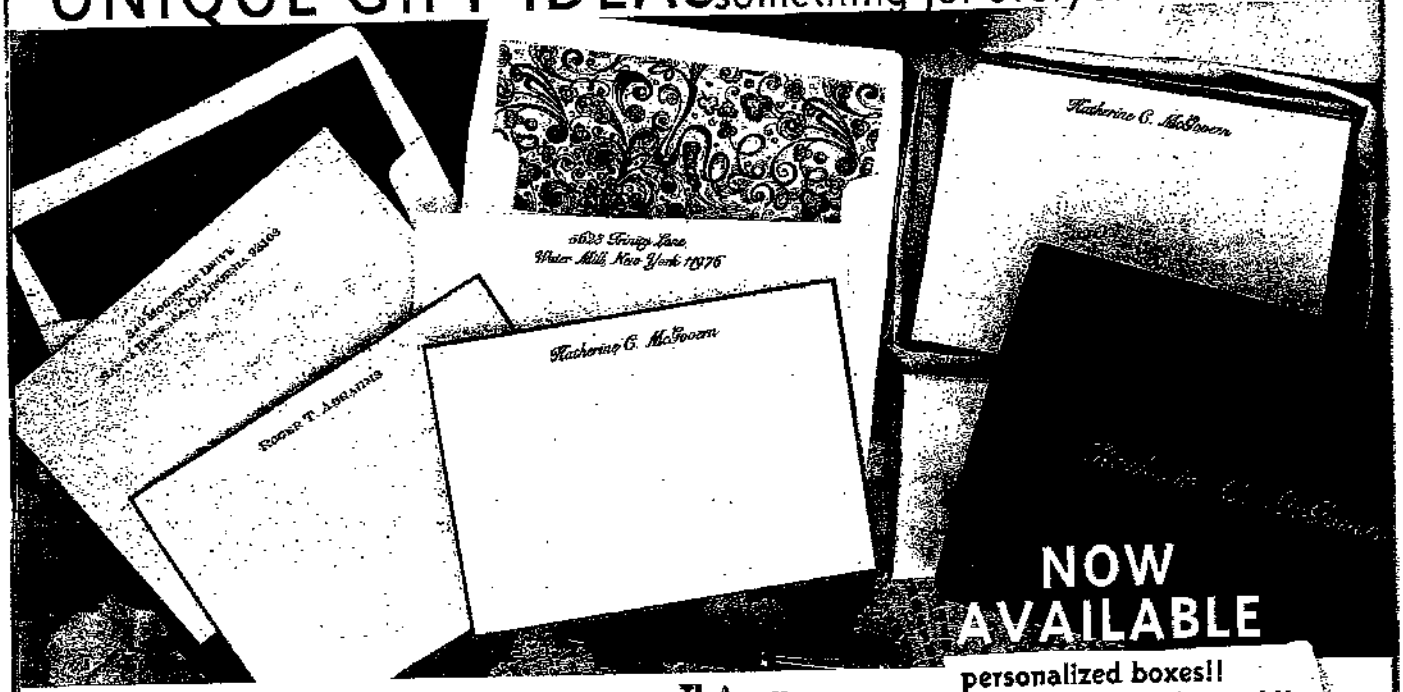
Keycode [illegible]

FREE SHIPPING!
Use catalog keycode to receive free standard shipping on any order over $25. This offer expires 5/15/16.

**********ECRLOT**C-014

8_MR5_108 P1D1 12 36648
MR JOHN CULVERHOUSE
OR CURRENT RESIDENT
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

UNIQUE GIFT IDEAS something for everyone!!!



A. | Hand Bordered Cards Personalized with Foil Letterpress TL ☆ ~ New

Reminiscent of our always popular Hand Bordered Cards but with an extra thick border, these White or Ivory wide bordered cards are a stylish choice. In your choice of Periwinkle or Orange borders, they can be paired with an optional lined envelope for added elegance (Solid Periwinkle and Modern Abstract shown). 6 ¼" x 4 ½" cards.

Foil Colors: Silver or Gold | Border Colors: Periwinkle or Orange
Typestyles: See Order Form for Typestyle Library (Sorry, fonts (CV), (RY) and (ST) are not available for foil-stamped items.)
Paper Colors: White or Ivory | Liners: Solid Periwinkle or Modern Abstract
Envelopes: Plain: for optional 2-3 line address add $18. Lined: add LE to end of item #, specify liner and add $24.

		25	50
3550	Periwinkle Hand Border Cards, Plain Envelopes	$38.95	$48.95
3551	Orange Hand Border Cards, Plain Envelopes	$38.95	$48.95

B. | Personalized Box Exclusive!

An American Stationery exclusive presentation. Turn your stationery box into a gift box by adding our new personalization option for only $4.95. Choose White, Silver or Gold foil, typestyle of your choice, and up to 3 lines of personalization. This option will be available automatically online. To order by mail or phone specify box personalization.

Personalized Gift Box $4.95

personalized boxes!! add just the right touch!!



alcohol, hot weather, exercise, or fever may increase these effects. To prevent them, sit up or stand slowly, especially in the morning. Sit or lie down at the first sign of any of these effects. PATIENTS WHO TAKE MEDICINE FOR HIGH BLOOD PRESSURE often feel tired or run down for a few weeks after starting treatment. Be sure to take your medicine even if you may not feel "normal". Tell your doctor if you develop any new symptoms. IF YOU ARE TAKING THIS MEDICINE FOR ANGINA, it will not relieve the pain of an

with your doctor. DO NOT SHARE THIS MEDICINE with others for whom it was not prescribed. DO NOT USE THIS MEDICINE for other health conditions. KEEP THIS MEDICINE out of the reach of children and pets. IF USING THIS MEDICINE FOR AN EXTENDED PERIOD OF TIME, obtain refills before your supply runs out. CHECK WITH YOUR PHARMACIST about how to dispose of unused medicine.

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1865185-04391 DATE: 06/07/16

AMLODIPINE BESYLATE 10MG TABLETS
QTY:90 1 REFILL BEFORE 09/15/16
Refill NDC:68180-0752-03
Retail Price: $155.89 Your Insurance Saved You: $152.89

$ 3.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:LUPIN GROUP# PDPIND
YYY/ / /CNW CLAIM REF# 16159041821903399 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1865185-04391 DATE: 06/07/16

AMLODIPINE BESYLATE 10MG TABLETS
QTY:90 1 REFILL BEFORE 09/15/16
Refill NDC:68180-0752-03
Retail Price: $155.89 Your Insurance Saved You: $152.89

$ 3.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:LUPIN GROUP# PDPIND
YYY/ / /CNW CLAIM REF# 16159041821903399 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

THU 1:00AM
Refill

AMLODIPINE BESYLATE 10MG TABLETS
68180-**0752**-03
END CAP

QTY 90
20 DRAM

WHITE
FRONT: LU
BACK: H13

YYY/ / /CNW

Seek medical attention right away if you experience symptoms of low blood magnesium levels (eg, dizziness; fast or irregular heartbeat; involuntary muscle movements; jitteriness or tremors; muscle aches, cramps, pain, spasms, or weakness; seizures). THIS MEDICINE MAY INCREASE THE RISK of hip, wrist, and spine fractures in patients with weak bones (osteoporosis). The risk may be greater if you use this medicine in high doses, for longer than a year, or if you are over 50 years old. Contact your doctor if you have any questions about this information. CHECK WITH YOUR DOCTOR to see whether you should take a calcium and vitamin D supplement while you use this medicine. LONG-TERM TREATMENT (EG, LONGER THAN 3 YEARS) with medicines like this one has rarely caused low vitamin B-12 levels. Discuss any questions or concerns with your doctor. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1877281-04391 DATE: 06/14/16

PANTOPRAZOLE 40MG TABLETS
QTY:90 2 REFILLS BEFORE 09/15/16
Refill NDC:59746-0284-90
Retail Price: $296.89 Your Insurance Saved You: $290.89

$ 6.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:CADISTA GROUP# PDPIND
ARL/ / / CLAIM REF# 16166500843905999 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1877281-04391 DATE: 06/14/16

PANTOPRAZOLE 40MG TABLETS
QTY:90 2 REFILLS BEFORE 09/15/16
Refill NDC:59746-0284-90
Retail Price: $296.89 Your Insurance Saved You: $290.89

$ 6.00

A. MAHARAJ, MD PLAN: AARPMPD
MFG:CADISTA GROUP# PDPIND
ARL/ / / CLAIM REF# 16166500843905999 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

TUE 6:24PM
Refill

PANTOPRAZOLE 40MG TABLETS
59746-**0284**-90
FAST RACK

QTY 90
10 DRAM

LIGHT PINK
FRONT: C284

ARL/ / / Med Guide

severe allergic reacton (eg, severe rash, hives, trouble breathing, growths in the nose, dizziness) to aspirin or an NSAID (eg, ibuprofen, celecoxib). DO NOT TAKE MORE THAN THE RECOMMENDED DOSE or use for longer than prescribed without checking with your doctor. Laboratory and/or medical tests, including kidney function, liver function, complete blood cell counts, and blood pressure, may be performed to monitor your progress or to check for side effects. KEEP ALL DOCTOR AND LABORATORY APPOINTMENTS while you are taking this medicine. THIS MEDICINE MAY INTERFERE with certain lab tests. Be sure your doctor and lab personnel know that you take this medicine. BEFORE YOU HAVE ANY MEDICAL OR DENTAL TREATMENTS, EMERGENCY CARE, OR SURGERY, tell the doctor or dentist that you are taking this

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897408-04391 DATE: 06/21/16

INDOMETHACIN 25MG CAPSULES
QTY:270 2 REFILLS BEFORE 03/18/17
Copy NDC:31722-0542-01
Retail Price: $94.29 Your Insurance Saved You: $83.13

$ 11.16

A. RASHID, MD PLAN: AARPMPD
MFG:CAMBER GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 161733127628018999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897408-04391 DATE: 06/21/16

INDOMETHACIN 25MG CAPSULES
QTY:270 2 REFILLS BEFORE 03/18/17
Copy NDC:31722-0542-01
Retail Price: $94.29 Your Insurance Saved You: $83.13

$ 11.16

A. RASHID, MD PLAN: AARPMPD
MFG:CAMBER GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 161733127628018999

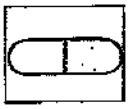
Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

WAITING
TUE 11:56AM
Copy

INDOMETHACIN 25MG CAPSULES
31722-**0542**-01
ALPHA

QTY 270



LIGHT GREEN
FRONT: H
BACK: 103

MIC/MIC/MIC/CNW Med Guide

LABORATORY APPOINTMENTS while you are taking this medicine. Laboratory and/or medical tests such as kidney function, liver function, fasting blood glucose, hemoglobin A1C, or blood counts, should be done to monitor your progress or to check for side effects. IF YOUR BLOOD SUGARS HAVE BEEN UNDER CONTROL AND ARE SUDDENLY DIFFICULT TO MANAGE, contact your doctor as soon as possible. BEFORE YOU HAVE ANY MEDICAL OR DENTAL TREATMENTS, EMERGENCY CARE, LABORATORY TESTS, OR SURGERY, tell the doctor or dentist that you are using this medicine. During times of stress such as fever, infection, injury, or surgery, it may be more difficult to control your blood sugar. Consult your doctor, as a change in your medicine may be required. DO NOT drink large amounts of alcohol while you are taking this medicine. TALK TO YOUR DOCTOR BEFORE YOU DRINK ALCOHOL while you use this medicine. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. CAUTION IS ADVISED WHEN USING THIS MEDICINE IN THE ELDERLY because they may be more sensitive to the effects of the medicine. Low blood sugar levels may be more difficult to recognize in the elderly. FOR WOMEN: IF YOU PLAN ON BECOMING PREGNANT, discuss with your

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897409-04391 DATE: 06/21/16

METFORMIN 500MG TABLETS
QTY:90 2 REFILLS BEFORE 03/18/17
Copy NDC:00378-7185-05
Retail Price: $31.49 Your Insurance Saved You: $28.49

$ 3.00

A. RASHID, MD PLAN: AARPMPD
MFG:MYLAN GROUP# PDPIND
ARL/MIC/MIC/CNW CLAIM REF# 161733128544066999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897409-04391 DATE: 06/21/16

METFORMIN 500MG TABLETS
QTY:90 2 REFILLS BEFORE 03/18/17
Copy NDC:00378-7185-05
Retail Price: $31.49 Your Insurance Saved You: $28.49

$ 3.00

A. RASHID, MD PLAN: AARPMPD
MFG:MYLAN GROUP# PDPIND
ARL/MIC/MIC/CNW CLAIM REF# 161733128544066999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

WAITING
TUE 11:56AM
Copy

METFORMIN 500MG TABLETS
00378-**7185**-05
END CAP

QTY 90
20 DRAM



WHITE
FRONT: G
BACK: MF 1

ARL/MIC/MIC/CNW

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of the New Charges if paid after the due date. See Reverse side of the bill for more details. Copies of the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or at WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1600. (CALL 811 OR 1-800-432-4770 – 48 HOURS BEFORE DIGGING.)

Service Address: 1635 THUMB POINT DR — Statement Date: 6/29/2016

Account Number	Amount of Last Bill	Payments Received	Previous Balance	New Charges	New Charges Due Date	Total Due
[redacted]	$47.96	$0.00	$47.96	$15.27	7/19/2016	$63.23

	Reading	Read Date
Current Read	3	06/23/16
Previous Read	3	05/24/16
K Gals Used	0	

May16	3	*Jan16*	0	*Sep15*	0
Apr16	0	*Dec15*	0	*Aug15*	0
Mar16	0	*Nov15*	0	*Jul15*	0
Feb16	0	*Oct15*	0	*Jun15*	0

WATER SERVICE		
CUSTOMER CHARGE		$ 13.88
CITY UTILITY TAX WATER		$ 1.39
	W69013309	$ 15.27
	TOTAL WATER SERVICE:	**$ 15.27**
	TOTAL BILLING:	**$ 15.27**

Page 1 (74364700 - 150429)

"Outage/Trouble" 772-466-7703

CUSTOMER – RETAIN TOP PORTION FOR YOUR RECORDS

FORT PIERCE UTILITIES AUTHORITY
Mail To: P.O. Box 13929, Fort Pierce, FL 34979-3929

WWW.FPUA.COM
For questions about your bill, please call (772) 466-1600.

Account Number	Service Address:	Previous Balance	New Charges	Total Due
[redacted]	1635 THUMB POINT DR	$47.96	$15.27	$63.23

Phone Number:	Email Address:

We are requesting that you provide us with a phone number and email address for notifications.

AMOUNT PAID

BRAD CULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

2 325

00017436470015042900000000000071920160000632300000000004

lightheadedness, or fainting. Alcohol, hot weather, exercise, and fever can increase these effects. To prevent them, sit up or stand slowly, especially in the morning. Also, sit or lie down at the first sign of dizziness, lightheadedness, or weakness. These effects may be worse if you take it with alcohol or certain medicines. Use this medicine with caution. DO NOT DRIVE OR PERFORM OTHER POSSIBLY UNSAFE TASKS until you know how you react to it. DEHYDRATION, EXCESSIVE SWEATING, VOMITING, OR DIARRHEA may increase the risk of low blood pressure. Contact your health care provider at once if any of these occur. THIS MEDICINE MAY CAUSE A SERIOUS SIDE EFFECT CALLED ANGIOEDEMA. The risk may be higher in black patients. Contact your doctor at once if you develop swelling of the hands, face, lips, eyes, throat, or tongue;

WIC# 216982

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897410-04391 DATE: 06/21/16

BENAZEPRIL 40MG TABLETS
QTY: 90 2 REFILLS BEFORE 03/18/17
Copy NDC: 43547-0338-10
Retail Price: $59.99 Your Insurance Saved You: $56.99

$ 3.00

A. RASHID, MD PLAN: AARPMPD
MFG:SOLCO GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 18173312889B017999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897410-04391 DATE: 06/21/16

BENAZEPRIL 40MG TABLETS
QTY: 90 2 REFILLS BEFORE 03/18/17
Copy NDC: 43547-0338-10
Retail Price: $59.99 Your Insurance Saved You: $56.99

$ 3.00

A. RASHID, MD PLAN: AARPMPD
MFG:SOLCO GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 18173312889B017999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

WAITING
TUE 11:56AM
Copy

BENAZEPRIL 40MG TABLETS
43547-**0338**-10
FAST RACK

QTY 90
30 DRAM

BLUE
FRONT: S
BACK: 344

MIC/MIC/MIC/CNW

performing any task that requires good vision. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. FOR WOMEN: DO NOT USE THIS MEDICINE if you are pregnant. IF YOU SUSPECT THAT YOU COULD BE PREGNANT, contact your doctor immediately. IT IS UNKNOWN IF THIS MEDICINE IS EXCRETED in breast milk. IF YOU ARE OR WILL BE BREAST-FEEDING while you are using this medicine, check with your doctor or pharmacist to discuss the

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897664-04391 DATE: 06/24/16

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY: 7.5 4 REFILLS BEFORE 06/22/17
New-E NDC: 00023-3205-03
Retail Price: $563.89 Your Insurance Saved You: $494.89

$ 69.00

L. HADDOCK, MD PLAN: AARPMPD
MFG:ALLERGAN GROUP# PDPIND
RTS/MIC/MIC/MIC CLAIM REF# 18176126128105799B

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897664-04391 DATE: 06/24/16

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY: 7.5 4 REFILLS BEFORE 06/22/17
New-E NDC: 00023-3205-03
Retail Price: $563.89 Your Insurance Saved You: $494.89

$ 69.00

L. HADDOCK, MD PLAN: AARPMPD
MFG:ALLERGAN GROUP# PDPIND
RTS/MIC/MIC/MIC CLAIM REF# 18176126128105799B

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

FRI 11:00AM
New-E

LUMIGAN 0.01% OPHTH SOLN 2.5ML
00023-**3205**-03
UNIT OF USE

QTY 7.5

LIQUID

RTS/MIC/MIC/MIC

schedule. DO NOT use 2 doses at once.

CAUTIONS: DO NOT TAKE THIS MEDICINE if you have had an allergic reaction to it, to any ingredient in this product, or to other NSAIDs (eg, ibuprofen). If you have a question about whether you are allergic to this medicine or if a certain medicine is a NSAID, contact your doctor or pharmacist. BEFORE USING THIS MEDICINE, tell your doctor if you have had a severe allergic reaction (eg, severe rash, hives, difficulty breathing, dizziness) to aspirin or

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1891182-04391 DATE: 06/13/16

NEVANAC 0.1% OPHT SUSP 3ML
QTY:3 1 REFILL BEFORE 05/11/17
Refill NDC:00065-0002-03
Retail Price: $326.99 Your Insurance Saved You: $303.99

$ 23.00

A MAHARAJ, MD PLAN: AARPMPD
MFG:ALCON GROUP# PDPIND
KCR/ / /MIC CLAIM REF# 16166252799809699 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1891182-04391 DATE: 06/13/16

NEVANAC 0.1% OPHT SUSP 3ML
QTY:3 1 REFILL BEFORE 05/11/17
Refill NDC:00065-0002-03
Retail Price: $326.99 Your Insurance Saved You: $303.99

$ 23.00

A MAHARAJ, MD PLAN: AARPMPD
MFG:ALCON GROUP# PDPIND
KCR/ / /MIC CLAIM REF# 16166252799809699 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

TUE 1:28PM
Refill

NEVANAC 0.1% OPHT SUSP 3ML
00065-**0002**-03
ALPHA

QTY 3

LIQUID

KCR/ / /MIC

FLradiology
Florida United Radiology

P O BOX 743854
DEPT 40001
ATLANTA, GA 30374-3854

RETURN SERVICE REQUESTED

001696
0101

JOHN BRADFORD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE, FL 34949-3570

FLORIDA UNITED RADIOLOGY
P O BOX 743854
DEPT 40001
ATLANTA, GA 30374-3854

40273*TOY1A454X000281

Patient Name: John Bradford Culverhouse
Encounter N[redacted]
Date of Service: Jun 27 2016 12:00AM
Outstanding Balance: $1.93
Facility: Lawnwood Regional Med Ctr
Line of Business: Radiology

First Class Mail

PRESORTED
FIRST CLASS MAIL
U.S. POSTAGE PAID
43607
EMDEON EXB

[redacted] company has pended your claim, indic
tional information from you but have not receive

se contact them as soon as possible so that your
any questions please call our customer service

relv

B

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of the New Charges if paid after the due date. See Reverse side of the bill for more details. Copies of the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or at WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1600. **(CALL 811 OR 1-800-432-4770 – 48 HOURS BEFORE DIGGING.)**

Service Address: 1635 THUMB POINT DR, TEMP — Statement Date: 6/29/2016

Account Number	Amount of Last Bill	Payments Received	Previous Balance	New Charges	New Charges Due Date	Total Due
[redacted]	$7.29	($7.29)	$0.00	$7.04	7/19/2016	$7.04

Current Read	2	06/23/16
Previous Read	2	05/24/16
kWh Used	0	

May16	2	*Jan16*	0	*Sep15*	0
Apr16	0	*Dec15*	0	*Aug15*	0
Mar16	0	*Nov15*	0	*Jul15*	0
Feb16	0	*Oct15*	0	*Jun15*	0

CUSTOMER CHARGE		$ 5.84
ELEC GROSS RECEIPTS COM		$ 0.15
ELEC SALES TAX		$ 0.42
SCHOOL SALES TAX		$ 0.03
CITY UTILITY TAX ELECTRIC		$ 0.60
	E71521	$ 7.04
	TOTAL ELECTRIC SERVICE:	**$ 7.04**
	TOTAL BILLING:	**$ 7.04**

Total due will be electronically transferred on or about 07/19/2016.

Page 1 (50000017 - 150429)

CUSTOMER – RETAIN TOP PORTION FOR YOUR RECORDS

FORT PIERCE UTILITIES AUTHORITY
Mail To: P.O. Box 13929, Fort Pierce, FL 34979-3929

WWW.FPUA.COM
For questions about your bill, please call (772) 466-1600.

Account Number	Service Address	Previous Balance	New Charges	Total Due
[redacted]	1635 THUMB POINT DR, TEMP	$0.00	$7.04	$7.04

Phone Number:	Email Address:	We are requesting that you provide us with a phone number and email address for notifications.

AMOUNT PAID

EZ PAY

BRAD CULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

2 326

00015000001715042900000000000719201600000704000000005

OR DENTAL TREATMENTS, EMERGENCY CARE, OR SURGERY, tell the doctor or dentist that you are taking this medicine. THIS MEDICINE MAY CAUSE DROWSINESS, dizziness, blurred vision, or light-headedness. These effects may be worse if you take it with alcohol or certain medicines. Use this medicine with caution. DO NOT DRIVE, OPERATE MACHINERY, OR DO ANYTHING ELSE THAT COULD BE DANGEROUS until you know how you react to this medicine. Check with your doctor before you drink alcohol while you use this medicine. Contact your doctor if you have an eye injury or infection, or if you will be having eye surgery. BEFORE YOU BEGIN TAKING ANY NEW MEDICINE, either prescription or over-the-counter, check with your doctor or pharmacist. FOR WOMEN: IF YOU BECOME PREGNANT, discuss with your doctor the benefits

WIC# 2166382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 348483570
(561)718-4728

RX # 1898847-04391 DATE: 06/30/16

SIMBRINZA 1-0.2% SUSPENSION 8ML
QTY:24 4 REFILLS BEFORE 06/22/17
Copy NDC:00065-4147-27
Retail Price: $491.89 Your Insurance Saved You: $422.89

$ 69.00

L. HADDOCK, MD
MFG:ALCON
AAC/MIC/MIC/HCN

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16183261973806099 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 348483570
(561)718-4728

RX # 1898847-04391 DATE: 06/30/16

SIMBRINZA 1-0.2% SUSPENSION 8ML
QTY:24 4 REFILLS BEFORE 06/22/17
Copy NDC:00065-4147-27
Retail Price: $491.89 Your Insurance Saved You: $422.89

$ 69.00

L. HADDOCK, MD
MFG:ALCON
AAC/MIC/MIC/HCN

PLAN: AARPMPB
GROUP# PDPIND
CLAIM REF# 16183261973806099 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

THU 3:03PM
Copy

SIMBRINZA 1-0.2% SUSPENSION 8ML
00065-4147-27
UNIT OF USE

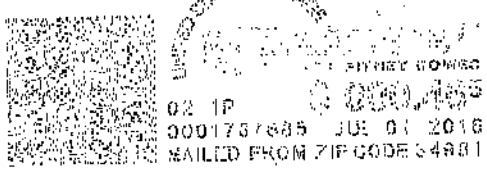
QTY 24

LIQUID

AAC/MIC/MIC/HCN

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS LAND SURVEYORS
2980 SOUTH 25TH STREET
FT. PIERCE, FL 34981

W PALM BCH
FL 334
02 JUL '16
PM 1 L



Mr. Brad Culverhouse Esq.
Brad Culverhouse, Esq.
1635 Thumbpoint Drive
Fort Pierce, FL 34949

34949-357095

Statement

9800 Fredericksburg Road
San Antonio, Texas 78288
Visit us at usaa.com

SETTLEMENT DATE	USAA NUMBER	C D
07-15-16	[redacted]	1

00334.39CW4.JSS1265493656.01.01.11050

SUSAN D CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

TO UPDATE POLICIES GO TO
USAA.COM OR CALL
1-800-531-8722
FOR BILLING AND PAYMENT
INQUIRIES GO TO USAA.COM OR CALL
1-800-531-8722
TO REPORT A CLAIM, CALL
1-800-531-8722

MONTHLY ACTIVITY

BALANCE ON LAST STATEMENT		$ 1,459.05
PAYMENT-THANK YOU	06-15-16	462.43CR
ACCOUNT BALANCE AS OF 06-23-16		$ 996.62

9800 Fredericksburg Road
San Antonio, Texas 78288-0001

PRESORTED
FIRST CLASS

PITNEY BOWES
USPOSTAGE
$00.37⁶
JUN 27 2016
ZIP 75057
000303
21 3007203

IMPORTANT INFORMATION FROM USAA ENCLOSED

YOUR BANK ACCOUNT WILL BE DEBITED FOR $ 462.
MADE FIVE BUSINESS DAYS PRIOR TO THE DEBIT DATE
IF THE PREMIUM AMOUNT REMAINS THE SAME FROM PRE
CONTINUE TO BE AVAILABLE ON USAA.COM.

TO FURTHER OUR MISSION OF BEING THE PROVIDER OF
MEMBERSHIP TO ALL MILITARY RETIREES AND THOSE W
NOW BE ABLE TO ENJOY THE BENEFITS OF MEMBERSHIP

YOU'RE READY FOR ANYTHING WITH USAA MOBILE.

» USAA.COM/READY

028 E1ZZA5B 34949

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of t
New Charges if paid after the due date. See Reverse side of the bill for more details. Copies
the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or
WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-16
(CALL 811 OR 1-800-432-4770 – 48 HOURS BEFORE DIGGING.)

Service Address: 1635 THUMB POINT DR, TEMP — Statement Date: 7/28/2016

Account Number	Amount of Last Bill	Payments Received	Previous Balance	New Charges	New Charges Due Date	Total Due
[redacted]	$7.04	($7.04)	$0.00	$8.04	8/17/2016	$8.04

Current Read	10		07/22/16
Previous Read	2		06/23/16
kWh Used	8		

Jun16	0	*Feb16*	0	*Oct15*	0
May16	2	*Jan16*	0	*Sep15*	0
Apr16	0	*Dec15*	0	*Aug15*	0
Mar16	0	*Nov15*	0	*Jul15*	0

CUSTOMER CHARGE			$ 5.
kWh USAGE	8 kWh @	0.11906	$ 0.
POWER COST ADJUSTMENT	8 kWh @	(0.00900)	$ (0.(
ELEC GROSS RECEIPTS COM			$ 0.
ELEC SALES TAX			$ 0.
SCHOOL SALES TAX			$ 0.
CITY UTILITY TAX ELECTRIC			$ 0.
		E71521	$ 8.
		TOTAL ELECTRIC SERVICE:	$ 8.(
		TOTAL BILLING:	$ 8.(

Page 1 (50000017 - 150429)

Total due will be electronically transferred on or about 08/17/2016.

CUSTOMER – RETAIN TOP PORTION FOR YOUR RECORDS

FORT PIERCE UTILITIES AUTHORITY WWW.FPUA.CC
Mail To: P.O. Box 13929, Fort Pierce, FL 34979-3929 For questions about your bill, please call (772) 466-16

Account Number	Service Address	Previous Balance	New Charges	Total Due
[redacted]	1635 THUMB POINT DR, TEMP	$0.00	$8.04	$8.04

Phone Number:	Email Address:	We are requesting that you provide us with a pho number and email address for notifications.

BRAD CULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

2 451

AMOUNT PAID

EZ PAY

00015000001715042900000000000817201600000804000000005

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion o
New Charges if paid after the due date. See Reverse side of the bill for more details. Copi
the Customer Service Policies and Service Charges may be obtained in FPUA's lobby
WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1
(CALL 811 OR 1-800-432-4770 – 48 HOURS BEFORE DIGGING.)

Service Address: 1635 THUMB PRINT DR — Statement Date: 7/28/2016

Account Number	Amount of Last Bill	Payments Received	Previous Balance	New Charges	New Charges Due Date	Total Due
[redacted]	$63.23	$0.00	$63.23	$26.98	8/17/2016	$90.21

Current Read	4	07/22/16
Previous Read	3	06/23/16
K Gals Used	1	

Jun16	0 *Feb16*	0 *Oct15*	0
May16	3 *Jan16*	0 *Sep15*	0
Apr16	0 *Dec15*	0 *Aug15*	0
Mar16	0 *Nov15*	0 *Jul15*	0

CUSTOMER CHARGE			$
WATER USAGE	1 K GALS @	10.65000	$
CITY UTILITY TAX WATER			$
		W69013309	$
		TOTAL WATER SERVICE:	$ 2
		TOTAL BILLING:	$ 2

Fort Pierce Utilities Authority
206 S. 6th St.
P.O. Box 3191
Ft. Pierce, FL 34948-3191

Website: www.fpua.com

PRESORTED FIRST CLASS

U.S. POSTAGE PI
ZIP 34950 $ 0C
02 1W
0001401510 JUL

...ORTUNITIES

...UNEMPLOYED?

...Y THAT IS?

• Tuesday, July 19 - 2pm

The Morning After Center

INFORMATION ON ADJUDICATING/SEAL CRIMINAL RECORDS

Fort Pierce Utilities Authority
206 S. 6th Street
P.O. Box 3191
Fort Pierce, Florida 34948-3191
(772) 466-1600, ext. 3900

BRAD CULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMBPOINT DR
FORT PIERCE FL 34949

CUT-OFF NOTICE

Our records indicate that your utility bill is past due.

It is our policy to disconnect utility services once a bill has not been paid within 30 days of the billing date.

TO AVOID DISCONNECTION OF UTILITY SERVICE(S) AND/OR ADDITIONAL FEES

We must receive and post payment no later than **Mon, August 29, 2016 (Cut Date)** in the amount of $90.21 for Account # [redacted] located at **1635 THUMB POINT DR.**

We must receive payment at:
Fort Pierce Utilities Authority
206 S. 6th Street
Fort Pierce, Florida 34950

Lobby/Drive-Up Hours
Monday – Friday
Lobby: 9:00 a.m. – 5:00 p.m.
Drive-Up Hours: 8:00 a.m. – 5:00 p.m.

We do not take payments at a customer's residence or business.

If payment is not made immediately after receipt of this notification by either mail, online, telephone or at an off-site payment center, please pay at our office at 206 S. 6th St. to avoid interruption of service.

If making payments after hours, please use the night deposit box located at the west entrance to 206 S. 6th Street.

If you have already made payment, please verify we have received the payment by visiting http://www.fpua.com, or call our office at (772) 466-1600.

drug on the face or underarms. If you are 65 or older, use this drug with care. You could have more side effects. This drug may affect growth in children and teens in some cases. They may need regular growth checks. Talk with the doctor. Do not give to a child younger than 17 years of age. Tell your doctor if you are pregnant or plan on getting pregnant. You will need to talk about the benefits and risks of using this drug while you are pregnant. Tell your doctor if you are breast-feeding. You will need to talk about any risks to your

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1904306-04391 DATE: 08/05/16

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY: 45 2 REFILLS BEFORE 08/05/17
New-E NDC: 68462-0298-55
Retail Price: $70.99 Your Insurance Saved You: $68.99

$ 2.00

A. GRAFF, MD PLAN: AARPMPD
MFG:GLENMARK GROUP# PDPIND
XXX/HCN/HCN/HCN CLAIM REF# 16218342754601699 9

Walgreens 2601 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1904306-04391 DATE: 08/05/16

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY: 45 2 REFILLS BEFORE 08/05/17
New-E NDC: 68462-0298-55
Retail Price: $70.99 Your Insurance Saved You: $68.99

$ 2.00

A. GRAFF, MD PLAN: AARPMPD
MFG:GLENMARK GROUP# PDPIND
XXX/HCN/HCN/HCN CLAIM REF# 16218342754601699 9

Walgreens 2601 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM **QTY 45**
FRI 2:01PM 68462-**0298**-55
New-E UNIT OF USE
XXX/HCN/HCN/HCN

WARNING/CAUTION: Even though it may be rare, some people may have very bad and sometimes deadly side effects when taking a drug. Tell your doctor or get medical help right away if you have any of the following signs or symptoms that may be related to a very bad side effect: Signs of an allergic reaction, like rash; hives; itching; red, swollen, blistered, or peeling skin with or without fever; wheezing; tightness in the chest or throat; trouble breathing or talking; unusual hoarseness; or swelling of the mouth, face, lips, tongue, or throat. A fast heartbeat. A heartbeat that does not feel normal. Change in hearing. Hearing loss. Chest pain or pressure. Ringing in ears. Seizures. Very bad dizziness or passing out. Trouble swallowing or speaking. Fever. Swollen gland. Vaginal itching or discharge. It is common to have diarrhea when taking this

WIC# 216382

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1904308-04391 DATE: 08/05/16

AZITHROMYCIN 250MG TABLETS 6-PAK
QTY: 6 2 REFILLS BEFORE 08/05/17
New-E NDC: 50111-0787-51
Retail Price: $35.99 Your Insurance Saved You: $33.99

$ 2.00

A. GRAFF, MD PLAN: AARPMPD
MFG:TEVA GROUP# PDPIND
AAC/HCN/HCN/HCN CLAIM REF# 16218356503607499 8

Walgreens 2601 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1904308-04391 DATE: 08/05/16

AZITHROMYCIN 250MG TABLETS 6-PAK
QTY: 6 2 REFILLS BEFORE 08/05/17
New-E NDC: 50111-0787-51
Retail Price: $35.99 Your Insurance Saved You: $33.99

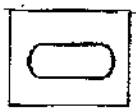
$ 2.00

A. GRAFF, MD PLAN: AARPMPD
MFG:TEVA GROUP# PDPIND
AAC/HCN/HCN/HCN CLAIM REF# 16218356503607499 8

Walgreens 2601 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

AZITHROMYCIN 250MG TABLETS 6-PAK **QTY 6**
FRI 2:01PM 50111-**0787**-51 10 DRAM
New-E UNIT OF USE



WHITE
FRONT: PLIVA
BACK: 787

AAC/HCN/HCN/HCN

Pelican Yacht Club
1120 Seaway Drive
Fort Pierce, Florida 34949

WEST PALM BCH FL 334

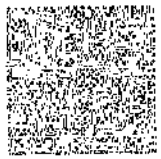
05 AUG 2015 PM 3:1



Mr & Mrs Brad Culverhouse
1635 Thumb Point Dr.
Ft Pierce, FL 34949

34949-357035

WEST PALM BCH
FL 334
05 AUG 16
PM 4 L



UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 000.57⁵
0001787685 AUG 05 2016
MAILED FROM ZIP CODE 34981

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS LAND SURVEYORS
2980 SOUTH 25TH STREET
FT. PIERCE, FL 34981

ct-eng.com

Mr. Brad Culverhouse, Esq.
Brad Culverhouse, Esq.
1635 Thumbpoint Drive
Fort Pierce, FL 34949

34949-357035

taking this drug, call your doctor right away.

POSSIBLE SIDE EFFECTS: WHAT ARE SOME SIDE EFFECTS THAT I NEED TO CALL MY DOCTOR ABOUT RIGHT AWAY?
WARNING/CAUTION: Even though it may be rare, some people may have very bad and sometimes deadly side effects when taking a drug. Tell your doctor or get medical help right away if you have any of the following signs or symptoms that may be related to a very bad side effect: Signs of an allergic reaction, like rash; hives; itching; red, swollen, blistered, or peeling skin with or without fever; wheezing; tightness in the chest or throat; trouble breathing or talking; unusual hoarseness; or swelling of the mouth, face, lips, tongue, or throat. Change in how you act. Chest pain or pressure or a fast heartbeat. A heartbeat that does not feel normal. Mood changes.

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216362

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX #: 1904858-04391 DATE: 08/09/16

PHENTERMINE 37.5MG TABLETS
QTY:60 NO REFILLS - DR. AUTH REQUIRED
New NDC:10702-0025-01
Retail Price: $69.99 Your Insurance Saved You: $50.93

$ 19.06

A. GRAFF, MD
MFG:KVK TECH
ABP/MIC/MIC/MIC

PLAN: NAVTS
GROUP# GRXGN3048
CLAIM REF# 5026001608094G

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX #: 1904858-04391 DATE: 08/09/16

PHENTERMINE 37.5MG TABLETS
QTY:60 NO REFILLS - DR. AUTH REQUIRED
New NDC:10702-0025-01
Retail Price: $69.99 Your Insurance Saved You: $50.93

$ 19.06

A. GRAFF, MD
MFG:KVK TECH
ABP/MIC/MIC/MIC

PLAN: NAVTS
GROUP# GRXGN3048
CLAIM REF# 5026001608094G

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Customer Receipt

Pharmacy use only

TUE 5:35PM
New

PHENTERMINE 37.5MG TABLETS
10702-**0025**-01
END CAP

QTY 60
10 DRAM



WHITE
FRONT: K 25

ABP/MIC/MIC/MIC

BUY NOW. SAVE EVEN BIGGER.



Inspiron Desktop (Intel®)

Space-saving desktop design perfect for small spaces and ideal for expandability.

Market Value* $599.99

$399.99 Total savings $200

- 4th gen Intel® Core™ i3 processor
- Windows 10 Home
- 8GB* memory* & 1TB* hard drive



Inspiron 15 3000 Series (Intel®) with touch screen

Market Value* $599.99

$399.99 Total savings $200

- AMD A8-7410 Quad-Core APU processor
- Windows 10 Home
- 6GB* memory* & 1TB* hard drive
- 15.6" HD Touch Display





Xbox One 500GB - Name Your Game Bundle plus Halo 5: Guardians

Market Value* $409.99

$339.99 Total savings $70

Offer valid through 3/26/2016

Choice of one of these full game downloads:
- Forza Motorsport 6
- Rise of the Tomb Raider
- Gears of War: Ultimate Edition
- Rare Replay

Price Match Guarantee*

Always get the best deal online. We will match HP®, Apple® and Lenovo®. Learn more at **Dell.com/pricematch.**

Special financing offer^

Dell Preferred Account

$20 instant off* all Inspiron PCs under $500 when financed with Dell Preferred Account.^ Visit **Dell.com/dpa.**

V-1

Windows 10. Do great things.
It's the familiar feel of Windows - only better.

Windows 10

*Pricing/Availability: Offers subject to change, not combinable with all other offers. Taxes, shipping, handling and other fees apply. U.S. Dell Home new purchases only. Free shipping and handling offer available in Continental (except Alaska) U.S. only. Free shipping offer does not include time to build/test system. Dell reserves the right to cancel orders arising from pricing or other errors. Market Value: Market Value is an estimate based on industry data such as published and as-sold prices for the same or comparable products in a survey of major online and/or offline retailers. Graphics & System Memory: GB means 1 billion bytes and TB equals 1 trillion bytes; significant system memory may be used to support graphics; depending on system memory size and other factors. Hard Drives: GB means 1 billion bytes and TB equals 1 trillion bytes; actual capacity varies with preloaded material and operating environment and will be less. Bundle Offers: This is a special bundle offer and Dell will only accept returns and order cancellations of the entire bundle. Price Match Guarantee: Generally, if you find a lower-price advertised on the internet for an identical electronic product or a similarly configured Dell-HP, Apple or Lenovo, computer; Dell will match that price. Call or Chat online with a Dell Expert and we'll walk you through the process. Learn more at dell.com/pricematch. Screens simulated, subject to change. Windows Store apps sold separately. App availability and experience may vary by market. Trademark and Copyright Notices: Ultrabook, Celeron, Celeron Inside, Core Inside, Intel, Intel Logo, Intel Atom, Intel Atom Inside, Intel Core, Intel Inside, Intel Inside Logo, Intel vPro, Itanium, Itanium Inside, Pentium, Pentium Inside, vPro Inside, Xeon, Xeon Phi, and Xeon Inside are trademarks of Intel Corporation in the U.S. and/or other countries. Microsoft, Windows, Xbox One and the Windows logo are registered trademarks of Microsoft Corporation. Dell, the Dell logo, XPS and Inspiron are trademarks of Dell Inc. Copyright 2016 Dell Inc. All rights reserved.
^DELL PREFERRED ACCOUNT (DPA): Offered to U.S. residents by WebBank, who determines qualifications for and terms of credit. Taxes, shipping, and other charges are extra and vary. Dell and the Dell logo are trademarks of Dell Inc.
*Instant savings applied at checkout when using Dell Preferred Account.

Offers valid 3/21-4/1 7:59am unless otherwise noted.

Visit **Dell.com/deals**, call **800-247-5519**, or chat live at **Dell.com/chat.**

DELL

PO BOX 729
Lemont, IL 60439

PRSRT STD
U.S. POSTAGE
PAID
DELL INC.

Postmaster: Please deliver between: 03/23/16 - 03/25/16

56395_1*736047/117-2694_1********AUTO**3-DIGIT 334
John B Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

Platinum Card®

BRAD CULVERHOUSE
Closing Date 08/26/16

Account Ending 8-27007

Payments and Credits

Summary

	Total
Payments	[redacted]
Credits	$0.00
Total Payments and Credits	[redacted]

Detail *Indicates posting date

Payments

			Amount
08/16/16*	JOHN B CULVERHOUSE	CUSTOMER SERVICE PAYMENT THANK YOU	[redacted]

New Charges

Summary

	Total
BRAD CULVERHOUSE 8-27007	[redacted]
JOHN B CULVERHOUSE 8-24517	
Total New Charges	

Detail

BRAD CULVERHOUSE
Card Ending 8-27007

		Amount
07/29/16	ADOBE *ACROPRO SUBS Adobe Systems SAN JOSE CA 800-833-6687	$14.99
08/03/16	NETFLIX.COM 866-579-7172 CA DVD RENTALS	$9.70
08/05/16	ALAN GRAFF MD PA 0641 FT LAUDERDALE FL 954-257-4339 Description MEDICAL SERVICES	$60.00
08/08/16	INTUIT *QB ONLINE 800-286-6800 CA SOFTWARE	$14.95
08/09/16	WALGREENS FORT PIERCE FL 8002892273 Description REFER TO RECEIPT	$19.06
08/09/16	WALGREENS FORT PIERCE FL 8002892273 Description REFER TO RECEIPT	$4.00

2016 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

SAMPLE NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

[redacted] AUTHORITIES

[redacted]

The taxing authorities which levy property taxes against your property will soon hold PUBLIC [redacted] purpose of [redacted] and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may proceed with the proposal as advertised. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may adopt a lower tax rate at the hearing.

Owners Name
Owners Address
John B Culverhouse Sr & John B Culverhou
1635 Thumb Point DR
Fort Pierce, FL 34949-3570

Account Number: [redacted]
Tax Code: 9022 Fort Pierce
Location: 1635 THUMB POINT DR
Legal Desc: THUMB POINT BLK 1 LOT 30 (OR 268-845; 3848-[redacted]

Parcel Number:
Tax Code: Municipality
Location: Site address
Legal Desc:

TAXING AUTHORITY	Column 1* Your Last Year's Tax Rate & Property Taxes		Column 2* Your Tax Rate & Taxes This Year If No Budget Change is Made		Column 3* Your Tax Rate & Taxes This Year If Budget Change is Made		A Public Hearing on the Proposed Taxes and Budget will be held:
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Date and Time / Location
[redacted]							
SLC General Fund	4.1273	981.64	3.8814	1,870.06	4.1077	1,978.09	September 8, 2016 6:00 PM
Jail,Law Enf	3.2699	777.71	3.0352	1,461.63	3.2338	1,557.13	2300 Virginia Ave 3rd Floor, Fort Pierce
Erosion Dist E	0.0925	22.00	0.0858	41.32	0.0925	44.57	(772) 462-1670
Mosquito Control	0.2413	57.39	0.2255	108.63	0.2164	104.26	
County Parks	[illegible]	58.01	0.2372	104.35	0.2313	181.44	
County Transit	0.1259	30.18	0.1191	57.38	0.1269	61.14	
By State Law	By State Law						
By Local Board	By Local Board						
[redacted]							
By State Law	[illegible]	1,328.40	4.6408	2,235.94	4.6790	2,254.34	September 13, 2016 5:05 PM
By Local Board	2.2460	590.89	2.0720	998.29	2.2460	1,083.09	4204 Okeechobee Rd, Fort Pierce
							(772) 429-4070
[redacted]							
Fort Pierce	[illegible]	1,641.10	6.6857	3,173.47	6.9000	3,324.42	September 8, 2016 6:30 PM
							100 North US Hwy 1, Fort Pierce
							(772) 467-3073
[redacted]							
S FL Wtr Mgmt Dist	0.1439	34.70	0.1359	65.48	0.1359	65.48	September 8, 2016 5:15 PM
SFWMD-Okee Basin	0.1566	37.72	0.1477	71.16	0.1477	71.16	3301 Gun Club Rd, W Palm Beach
Everglades Project	0.0568	12.09	0.0471	22.69	0.0473	22.69	(561) 686-8800
[redacted]							
SLC Fire Dist	3.0000	713.52	2.8190	1,358.19	3.0000	1,445.40	September 7, 2016 5:01 PM
							3166 NW Dreyer Dr, Port Saint Lucie
							(772) 621-1400
FL Inland Nav Dist	0.0320	7.61	0.0299	14.41	0.0320	15.42	September 8, 2016 5:30 PM
							340 Ocean Dr, Juno Beach
							(561) 627-1386
Children's Services	0.4765	113.33	0.4478	215.75	0.4765	229.58	September 7, 2016 5:15 PM
							546 NW University Blvd 1st Fl, PSL
							(772) 408-8100
SLC Port Bond	[illegible]	3.66	0.0000	0.00	0.0000	0.00	September 8, 2016 6:00 PM
							2300 Virginia Ave 3rd Floor, Fort Pierce
							(772) 462-1670
	$5,402.86		$11,820.05		$12,394.21		

SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

*Column 1 - "Your Last Year's Tax Rate & Property Taxes"
This column shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

"Your Tax Rate & Taxes This Year If No Budget Change is Made"
This column shows what the tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These budgets and your current assessment.

*Column 1 - "Your Last Year's Tax Rate & Property Taxes"
This column shows the taxing authorities that levied ad valorem taxes against your property last year, the amount of taxes they levied, and your taxable value. Your last year's taxable value is different from the taxable value shown on your notice last year if any exemptions were granted to you last year that are not granted this year.

*Column 2 - "Your Tax Rate & Taxes This Year If No Budget Change is Made"
This column shows what your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

*Column 3 - "Your Tax Rate & Taxes This Year If Budget Change is Made"
This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

*NOTE: Amounts shown on this notice do not reflect early payment discounts you may receive or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	AMOUNT
Fort Pierce Stormwater	Stormwater Mgmt 772-467-3774	1.00000	54.000	54.00
Total Non-Ad Valorem Assessment				
Total Non-Ad Valorem Assessment				$54.00

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments listed, contact the levying local governing board; not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city or any special district.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city or any special district.

[redacted]

Ken Pruitt, Property Appraiser

[redacted]

Tax Code: [redacted] Fort Pierce [redacted]
Location: 1635 THUMB POINT DR

Account Number: [redacted]
Legal Desc: THUMB POINT BLK 1 LOT 30 (OR 258-845; 3846-1748)

Property Valuation

Market Value	Market Value	Last Year	Last Year	This Year	This Year
		407,200		482,300	

Taxing Authority	Taxing Authority	Assessed Value Last Year	Assessed Value This Year	Exemptions Last Year	Exemptions This Year	Taxable Value Last Year	Taxable Value This Year
County	[redacted]	287,840	482,300	50,000	500	237,840	481,800
Public School	[redacted]	287,840	482,300	25,000	500	262,840	481,800
Municipality	[redacted]	287,840	482,300	50,000	500	237,840	481,800
Water Management	[redacted]	287,840	482,300	50,000	500	237,840	481,800
Independent District	[redacted]	287,840	482,300	50,000	500	237,840	481,800
Voter Approved Debt Service	[redacted]	287,840	482,300	50,000	500	237,840	481,800

Assessment Reductions	Assessment Reductions	Applies to	Applies to	Value	Value
	[redacted]				
	[redacted]				

Exemptions*	Exemptions*	Applies to	Applies to	Last Year	Last Year	This Year	This Year
First Homestead	[redacted]	[redacted]		25,000			
Widower		All Funds				500	
Additional Homestead		Non-School Funds		25,000			

*Where more than one value exists, County value of exemption will be indicated

If you feel [redacted] reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, contact the Saint Lucie County Property Appraiser at [redacted]

If the property [redacted] value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser or online at [redacted]

Market Value: [redacted] and a willing seller.

Assessed [redacted] value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Assessment [redacted]

Properties [redacted]

- Th[redacted] the assessment of your property can increase each year. The Save Our Homes program and the limitation for no[redacted]
- Ce[redacted] valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your ass[redacted] because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions".

Exemption [redacted] reductions [redacted] exemption [redacted] depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

Taxable [redacted] value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.

Our *Promise* to You...
Superior Service, Trusted Results

www.pasic.org
Phone Number
www.pasic.org
(772) 462-1821

Page 2

Our *Promise* to You...
Superior Service, Trusted Results

Page 2

WEB PRINT 9/7/2016 10:25:24 PM **WEB PRINT**

Platinum Card®

BRAD CULVERHOUSE
Closing Date 08/26/16 Next Closing Date 09/25/16

Account Ending 8-27007

New Balance [redacted]

Please Pay By 09/10/16‡

‡Payment is due upon receipt. We suggest you pay by the Please Pay By date. You may have to pay a late fee if your payment is not received by the Next Closing Date.

Membership Rewards® Points
Available and Pending as of 07/31/16
188,532
For up to date point balance and full program details, visit membershiprewards.com

Account Summary

Previous Balance	[redacted]
Payments/Credits	
New Charges	
Fees	0
New Balance	[redacted]

Days In Billing Period: 31

See page 2 for important information about your account.

005183 1/5

SHOP SMALL

Pay with your American Express® Card at more places than ever.
Visit shopsmallnow.com to find nearby small businesses where you can use your Card.

Customer Care

Pay by Computer
americanexpress.com/pbc

Customer Care
1-800-525-3355

Pay by Phone
1-800-472-9297

See Page 2 for additional information

More Priv

↓ Please fold on the perforation below, detach and return with your payment ↓

Payment Coupon
Do not staple or use paper clips.

Pay by Computer
americanexpress.com/pbc

Pay by Phone
1-800-472-9297

Account Ending 8-27007
Enter 15 digit account # on all payments.
Make check payable to American Express.

AB 01 005183 78101 B 30 C

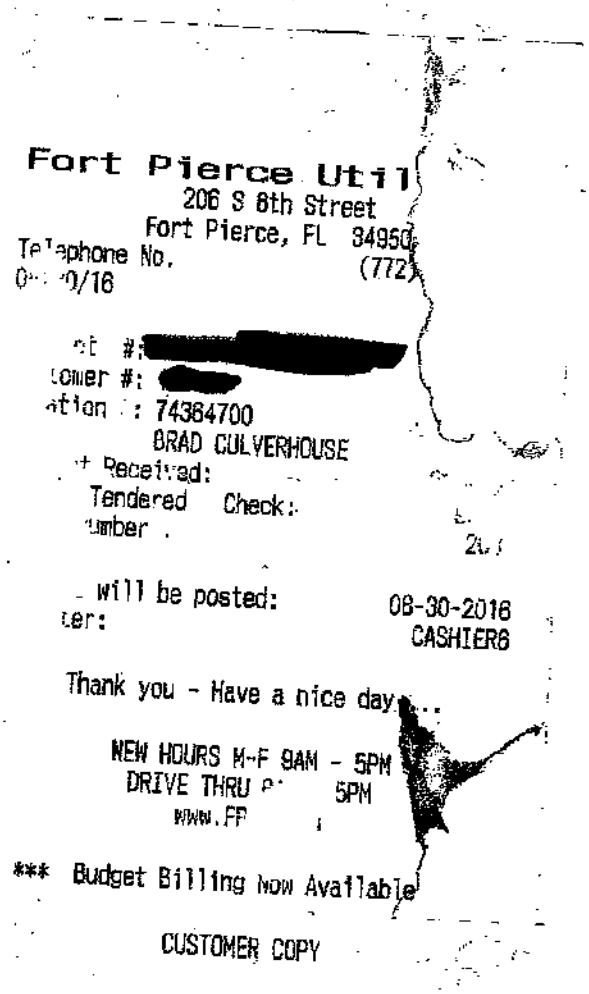
BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Please Pay By
09/10/16
Amount Due
[redacted]

☐ Check here if your address or phone number has changed. Note changes on reverse side.

AMERICAN EXPRESS
P.O. BOX 650448
DALLAS TX 75265-0448

0000349991250310562 0006904730006904 73 22 H



Fort Pierce Util
206 S 8th Street
Fort Pierce, FL 34950
Telephone No. (772)
0[illegible]0/16

[illegible] #: [redacted]
[illegible]omer #: [redacted]
[illegible]ation #: 74364700
BRAD CULVERHOUSE
[illegible] Received:
Tendered Check:
[illegible]umber .

[illegible] will be posted: 08-30-2016
[illegible]er: CASHIER8

Thank you - Have a nice day...

NEW HOURS M-F 9AM - 5PM
DRIVE THRU [illegible] 5PM
www.FP[illegible]

*** Budget Billing Now Available

CUSTOMER COPY

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of th New Charges if paid after the due date. See Reverse side of the bill for more details. Copies o the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or a WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1600 (CALL 811 OR 1-800-432-4770 ~ 48 HOURS BEFORE DIGGING.)

Service Address: 1635 THUMB POINT DR — **Statement Date:** 8/30/2016

Account Number	Amount of Last Bill	Payments Received	Previous Balance	New Charges	New Charges Due Date	Total Due
[redacted]	$90.21	$0.00	$90.21	$30.27	9/19/2016	$120.48

WATER METER

Current Read	4	08/29/16
Previous Read	4	07/22/16
K Gals Used	0	

Jul16	1	*Mar16*	0	*Nov15*	0		
Jun16	0	*Feb16*	0	*Oct15*	0		
May16	3	*Jan16*	0	*Sep15*	0		
Apr16	0	*Dec15*	0	*Aug15*	0		

WATER SERVICE

CUSTOMER CHARGE		$ 13.88
CITY UTILITY TAX WATER		$ 1.39
	W69013309	$ 15.27
	TOTAL WATER SERVICE:	**$ 15.27**

MISCELLANEOUS CHARGES

LATE PAYMENT CHARGE		$ 15.00
	TOTAL MISCELLANEOUS CHARGES:	**$ 15.00**
	TOTAL BILLING:	**$ 30.27**

Page 1 (74364700 - 150429)#

"Outage/Trouble" 772-466-7703
CUSTOMER ~ RETAIN TOP PORTION FOR YOUR RECORDS

FORT PIERCE UTILITIES AUTHORITY
Mail To: P.O. Box 13929, Fort Pierce, FL 34979-3929

WWW.FPUA.COM
For questions about your bill, please call (772) 466-1600

Account Number	Service Address	Previous Balance	New Charges	Total Due
[redacted]	1635 THUMB POINT DR	$90.21	$30.27	$120.48

Phone Number:	Email Address:

We are requesting that you provide us with a phone number and email address for notifications.

AMOUNT PAID

BRAD CULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

2 323

00017436470015042900000000000919201600012048000000004

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of the New Charges if paid after the due date. See Reverse side of the bill for more details. Copies of the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or at WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1600. (CALL 811 OR 1-800-432-4770 – 48 HOURS BEFORE DIGGING.)

Service Address: 1635 THUMB POINT DR, TEMP — **Statement Date:** 8/30/2016

Account Number	Amount of Last Bill	Payments Received	Previous Balance	New Charges	New Charges Due Date	Total Due
[redacted]	$8.04	($8.04)	$0.00	$7.04	9/19/2016	$7.04

USAGE

		READ
Current Read	10	08/23/16
Previous Read	10	07/22/16
kWh Used	0	

Jul16	8	*Mar16*	0	*Nov15*	0
Jun16	0	*Feb16*	0	*Oct15*	0
May16	2	*Jan16*	0	*Sep15*	0
Apr16	0	*Dec15*	0	*Aug15*	0

ELECTRIC CHARGES

CUSTOMER CHARGE		$ 5.84
ELEC GROSS RECEIPTS COM		$ 0.15
ELEC SALES TAX		$ 0.42
SCHOOL SALES TAX		$ 0.03
CITY UTILITY TAX ELECTRIC		$ 0.60
	E71521	$ 7.04
	TOTAL ELECTRIC SERVICE:	**$ 7.04**

TOTAL BILLING: **$ 7.04**

Page 1 (50000017 - 150429)#

Total due will be electronically transferred on or about 09/19/2016.

CUSTOMER – RETAIN TOP PORTION FOR YOUR RECORDS

FORT PIERCE UTILITIES AUTHORITY
Mail To: P.O. Box 13929, Fort Pierce, FL 34979-3929

WWW.FPUA.COM
For questions about your bill, please call (772) 466-1600

Account Number	Service Address	Previous Balance	New Charges	Total Due
[redacted]	1635 THUMB POINT DR, TEMP	$0.00	$7.04	$7.04

Phone Number:	Email Address:

We are requesting that you provide us with a phone number and email address for notifications.

BRAD CULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

2 323

AMOUNT PAID

EZ PAY

00015000001715042900000000000919201600000704000000003

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of the New Charges if paid after the due date. See Reverse side of the bill for more details. Copies of the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or at WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1600. **(CALL 811 OR 1-800-432-4770 – 48 HOURS BEFORE DIGGING.)**

Service Address: 1635 THUMB POINT DR, TEMP — Statement Date: 8/30/2016

Account Number	Amount of Last Bill	Payments Received	Previous Balance	New Charges	New Charges Due Date	Total Due
[redacted]	$8.04	($8.04)	$0.00	$7.04	9/19/2016	$7.04

Current Read	10	08/23/16
Previous Read	10	07/22/16
kWh Used	0	

Jul16	8	*Mar16*	0	*Nov15*	0
Jun16	0	*Feb16*	0	*Oct15*	0
May16	2	*Jan16*	0	*Sep15*	0
Apr16	0	*Dec15*	0	*Aug15*	0

DESCRIPTION		CHARGE
CUSTOMER CHARGE		$ 5.84
ELEC GROSS RECEIPTS COM		$ 0.15
ELEC SALES TAX		$ 0.42
SCHOOL SALES TAX		$ 0.03
CITY UTILITY TAX ELECTRIC		$ 0.60
	E71521	$ 7.04
	TOTAL ELECTRIC SERVICE:	$ **7.04**
	TOTAL BILLING:	$ **7.04**

Page 1 (50000017 - 150429)#

Total due will be electronically transferred on or about 09/19/2016.

CUSTOMER – RETAIN TOP PORTION FOR YOUR RECORDS

FORT PIERCE UTILITIES AUTHORITY
Mail To: P.O. Box 13929, Fort Pierce, FL 34979-3929

WWW.FPUA.COM
For questions about your bill, please call (772) 466-1600.

Account Number	Service Address	Previous Balance	New Charges	Total Due
[redacted]	1635 THUMB POINT DR, TEMP	$0.00	$7.04	$7.04

Phone Number:	Email Address:	We are requesting that you provide us with a phone number and email address for notifications.

BRAD CULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

2 323

AMOUNT PAID

EZ PAY

00015000001715042900000000000919201600007040000000003

STATEMENT

PELICAN YACHT CLUB

1120 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949
(772) 464-4411

Mr & Mrs Brad Culverhouse
1635 Thumb Point Dr.
Ft Pierce, FL 34949

MEMBER NO	DATE
[redacted]	Aug 31/16

AMOUNT PAID $ _____

WEST PALM BCH FL 334

02 SEP 2016 PM 1 1

USA FOREVER

PELICAN YACHT CLUB

1120 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949

PLEASE NOTE THAT ALL PELICAN YACHT CLU
THE 15TH OF THE MONTH. IF NOT PAID BY TH
A FINANCE CHARGE.



STATEMENT ENCLOSED

34949-357035

FORM 1 — STATEMENT OF FINANCIAL INTERESTS — 2015

Please print or type your name, mailing address, agency name, and position below:

LAST NAME – FIRST NAME – MIDDLE NAME:
Culverhouse, John B. Sr.

MAILING ADDRESS:
1635 Thumb Point Drive

CITY: Fort Pierce, FL 34949 ZIP: COUNTY: St Lucie

NAME OF AGENCY:
City of Fort Pierce

NAME OF OFFICE OR POSITION HELD OR SOUGHT:
Historic Preservation Board

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

CHECK ONLY IF ☐ CANDIDATE OR ☐ NEW EMPLOYEE OR APPOINTEE

FOR OFFICE USE ONLY:

RECEIVED SEP 06 2016

****** BOTH PARTS OF THIS SECTION MUST BE COMPLETED ******

DISCLOSURE PERIOD:
THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR THE PRECEDING TAX YEAR, WHETHER BASED ON A CALENDAR YEAR OR ON A FISCAL YEAR. PLEASE STATE BELOW WHETHER THIS STATEMENT IS FOR THE PRECEDING TAX YEAR ENDING EITHER (must check one):

☐ DECEMBER 31, 2015 OR ☒ SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: Final Report - Term ended 3/21/2016

MANNER OF CALCULATING REPORTABLE INTERESTS:
FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (must check one):

☒ COMPARATIVE (PERCENTAGE) THRESHOLDS OR ☐ DOLLAR VALUE THRESHOLDS

PART A – PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
Brad Culverhouse	505 Beach Court	Legal Services
Attorney At Law, Chtd.	Suite 1	
	Fort Pierce, FL 34950	
Social Security Retirement & Survivors Ins.		

PART B – SECONDARY SOURCES OF INCOME
[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
None			

PART C – REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

1635 Thumb Pt. Drive, Ft. Pierce, FL 34949
(Primary Personal Homestead Residence)
1629 Thumb Pt. Dr., Ft. Pierce, FL 34949

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
(If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES
None	

PART E — LIABILITIES [Major debts - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR
PNC Bank, NA	1 PNC ~~Plaza~~ PNC Plaza, 249 5th Ave, Pittsburgh, PA 15222
PNC Mortgage, Inc.	" " "

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
(If you have nothing to report, write "none" or "n/a")

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY	Broad & Cassel	
ADDRESS OF BUSINESS ENTITY	Attorneys At Law	
PRINCIPAL BUSINESS ACTIVITY	Chartered - Legal Services	
POSITION HELD WITH ENTITY	Attorney	
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS	Yes	
NATURE OF MY OWNERSHIP INTEREST	100%	

PART G — TRAINING
For **elected municipal officers** required to complete annual ethics training pursuant to section 112.3142, F.S.

☐ **I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.**

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE ☐

SIGNATURE OF FILER:

Signature:

Date Signed: July 3, 2016

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

WHAT TO FILE:

After completing all parts of this form, **including signing and dating it**, send back only the first sheet (pages 1 and 2) for filing.

If you have nothing to report in a particular section, you must write "none" or "n/a" in that section(s).

NOTE:
MULTIPLE FILING UNNECESSARY:
A candidate who previously filed Form 1 because of another public position must file a copy of his or her Form 1 when qualifying. A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

Facsimiles will not be accepted.

WHERE TO FILE:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

State officers or specified state employees file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303.

Candidates file this form together with their qualifying papers.

To determine what category your position falls under, see page 3 of instructions.

WHEN TO FILE:

Initially, each local officer/employee, state officer, and specified state employee must file ***within 30 days*** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

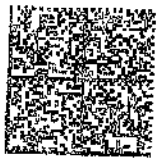
Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2015.

Fort Pierce Utilities Authority
206 S. 6th St.
P.O. Box 3191
Ft. Pierce, FL 34948-3191

Website: www.fpua.com

PRESORTED
FIRST CLASS



U.S. POSTAGE PITNEY BOWES

ZIP 34950 $ 000.37[6]
02 1W
0001401510 AUG 30 2016

PNC MORTGAGE℠

PNC Mortgage
P.O. Box 1820
Dayton, OH 45401-1820

8-749-38366-0003829-001-1-000-000-000-000

JOHN B CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

PNC Mortgage
3232 Newmark Drive
Miamisburg, Ohio 45342

Mailing Address:
P.O. Box 1820
Dayton, Ohio 45401-1820

LOAN NUMBER: [redacted]
DATE: September 12, 2016

stops working well. Do not take more than ordered. If you are 65 or older, use this drug with care. You could have more side effects. Tell your doctor if you are pregnant or plan on getting pregnant. You will need to talk about the benefits and risks of using this drug while you are pregnant. Tell your doctor if you are breast-feeding. You will need to talk about any risks to your baby.

POSSIBLE SIDE EFFECTS: WHAT ARE SOME SIDE EFFECTS THAT I NEED TO CALL MY DOCTOR ABOUT RIGHT AWAY?
WARNING/CAUTION: Even though it may be rare, some people may have very bad and sometimes deadly side effects when taking a drug. Tell your doctor or get medical help right away if you have any of the following signs or symptoms that may be related to a very bad

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4728

RX # 1897409-04391 DATE: 09/16/16

METFORMIN 500MG TABLETS
QTY:90 1 REFILL BEFORE 03/18/17
Refill NDC:00378-7185-05
Retail Price: $31.49 Your Insurance Saved You: $29.44

$ 2.05

PBR: A. RASHID
MFG:MYLAN
YYY/ / /MIC
PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16260041527400699 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4728

RX # 1897409-04391 DATE: 09/16/16

METFORMIN 500MG TABLETS
QTY:90 1 REFILL BEFORE 03/18/17
Refill NDC:00378-7185-05
Retail Price: $31.49 Your Insurance Saved You: $29.44

$ 2.05

PBR: A. RASHID
MFG:MYLAN
YYY/ / /MIC
PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16260041527400699 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

SUN 1:00AM
Refill

METFORMIN 500MG TABLETS
00378-**7185**-05
END CAP

QTY 90
20 DRAM

WHITE
FRONT: G
BACK: MF 1

YYY/ / /MIC

infection like fever, chills, or sore throat. Talk with your doctor. If you are taking this drug and have high blood pressure, talk with your doctor before using OTC products that may raise blood pressure. These include cough or cold drugs, diet pills, stimulants, ibuprofen or like products, and some natural products or aids. Talk with your doctor before you drink alcohol. Be careful in hot weather or while being active. Drink lots of fluids to stop fluid loss. Tell your doctor if you have too much sweat, fluid loss, throwing up, or loose stools. This may lead to low blood pressure. This drug may not work as well in black patients. Talk with the doctor. A very bad reaction called angioedema has happened with this drug. Sometimes, this has been deadly. The chance of angioedema may be higher in black patients. Talk with the doctor. If you are 65 or older, use this

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4728

RX # 1897410-04391 DATE: 09/16/16

BENAZEPRIL 40MG TABLETS
QTY:90 1 REFILL BEFORE 03/18/17
Refill NDC:43547-0338-10
Retail Price: $59.99 Your Insurance Saved You: $56.14

$ 3.85

PBR: A. RASHID
MFG:SOLCO
YYY/ / /MIC
PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16260041549007699 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4728

RX # 1897410-04391 DATE: 09/16/16

BENAZEPRIL 40MG TABLETS
QTY:90 1 REFILL BEFORE 03/18/17
Refill NDC:43547-0338-10
Retail Price: $59.99 Your Insurance Saved You: $56.14

$ 3.85

PBR: A. RASHID
MFG:SOLCO
YYY/ / /MIC
PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16260041549007699 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

SUN 1:00AM
Refill

BENAZEPRIL 40MG TABLETS
43547-**0338**-10
FAST RACK

QTY 90
10 DRAM

BLUE
FRONT: S
BACK: 344

YYY/ / /MIC

MEDICINE, either prescription or over the counter, check with your doctor or pharmacist. This includes any medicines used to treat colds or congestion. CAUTION IS ADVISED WHEN USING THIS MEDICINE IN THE ELDERLY because they may be more sensitive to the effects of this medicine. FOR WOMEN: THIS MEDICINE HAS BEEN SHOWN TO CAUSE HARM to the human fetus. IF YOU PLAN ON BECOMING PREGNANT, discuss with your doctor the benefits and risks of using this medicine during pregnancy. THIS MEDICINE IS EXCRETED IN BREAST MILK. IF YOU ARE OR WILL BE BREAST-FEEDING while you are using this medicine, check with your doctor or pharmacist to discuss the risks to your baby. FOR PATIENTS WITH DIABETES MELLITUS: this medicine may mask signs of low blood sugar such as a rapid heart rate. Check blood glucose levels regularly.

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1901399-04391 DATE: 07/17/16

ATENOLOL 25MG TABLETS
QTY:90 3 REFILLS BEFORE 09/15/16
Copy NDC:00378-0218-10
Retail Price: $25.99 Your Insurance Saved You: $22.99

$ 3.00

A. MAHARAJ, MD
MFG:MYLAN
CNW/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 161994185940104999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1901399-04391 DATE: 07/17/16

ATENOLOL 25MG TABLETS
QTY:90 3 REFILLS BEFORE 09/15/16
Copy NDC:00378-0218-10
Retail Price: $25.99 Your Insurance Saved You: $22.99

$ 3.00

A. MAHARAJ, MD
MFG:MYLAN
CNW/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 161994185940104999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

WAITING
SUN 2:52PM
Copy

ATENOLOL 25MG TABLETS
00378-**0218**-10
END CAP

QTY 90
10 DRAM

WHITE
FRONT: M
BACK: A2

CNW/MIC/MIC/MIC

WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT
Fla. Statute § 713.20

The undersigned "**Lienor**", **BIG JOHNSON CONCRETE PLACEMENT LLC,** in consideration of the sum of **$770.00**, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through (insert date) FROM THE BEGINNING OF THE WORLD TO AND THROUGH THE DATE OF **AUGUST 24, 2016**) to (insert the name of your customer) REALTIME PROPERTY & DEVELOPMENT SERVICES, INC.) on the job of (insert the name of the owner), JOHN B. CULVERHOUSE, SR., and JOHN B. CULVERHOUSE, JR., OWNERS to/on the following job/ property:

1635 THUMB POINT DR, Fort Pierce 34950
Real Estate Account #2401-605-0030-000/3
THUMB POINT BLK 1 LOT 30 (OR 258-845)
(description of property)

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on August 30, 2016.
Lienor: BIG JOHNSON CONCRETE PLACEMENT LLC,

By _____
Name: **JOSHUA BYNUM Title: MGRM**

STATE OF FLORIDA
COUNTY OF MARTIN
Sworn to and subscribed to before me **this** _____ **day of August, 2016** by **JOSHUA BYNUM, as MGRM of BIG JOHNSON CONCRETE PLACEMENT LLC,** who did take an oath and who stated under oath that he/she is authorized to execute the foregoing on behalf of the **"Lienor", BIG JOHNSON CONCRETE PLACEMENT LLC,** and
_____who is personally known to me or
_____who has produced _____ as identification.

_____
NOTARY PUBLIC
NAME: _____

Jacob W. Bynum
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF931814
Expires 10/28/2019

COMMISSION NO:
COMMISSION EXPIRES:

WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT
Fla. Statute § 713.20

The undersigned "**Lienor**", **BIG JOHNSON CONCRETE PLACEMENT LLC,** in consideration of the sum of **$770.00**, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through (insert date) FROM THE BEGINNING OF THE WORLD TO AND THROUGH THE DATE OF **AUGUST 24, 2016**) to (insert the name of your customer) REALTIME PROPERTY & DEVELOPMENT SERVICES, INC.) on the job of (insert the name of the owner) , JOHN B. CULVERHOUSE, SR., and JOHN B. CULVERHOUSE, JR., OWNERS to/on the following job/ property:

1635 THUMB POINT DR. Fort Pierce 34950

BIG JOHNSON CONCRETE PLACEMENT, LLC
P.O. BOX 340
[illegible]

WEST PALM BCH FL 334
15 SEP 2016 PM 5L

USAF

Brad Culverhouse
505 Beach Court
Ste 1
Fort Pierce, FL 34950

34950-B54405

Tell your doctor or get medical help right away if you have any of the following signs or symptoms that may be related to a very bad side effect: Signs of an allergic reaction, like rash; hives; itching; red, swollen, blistered, or peeling skin with or without fever; wheezing; tightness in the chest or throat; trouble breathing or talking; unusual hoarseness; or swelling of the mouth, face, lips, tongue, or throat. Signs of low magnesium levels like mood changes, muscle pain or weakness, muscle cramps or spasms, seizures, shakiness, not hungry, very bad upset stomach or throwing up, or a heartbeat that does not feel normal. Signs of liver problems like dark urine, feeling tired, not hungry, upset stomach or stomach pain, light-colored stools, throwing up, or yellow skin or eyes. Signs of kidney problems like unable to pass urine, change in how much urine

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216892

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)718-4726
RX # 1911044-04391 DATE: 09/19/16

PANTOPRAZOLE 40MG TABLETS
QTY:90 3 REFILLS BEFORE 03/18/17
Copy NDC:59746-0284-90
Retail Price: $296.89 Your Insurance Saved You: $290.48 **$ 6.41**

A. RASHID, MD PLAN: AARPMPD
MFG:CADISTA GROUP# PDPIND
ABP/MIC/MIC/MIC CLAIM REF# 162634394692079999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)718-4726
RX # 1911044-04391 DATE: 09/19/16

PANTOPRAZOLE 40MG TABLETS
QTY:90 3 REFILLS BEFORE 03/18/17
Copy NDC:59746-0284-90
Retail Price: $296.89 Your Insurance Saved You: $290.48 **$ 6.41**

A. RASHID, MD PLAN: AARPMPD
MFG:CADISTA GROUP# PDPIND
ABP/MIC/MIC/MIC CLAIM REF# 162634394692079999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

MON 4:42PM
Copy

PANTOPRAZOLE 40MG TABLETS
59746-**0284**-90
FAST RACK

QTY 90
10 DRAM

LIGHT PINK
FRONT: C284

ABP/MIC/MIC/MIC Med Guide

CAUTIONS: Tell all of your health care providers that you take this drug. This includes your doctors, nurses, pharmacists, and dentists. Avoid driving and doing other tasks or actions that call for you to be alert or have clear eyesight until you see how this drug affects you. Have your blood pressure checked often if you have heart disease. Have your eye pressure checked. Talk with your doctor. Talk with your doctor before you drink alcohol or use other drugs and natural products that slow your actions. Tell your doctor if you have an eye infection, eye injury, or will be having eye

starting any new drug, including prescription or OTC, natural products, or vitamins. Some drugs may have another patient information leaflet. Check with your pharmacist. If you have any questions about this drug, please talk with your doctor, nurse, pharmacist, or other health care provider.

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)718-4726
RX # 1910729-04391 DATE: 09/16/16

SIMBRINZA 1-0.2% SUSPENSION 8ML
QTY:24 4 REFILLS BEFORE 10/29/16
Copy NDC:00065-4147-27
Retail Price: $491.89 Your Insurance Saved You: $316.36 **$ 175.53**

A. MAHARAJ, MD PLAN: AARPMPD
MFG:ALCON GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 162604826225076999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)718-4726
RX # 1910729-04391 DATE: 09/16/16

SIMBRINZA 1-0.2% SUSPENSION 8ML
QTY:24 4 REFILLS BEFORE 10/29/16
Copy NDC:00065-4147-27
Retail Price: $491.89 Your Insurance Saved You: $316.36 **$ 175.53**

A. MAHARAJ, MD PLAN: AARPMPD
MFG:ALCON GROUP# PDPIND
MIC/MIC/MIC/CNW CLAIM REF# 162604826225076999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077 Duplicate Receipt

Pharmacy use only

FRI 5:53PM
Copy

SIMBRINZA 1-0.2% SUSPENSION 8ML
00065-**4147**-27
UNIT OF USE

QTY 24

LIQUID

MIC/MIC/MIC/CNW

Platinum Card®

BRAD CULVERHOUSE
Closing Date 09/25/16 Next Closing Date 10/26/16 Account Ending 8-27007

New Balance [redacted]

Please Pay By 10/10/16*

*Payment is due upon receipt. We suggest you pay by the Please Pay By date. You may have to pay a late fee if your payment is not received by the Next Closing Date.

Membership Rewards® Points
Available and Pending as of 08/31/16
195,436
For up to date point balance and full program details, visit membershiprewards.com.

Account Summary

Previous Balance	[redacted]
Payments/Credits	
New Charges	
Fees	
New Balance	[redacted]

Days in Billing Period: 30

See page 2 for important information about your account.

SHOP SMALL

Pay with your American Express® Card at more places than ever.

Visit shopsmallnow.com to find nearby small businesses where you can use your Card.

Customer Care

Pay by Computer
americanexpress.com/pbc

Customer Care
1-800-528-3855

Pay by Phone
1-800-472-9297

See Page 2 for additional information.

009450 1/5 6 4859

↓ Please fold on the perforation below, detach and return with your payment ↓

Payment Coupon
Do not staple or use paper clips

Pay by Computer
americanexpress.com/pbc

Pay by Phone
1-800-472-9297

Account Ending 8-27007
Enter 15 digit account # on all payments.
Make check payable to American Express.

AB 01 009450 03964 B 50 A

BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Please Pay By
10/10/16
Amount Due
[redacted]

Check here if your address or phone number has changed. Note changes on reverse side.

AMERICAN EXPRESS
P.O. BOX 650448
DALLAS TX 75265-0448

0000349991250310562 0007641590007641591 22 4

LEXINGTON INSURANCE COMPANY
99 High Street
Boston, MA 02110-2103
HO3 Quote Confirmation

Policy Number: 63761930 - 01
Name of Insured and Risk Address:
Culverhouse, SR, John B

1635 THUMB POINT DR
FORT PIERCE, FL 34949-3570

Effective: 09/16/2016
Expiration: 09/16/2017

THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER.

Producing Agent: Harbor Insurance Agency Inc

Address: 580 Village Blvd Ste 215
West Palm Beach, FL 33409

SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY.

THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE OR WIND LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

THIS POLICY CONTAINS AS CO-PAY PROVISION THAT MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

Lexington Insurance Company
99 High Street
Boston, MA 02110-2103

Quote Confirmation

Quote Effective Date: 09/16/2016
Quote Number: 63761930 - 01

Issue Date: 08/24/2016

Broker:	**Sub-Broker:**
Hull & Company - National Risk Solutions 970 Lake Carillon Dr., Suite 200 St. Petersburg, FL 33716 Ph/Fax: / From: Hull & Company - National Risk Solutions	Hull & Company - National Risk Solutions 800 Carillon Pkwy St. Petersburg, FL 33716 Ph/Fax: 866-417-4855/ Attn: Kathy Sofarelli

RE: Applicant Culverhouse, SR, John B
Policy Type: HO3
Insured Location: 1635 THUMB POINT DR
FORT PIERCE, FL 34949-3570

Coverage Part 1 – Homeowners

- Coverage A: Dwelling	$153,000
- Coverage B: Other Structures	$3,000
- Coverage C: Personal Property	$10,000
- Coverage D: Loss Of Use	$5,000
- Loss Assessment Coverage	$1,000
- Coverage E: Personal Liability	$300,000
- Coverage F: Medical Payments to Others	None

Coverage Part 2 – Personal Umbrella

- Umbrella Limit	$0
- Self Insured Retention	$0

Coverage Part 3 – Excess Flood

- Building	$0
- Contents	$0

Coverage Part 4 – Scheduled Property

- Total Scheduled Property	$0

Homeowners Options*

Replacement Cost Contents:	No	Extended Liability:	None
Special Coverage C:	No	Watercraft Liability:	No
Extended Replacement:	No	Home Business:	No
Personal Injury: (HO Only)	No	Business Property:	No
Special Limits Cov. C:	No	BR – Theft:	No
Water Back Up:	$5,000	BR – Extended Cov:	No
Special Computer:	No	Golf Cart Coverage:	No
Identity Fraud:	No	Ordinance Or Law:	10%
Earthquake: (Prem:$)	Excluded		

*This is a partial listing of available endorsements

Homeowners Deductibles:

All Other Perils:	$2,500	Earthquake:	Excluded
Wind Hail:	5%	Special: None	$0
		Special: None	$0

Premium, Tax and Fees:

Coverage Part 1 – Homeowners	$1,744
Coverage Part 2 – Umbrella	$0
Coverage Part 3 – Flood	$0
Coverage Part 4 – Property	$0
Policy Premium:	$1,744
Surplus Lines Broker Responsibility:	
Inspection Fee:	$0.00
SL Broker Fee:	$35.00
Surplus Lines Taxes:	$88.95
Stamping Fee:	$2.67
Emergency Fund Fee:	$2.00
Total Due:	$1,872.62

*Unless surplus lines taxes are shown above, the Sub-Broker is the S/L Broker responsible for the collection and payment of all surplus lines taxes and fees.

NOTE(S) SECTION:
TERMS AND CONDITIONS:

St. Lucie Historical Society, Inc.
P O Box 578
Fort Pierce, Florida 34954

NON-PROFIT ORG.
US POSTAGE
PAID
Fort Pierce, Fl
Permit No 422

Or Current Resident

** 153 ** WPB

BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Membership Application

St. Lucie Historical Society, Inc.

Please join us in preserving our local heritage for future generations.

Name_____
Spouse's Name_____
Names and ages of minor children:
_____
Address_____
City/State/Zip_____
Home Telephone_____
Business Telephone_____
Cell_____
Email_____

I/We wish to join the Society at the level indicated below. Membership is from September through August.

☐ New ☐ Renewal ☐ Individual ($20.00)
☐ Family ($25.00) ☐ Business ($50.00)

Please make checks payable to:
St. Lucie Historical Society, Inc
P O Box 578
Fort Pierce, Florida 34954-0578
For Information telephone: (772) 461-8020

General Meeting are held at:
The Elks Club
635 South 5th Street
Fort Pierce, Florida 34950

Society General Meetings are held on the 3rd Thursday of the month, from September through May. A meal is provided before the meeting at the price of $12.00 per person. Reservations must be made for these meals no later than two days in advance of the meeting. To make reservations telephone (772) 461-8020 and leave a message. Reservations and your RSVP information by e-mail to: dinner@stluciehistoricalsociety.org. Dinner begins at 5:30 P.M. and the General Meeting Starts at 6:00 P.M.

Volunteers are Needed

If you have 3 1/2 hours that you can give once a week either in the morning or afternoon, please consider volunteering at the Museum.

Admission, to the museum, for St. Lucie Historical Society members is ***FREE***. So come and take a tour.

The latest exhibit is St Lucie Families-Crafters of Local History.

The Pineapple Patch Gift Shop has a large selection of books of Florida historical value, cards, handmade Seminole Indian dolls, and baubles made by volunteers.

Museum Hours:
Wednesday-Saturday, 10 am to 4 pm. Sunday, 1 pm-4 pm

REPLACEMENTS, LTD.
China, Crystal & Silver • Old & New
1089 Knox Road, PO Box 26029, Greensboro, NC 27420
1-800-REPLACE • FAX 1-336-697-3100 • TDD 1-800-270-3708
SATISFACTION IS GUARANTEED. SEE DETAILS ON LAST PAGE.

[redacted]
Quote Date: 09/08/2016
Page #: 1

ELECTRONIC SERVICE REQUESTED

33478 AT/DB 0.239 T34 **AUTO3-DIGIT 334 PL1 N320
#0000196691821# KX
BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE, FL 34949-3570

CUSTOMER
[redacted]
NUMBER

Following Are Two Pieces
Available In Your Patterns(s)
Call Or Go Online To Order
1-800-REPLACE (1-800-737-5223)
www.replacements.com
(May Fax ordering instructions on last page)



Check out our improved search feature on replacements.com

We have made it easier to browse your patterns or shop for that perfect gift.
Now you can filter your search by price, availability, manufacturer, piece type, and more.
Look for exciting changes to our website in the months ahead!

Cardiovascular Consultants
2215 Nebraska Avenue, Suite 2E
ort Pierce, FL 34950
el: 772-461-6812
Fax: 772-461-6816

Summary of Today's Visit

CULVERHOUSE , JOHN BRADFORD
DOB:[redacted]
Account No 3399
Gender:Male
Race:White
Ethnicity:Not Hispanic or Latino
Preferred Language:English
09/19/2016 visit with Ahmad Rashid, MD

Medication List

Other medications you are on

- Taking phentermine : 37.5 mg 1 cap(s) orally once daily prn.
- Taking indomethacin : 25 mg 1 cap(s) orally 3 times a day prn,90 days ,270 ,Refills: 3
- Taking Norvasc : 10 1 tab(s) orally once a day,90 ,90 ,Refills: 3
- Taking Glucophage : 500 mg 1 tab orally once a day,90 ,90 ,Refills: 3
- Taking Lotensin : 40 mg 1 tab(s) orally once a day,90 ,90 ,Refills: 3
- Taking Lasix : 20 mg 1 tab(s) orally once a day prn,90 ,90 ,Refills: 3
- Taking atenolol : 25 mg 1 tab(s) orally once a day,90 ,90 Tab ,Refills: 3
- Taking Protonix : 40 mg 1 tab(s) orally once a day,90 ,90 Unspecified ,Refills: 3
- Taking Nitrostat : 0.4 mg 1 tab(s) sublingually every 5 minutes,25 ,Refills: 3
- Taking Lumigan : 0.03% 1 gtt in each affected eye once a day (in the evening)
- Taking Simbrinza : 0.2%-1% 1 gtt in each affected eye 3 times a day

Smoking Status

nonsmoker

Your Next Appointment(s)

- Mon, 23 Jan 2017 at 01:00 PM with Ahmad Rashid, MD at

CARDIOVASCULAR CONSULTANTS 2215 NEBRASKA AVENUE SUITE 2E FORT PIERCE, FL 349504866 Phone: 772-461-6812 (Reason: 4 MNTH OV)

Summary generated by eClinicalWorks (www.eclinicalworks.com)
This document contains confidential information about your health. To maintain your privacy, do not throw this document in the trash. If you do not wish to keep this document for your records, please shred or otherwise securely dispose of your copy. If you are not the intended recipient, please destroy this document and report it to the physician's office named above.

aids. Talk with your doctor before you drink alcohol. If you are 65 or older, use this drug with care. You could have more side effects. Tell your doctor if you are pregnant or plan on getting pregnant. You will need to talk about the benefits and risks of using this drug while you are pregnant. Tell your doctor if you are breast-feeding. You will need to talk about any risks to your baby.

POSSIBLE SIDE EFFECTS: WHAT ARE SOME SIDE

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216362

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1865185-04391 DATE: 09/09/16

AMLODIPINE BESYLATE 10MG TABLETS
QTY:90 NO REFILLS - DR. AUTH REQUIRED
Refill NDC:68180-0752-03
Retail Price: $155.89 Your Insurance Saved You: $152.89

$ 3.00

A. MAHARAJ, MD
MFG:LUPIN
YYY/ / /CNW

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16253041576308399 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1865185-04391 DATE: 09/09/16

AMLODIPINE BESYLATE 10MG TABLETS
QTY:90 NO REFILLS - DR. AUTH REQUIRED
Refill NDC:68180-0752-03
Retail Price: $155.89 Your Insurance Saved You: $152.89

$ 3.00

A. MAHARAJ, MD
MFG:LUPIN
YYY/ / /CNW

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16253041576308399 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

SUN 1:00AM
Refill

AMLODIPINE BESYLATE 10MG TABLETS
68180-**0752**-03
END CAP

QTY 90
20 DRAM

WHITE
FRONT: LU
BACK: H13

YYY/ / /CNW

Fort Pierce Utilities Authority
206 S. 6th Street
P.O. Box 3191
Fort Pierce, Florida 34948-3191
(772) 466-1600, ext. 3900

BRAD GULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

3.766

REMINDER NOTICE

Our records indicate your utility bill is past due in the amount of **$30.27**
for Account # [redacted]
located at **1635 THUMB POINT DR.**

Payments are accepted at the following locations:

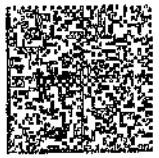
Fort Pierce Utilities Authority	206 South 6th Street	(772) 466-1600
Seacoast Bank	1901 S US Highway 1	(772) 466-3401
Jackson Drugs	2301 Okeechobee Road	(772) 464-3784
Dixon Check Cashing	2410 Avenue D	(772) 461-1010
Dixon Check Cashing	420 N US Highway 1	(772) 429-0210
Cash Plus	2059 S US Highway 1	(772) 466-8669

If you have already made payment, please verify we have received the payment by visiting http://www.fpua.com, or call our office at (772) 466-1600.

Fort Pierce Utilities Authority
206 S. 6th St.
P.O. Box 3191
Ft. Pierce, FL 34948-3191

Website: www.fpua.com

PRESORTED
FIRST CLASS

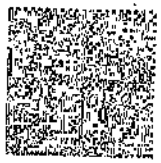


U.S. POSTAGE PITNEY BOWES

ZIP 34950 $ 000.37[6]
02 1W
0001401510 SEP 20. 2016

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS LAND SURVEYORS
2980 SOUTH 25TH STREET
FT. PIERCE, FL 34981

WEST PALM BCH
FL 334
26 SEP '16
PM 4 L



UNITED STATES POSTAGE
PITNEY BOWES
02 4P $ 000.46⁵
0001787665 SEP 26 2016
MAILED FROM ZIP CODE 34981

Mr. Brad Culverhouse Esq.
Brad Culverhouse, Esq.
1635 Thumbpoint Drive
Fort Pierce, FL 34949

34949-357035

Gertrude Walker
Supervisor of Elections
St. Lucie County
4132 Okeechobee Rd.
Ft. Pierce, FL 34947-5412

NONPROFIT ORG.
U.S. POSTAGE
PAID
ORLANDO, FL
PERMIT NO. 3937

OFFICIAL ELECTION MAIL

VOTE AT:
16.1
016 - Chapel By the Sea
1717 Gulfstream Ave, Fort Pierce

64
2 - 23307

108189471 16.1 N16 STYLE 2
CULVERHOUSE JOHN BRADFORD SR
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

OFFICIAL SAMPLE BALLOT
GENERAL ELECTION, NOVEMBER 8, 2016

Dear Voter:

Please study this sample ballot. Now, for your convenience, Vote-By-Mail ballots may be **dropped off at all five early voting sites during Early Voting** and at **all three Supervisor of Elections offices** until 7:00 pm Election Day. To Vote-By-Mail, update your signature, change your address, change your party or for more information call 772-462-1500. Visit www.slcelections.com to Check Your Registration Status. It is important that you keep your signature updated. Check your Voter information card for your location or vist www.slcelections.com and click on "Where Do I Vote".

Gertrude Walker
Supervisor of Elections

Orange Blossom Center
4132 Okeechobee Road
Fort Pierce
772-462-1500

St. Lucie West Annex
250 NW Country Club Drive
Port St. Lucie
772-871-5410

Walton Road Annex
1664 SE Walton Road
Port St. Lucie
772-337-5623

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of th New Charges if paid after the due date. See Reverse side of the bill for more details. Copies o the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or a WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1600 (CALL 811 OR 1-800-432-4770 – 48 HOURS BEFORE DIGGING.)

Service Address: 1635 THUMB POINT DR, TEMP — Statement Date: 9/29/2016

Account Number	Amount of Last Bill	Payments Received	Previous Balance	New Charges	New Charges Due Date	Total Due
[redacted]	$7.04	($7.04)	$0.00	$7.04	10/19/2016	$7.04

Current Read	10	09/23/16
Previous Read	10	08/23/16
kWh Used	0	

Aug16	0	Apr16	0	Dec15	0
Jul16	8	Mar16	0	Nov15	0
Jun16	0	Feb16	0	Oct15	0
May16	2	Jan16	0	Sep15	0

CUSTOMER CHARGE	$	5.8
ELEC GROSS RECEIPTS COM	$	0.1
ELEC SALES TAX	$	0.4
SCHOOL SALES TAX	$	0.0
CITY UTILITY TAX ELECTRIC	$	0.6
E71521	$	7.04
TOTAL ELECTRIC SERVICE:	$	7.04

TOTAL BILLING: $ 7.0

Page 1 (50000017 - 150429)

Total due will be electronically transferred on or about 10/19/2016.

CUSTOMER – RETAIN TOP PORTION FOR YOUR RECORDS

FORT PIERCE UTILITIES AUTHORITY
Mail To: P.O. Box 13929, Fort Pierce, FL 34979-3929

WWW.FPUA.COM
For questions about your bill, please call (772) 466-1600

Account Number	Service Address	Previous Balance	New Charges	Total Due
[redacted]	1635 THUMB POINT DR, TEMP	$0.00	$7.04	$7.04

Phone Number: | Email Address:

We are requesting that you provide us with a phone number and email address for notifications.

AMOUNT PAID

EZ PAY

BRAD CULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

1 161

00015000001715042900000000000101920160000070400000000

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of the New Charges if paid after the due date. See Reverse side of the bill for more details. Copies of the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or at WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1600. **(CALL 811 OR 1-800-432-4770 -- 48 HOURS BEFORE DIGGING.)**

Service Address: 1635 THUMB POINT DR — Statement Date: 9/29/2016

Account Number	Amount on Last Bill	Payments Received	Previous Balance	New Charges	New Charges Due Date	Total Due
[redacted]	$120.48	($90.21)	$30.27	$15.27	10/19/2016	$45.54

Water		
Current Read	4	09/23/16
Previous Read	4	08/23/16
K Gals Used	0	

Aug16	0	*Apr16*	0	*Dec15*	0
Jul16	1	*Mar16*	0	*Nov15*	0
Jun16	0	*Feb16*	0	*Oct15*	0
May16	3	*Jan16*	0	*Sep15*	0

Charges		Rate
CUSTOMER CHARGE		$ 13.88
CITY UTILITY TAX WATER		$ 1.39
	W69013309	$ 15.27
	TOTAL WATER SERVICE:	**$ 15.27**
	TOTAL BILLING:	**$ 15.27**

Fort Pierce Utilities Authority
206 S. 6th St.
P.O. Box 3191
Ft. Pierce, FL 34948-3191

Website: www.fpua.com

PRESORTED FIRST CLASS

U.S. POSTAGE PITNEY BOWES
ZIP 34950 $ 000.37⁶
02 1W
0001401510 SEP 29 2016

PNC MORTGAGE℠
A Division of PNC Bank, National Association

Customer Service Contact Information:
PNC Mortgage, B8-YM07-01-7
PO Box 1820
Dayton, OH 45401-1820
1-800-822-5626

Date: September 30, 2016

JOHN B CULVERHOUSE
1635 THUMBPOINT DR
FORT PIERCE, FL 34949

Subject: **Please provide insurance information for**
1635 THUMBPOINT DR
FORT PIERCE, FL 34949

Dear JOHN B CULVERHOUSE:

Our records show that your hazard insurance expired, and we do not have evidence that you have obtained new coverage. **Because hazard insurance is required on your property, we plan to buy insurance for your property.** You must reimburse us for any period during which the insurance we buy is in effect but you do not have insurance.

You should immediately provide us with your insurance information. This information must be provided in writing. All you need to do is ask your insurance agent to include the loan number and property address above on a copy of your new/renewal policy or notice of reinstatement and fax it with a Mortgagee Clause/Lender's Loss Payable Endorsement as soon as possible to: 1-937-324-7101. You/your agent can mail the documents to:

PNC BANK, NA
ISAOA, ATIMA
P O BOX 7433
SPRINGFIELD, OH 45501-7433

Loan Number: [redacted]

Or, you may update your hazard insurance coverage information online at www.MyCoverageInfo.com, referencing [redacted].

The insurance we buy:

- **May be more expensive than the insurance you can buy yourself.**
- **May not provide as much coverage as an insurance policy you buy yourself.**

If you have any questions, please contact us at 1-888-229-5429.

Sincerely,

PNC Mortgage Insurance Department

Please review the additional important information contained on the following pages of this letter.

E83A-0805

PNC BANK, NA
INSURANCE CENTER
P.O. BOX 7433
SPRINGFIELD, OH 45501-7433

PRESORTED
FIRST CLASS

10/04/16

US POSTAGE
$00.39
OCT 03 2016
ZIP 01940
000672
21 3004862

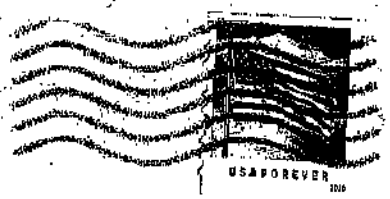
IMPORTANT INFORMATION CONCERNING YOUR HOMEOWNER'S INSURANCE COVERAGE

000032 - 000032
JOHN B CULVERHOUSE
1635 THUMBPOINT DR
FORT PIERCE, FL 34949

28 HOT-13B 34949

PELICAN YACHT CLUB
1120 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949

WEST PALM BCH FL 334
04 OCT 2005 PM 3 L



Mr & Mrs Brad Culverhouse
1635 Thumb Point Dr.
Ft Pierce, FL 34949

STATEMENT ENCLOSED

34949-357035

PNC MORTGAGE℠
A Division of PNC Bank, National Association

Customer Service Contact Information:
PNC Mortgage, B6-YM07-01-7
PO Box 1820
Dayton, OH 45401-1820
1-800-822-5626

October 3, 2016

JOHN B CULVERHOUSE
1635 THUMBPOINT DR
FORT PIERCE, FL 34949

Property Address:
1635 THUMBPOINT DR
FORT PIERCE, FL 34949

COVERAGE AMOUNT: $150,000
EFFECTIVE DATE: 09/16/2016
CANCEL DATE: 09/16/2016

Loan No.
[redacted]

Dear Borrower:

Thank you for providing evidence of your hazard insurance. We have updated our records to reflect this current information. Any temporary coverage has been canceled without charge to your account. Please accept our apologies for any inconvenience caused by this process.

If you have further questions about your insurance, please call our PNC Mortgage Homeowners Insurance Processing Center at 1-888-229-5429.

Sincerely,

10-5-16

PRESORTED FIRST CLASS

US POST
$003
OCT 04 2
ZIP 01
000
21 3007

ORTANT INFORMATION CONCERNING YOUR HOMEOWNER'S INSURANCE COVERAGE

health problems. Call your doctor right away if you have signs of infection like fever, chills, or sore throat. Talk with your doctor. If you are taking this drug and have high blood pressure, talk with your doctor before using OTC products that may raise blood pressure. These include cough or cold drugs, diet pills, stimulants, ibuprofen or like products, and some natural products or aids. Talk with your doctor before you drink alcohol. Be careful in hot weather or while being active. Drink lots of fluids to stop fluid loss. Tell your doctor if you have too much sweat, fluid loss, throwing up, or loose stools. This may lead to low blood pressure. This drug may not work as well in black patients. Talk with the doctor. A very bad reaction called angioedema has happened with this drug. Sometimes, this has been deadly. The chance of angioedema may be higher in black patients. Talk with the doctor. If you are 65 or older, use this

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1897410-04391 DATE: 10/06/16

BENAZEPRIL 40MG TABLETS
QTY: 10 PARTIAL REFILL BEFORE 03/18/17
Refill NDC:43547-0338-10

$ 11.99

PBR: A. RASHID
MFG:SOLCO
ABP/ / /CNW

Walgreens 2504 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1897410-04391 DATE: 10/06/16

BENAZEPRIL 40MG TABLETS
QTY: 10 PARTIAL REFILL BEFORE 03/18/17
Refill NDC:43547-0338-10

$ 11.99

PBR: A. RASHID
MFG:SOLCO
ABP/ / /CNW

Walgreens 2504 VIRGINIA AVE FT PIERCE, FL 34981
PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

THU 11:39AM
Refill

BENAZEPRIL 40MG TABLETS
43547-**0338**-10
FAST RACK

QTY 10
10 DRAM

BLUE
FRONT: S
BACK: 344

ABP/ / /CNW

United States Postal Service®

Sorry We Missed You! We Re Deliver for You

Today's Date: 10.8.16

Sender's Name: [illegible]

Item is at:
✓ Post Office™ (See back)

Available for Pick-up After
Date: 10.10.16 Time: 9am

For Redelivery
Go to usps.com/redelivery
or see reverse

✓ Letter
__ Large envelope, magazine, catalog, etc.
__ Parcel
__ Perishable Item
__ Other:

For Delivery: *(Enter total number of items delivered by service type.)*
For Notice Left: *(Check applicable item)*
__ Priority Mail Express™
✓ Certified Mail™ *(Must claim within 15 days or article will be returned)*
__ Restricted Delivery
__ Registered Mail™
__ Insured Mail
__ Return Receipt for Merchandise
__ Adult Signature
__ Signature Confirmation™

☐ If checked, you or your agent must be present at time of delivery to sign for item.

USPS Tracking # or Article Number(s)
9214 8901 [redacted]
04

Notice Left Section
Customer Name and Address
John Sr & John Jr Culverhouse
1635 Thumbpoint dr

Article Requiring Payment
☐ Postage Due ☐ COD ☐ Customs
Amount Due $

☐ **Final Notice:** Article will be returned to sender on

Delivered By and Date

PS Form **3849**, July 2013 usps.com **Delivery Notice/Reminder/Receipt**

United States Postal Service®

Sorry We Missed You! We Re Deliver for You

Today's Date: 10/13

Sender's Name: Construction Notice

Item is at:
✓ Post Office™ (See back)

Available for Pick-up After
Date: 10/14 Time: 9:00

For Redelivery
Go to usps.com/redelivery
or see reverse

✓ Letter
__ Large envelope, magazine, catalog, etc.
__ Parcel
__ Perishable Item
__ Other:

For Delivery: *(Enter total number of items delivered by service type.)*
For Notice Left: *(Check applicable item)*
__ Priority Mail Express™
✓ Certified Mail™ *(Must claim within 15 days or article will be returned)*
__ Restricted Delivery
__ Registered Mail™
__ Insured Mail
__ Return Receipt for Merchandise
__ Adult Signature
__ Signature Confirmation™

☐ If checked, you or your agent must be present at time of delivery to sign for item.

USPS Tracking # or Article Number(s)
7015 3010 [redacted]

Notice Left Section
Customer Name and Address
John B. Culverhouse
1635 Thumbpoint dr

Article Requiring Payment
☐ Postage Due ☐ COD ☐ Customs
Amount Due $

☐ **Final Notice:** Article will be returned to sender on

Delivered By and Date

PS Form **3849**, July 2013 usps.com **Delivery Notice/Reminder/Receipt**

Platinum Card®

BRAD CULVERHOUSE
Closing Date 10/26/16 Next Closing Date 11/25/16

Account Ending 8-27007

New Balance [redacted]

Please Pay By 11/10/16‡

Payment is due upon receipt. We suggest you pay by the Please Pay by date. You may have to pay a late fee if your payment is not received by the Next Closing Date.

Membership Rewards® Points
Available and Pending as of 09/30/16
202,721
Follow to date point balance and full program details, visit membershiprewards.com

Account Summary

Previous Balance	[redacted]
Payment Credits	[redacted]
New Charges	[redacted]
Fees	[redacted]
New Balance	[redacted]

Days in Billing Period: 31

Customer Care

Pay by Computer
americanexpress.com/pbc

Customer Care 1-800-525-3355 Pay by Phone 1-800-472-9297

See Page 2 for additional information.

See page 2 for important information about your account.

See page 9 for an Important Change to Your Account Terms.

See page 11 for Important Changes to Your Account Terms.

See page 13 for Important Information About Your Reward Program.

See page 14 for a Notice Of Change To The Membership Rewards Program Terms & Conditions.

Your membership will be renewed next month. Please refer to the Renewal Notice on **Page 8.**

↓ Please fold on the perforation below, detach and return with your payment ↓

Payment Coupon
Do not staple or use paper clips

Pay by Computer
americanexpress.com/pbc

Pay by Phone
1-800-472-9297

Account Ending 8-27007

Enter 15 digit account # on all payments.
Make check payable to American Express.

AB 02 007200 36898 B 57 A

BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Please Pay By
11/10/16
Amount Due
[redacted]

Check here if your address or phone number has changed. Note changes on reverse side.

AMERICAN EXPRESS
P.O. BOX 650448
DALLAS TX 75265-0448

0000349991250310562 000818939000818939 22 H

Platinum Card®

BRAD CULVERHOUSE
Closing Date 12/26/16 Next Closing Date 01/26/17

Account Ending 8-27007

New Balance [redacted]

Payment Due Date **01/20/17‡**

[illegible]

Membership Rewards Points

[illegible] 216,293

[illegible]

Account Summary

[illegible] [redacted]

New Balance

Days in Billing Period

Customer Care

Pay by Computer
americanexpress.com/pbc

Customer Care [illegible] Pay by Phone [illegible]

See Page 2 for additional information

See page 2 for important information about your account.

As a reminder, we are changing when we assess late payment fees effective January 1, 2017. We first notified you of this change in a notice included in your billing statement in October 2016. This notice is to remind you that if we do not receive the required payment by the Payment Due Date shown at the top of your billing statement, then we will charge a late fee. Previously, you had to make the payment by the Next Closing Date to avoid the late fee.

As a reminder, as of 11/26/2016, our records indicate that your account is enrolled in one or more optional product(s) which may generate a charge to your account. Please see **Page 6** for more details.

↓ Please fold on the perforation below, detach and return with your payment ↓

Payment Coupon
Do not staple or use paper clips

Pay by Computer
americanexpress.com/pbc

Pay by Phone
1-800-472-9297

Account Ending 8-27007
Enter 15 digit account # on all payments.
Make check payable to American Express.

AB 01 009676 94807 B 50 A

BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Payment Due Date
01/20/17
[redacted]

Check here if your address or phone number has changed. Note changes on reverse side.

AMERICAN EXPRESS
P.O. BOX 650448
DALLAS TX 75265-0448

0000349991250310562 001253741001253741 22 H

Platinum Card®

BRAD CULVERHOUSE
Closing Date 12/26/16 Next Closing Date 01/26/17

Account Ending 8-27007

New Balance [redacted]

Payment Due Date 01/20/17‡

[redacted]

Minimum Payment Due [redacted]

Account Summary

[redacted]

New Balance [redacted]

[redacted]

Customer Care

Pay by Computer
americanexpress.com/pbc

Customer Care [redacted] Payment Phone [redacted]

[redacted]

See page 2 for important information about your account.

As a reminder, we are changing when we assess late payment fees effective January 1, 2017. We first notified you of this change in a notice included in your billing statement in October 2016. This notice is to remind you that if we do not receive the required payment by the Payment Due Date shown at the top of your billing statement, then we will charge a late fee. Previously, you had to make the payment by the Next Closing Date to avoid the late fee.

As a reminder, as of 11/26/2016, our records indicate that your account is enrolled in one or more optional product(s) which may generate a charge to your account. Please see **Page 6** for more details.

008676 1/4

↓ Please fold on the perforation below, detach and return with your payment ↓

Payment Coupon
Do not staple or use paper clips

Pay by Computer
americanexpress.com/pbc

Pay by Phone
1-800-472-9297

Account Ending 8-27007
Enter 15 digit account # on all payments.
Make check payable to American Express.

AB 01 008676 04807 B 60 A

BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Payment Due Date
01/20/17

[redacted]

Check here if your address or phone number has changed. Note changes on reverse side.

AMERICAN EXPRESS
P.O. BOX 650448
DALLAS TX 75265-0448

000034999125031056 2 001253741001253741 22 4

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of the New Charges if paid after the due date. See Reverse side of the bill for more details. Copies of the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or at WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1600. (CALL 811 OR 1-800-432-4770 – 48 HOURS BEFORE DIGGING.)

Service Address: 1635 THUMB POINT DR

Statement Date: 10/28/2016

Account Number	Amount of Last Bill	Payments Received	Previous Balance	New Charges	New Charges Due Date	Total Due
[redacted]	$45.54	$0.00	$45.54	$26.98	11/17/2016	$72.52

WATER METER

		Date Read
Current Read	5	10/25/16
Previous Read	4	09/23/16
K Gals Used	1	

Sep16	0 *May16*	3 *Jan16*	0
Aug16	0 *Apr16*	0 *Dec15*	0
Jul16	1 *Mar16*	0 *Nov15*	0
Jun16	0 *Feb16*	0 *Oct15*	0

DETAIL OF CHARGES

			Charges
CUSTOMER CHARGE			$ 13.88
WATER USAGE	1 K GALS @	10.65000	$ 10.65
CITY UTILITY TAX WATER			$ 2.45
		W69013309	$ 26.98
	TOTAL WATER SERVICE:		$ 26.98
	TOTAL BILLING:		$ 26.98

Page 1 (74364700 - 150429)

"Outage/Trouble" 772-466-7703
CUSTOMER – RETAIN TOP PORTION FOR YOUR RECORDS

FORT PIERCE UTILITIES AUTHORITY
Mail To: P.O. Box 13929, Fort Pierce, FL 34979-3929

WWW.FPUA.COM
For questions about your bill, please call (772) 466-1600.

Account Number	Service Address	Previous Balance	New Charges	Total Due
[redacted]	1635 THUMB POINT DR	$45.54	$26.98	$72.52

Phone Number:	Email Address:

We are requesting that you provide us with a phone number and email address for notifications.

BRAD CULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

2 320

AMOUNT PAID

00017436470015042900000000001117201600007252000000003

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of the New Charges if paid after the due date. See Reverse side of the bill for more details. Copies of the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or at WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1600. (CALL 811 OR 1-800-432-4770 – 48 HOURS BEFORE DIGGING.)

Service Address: 1635 THUMB POINT DR, TEMP — Statement Date: 10/28/2016

Account Number	Amount of Last Bill	Payments Received	Previous Balance	New Charges	New Charges Due Date	Total Due
[redacted]	$7.04	($7.04)	$0.00	$7.04	11/17/2016	$7.04

Current Read	10	10/25/16
Previous Read	10	09/23/16
kWh Used	0	

Sep16	0	*May16*	2	*Jan16*	0
Aug16	0	*Apr16*	0	*Dec15*	0
Jul16	8	*Mar16*	0	*Nov15*	0
Jun16	0	*Feb16*	0	*Oct15*	0

CUSTOMER CHARGE		$	5.84
ELEC GROSS RECEIPTS COM		$	0.15
ELEC SALES TAX		$	0.42
SCHOOL SALES TAX		$	0.03
CITY UTILITY TAX ELECTRIC		$	0.60
	E71521	$	7.04
	TOTAL ELECTRIC SERVICE:	$	**7.04**
	TOTAL BILLING:	$	**7.04**

Page 1 (50000017 - 150429)

Total due will be electronically transferred on or about 11/17/2016.

CUSTOMER – RETAIN TOP PORTION FOR YOUR RECORDS

FORT PIERCE UTILITIES AUTHORITY
Mail To: P.O. Box 13929, Fort Pierce, FL 34979-3929

WWW.FPUA.COM
For questions about your bill, please call (772) 466-1600.

Account Number	Service Address	Previous Balance	New Charges	Total Due
[redacted]	1635 THUMB POINT DR, TEMP	$0.00	$7.04	$7.04

Phone Number:	Email Address:	We are requesting that you provide us with a phone number and email address for notifications.

BRAD CULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

2 320

AMOUNT PAID

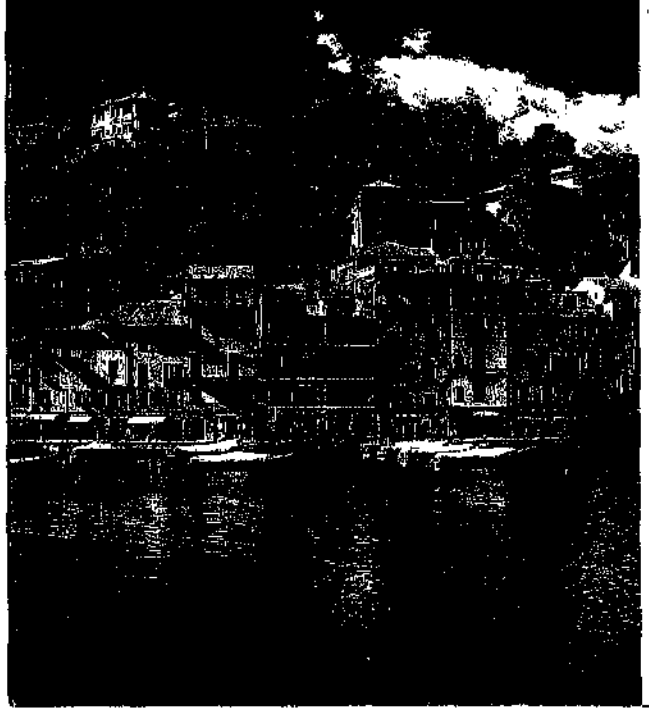
EZ PAY

0001500000171504290000000000011172016000007040000000001

Experience the best in global yachting and private jet travel.

Contact your Travel Professional or TCS World Travel to reserve your space today.

844 495.7165 // TCSWORLDTRAVEL.COM
INFO@TCSWORLDTRAVEL.COM

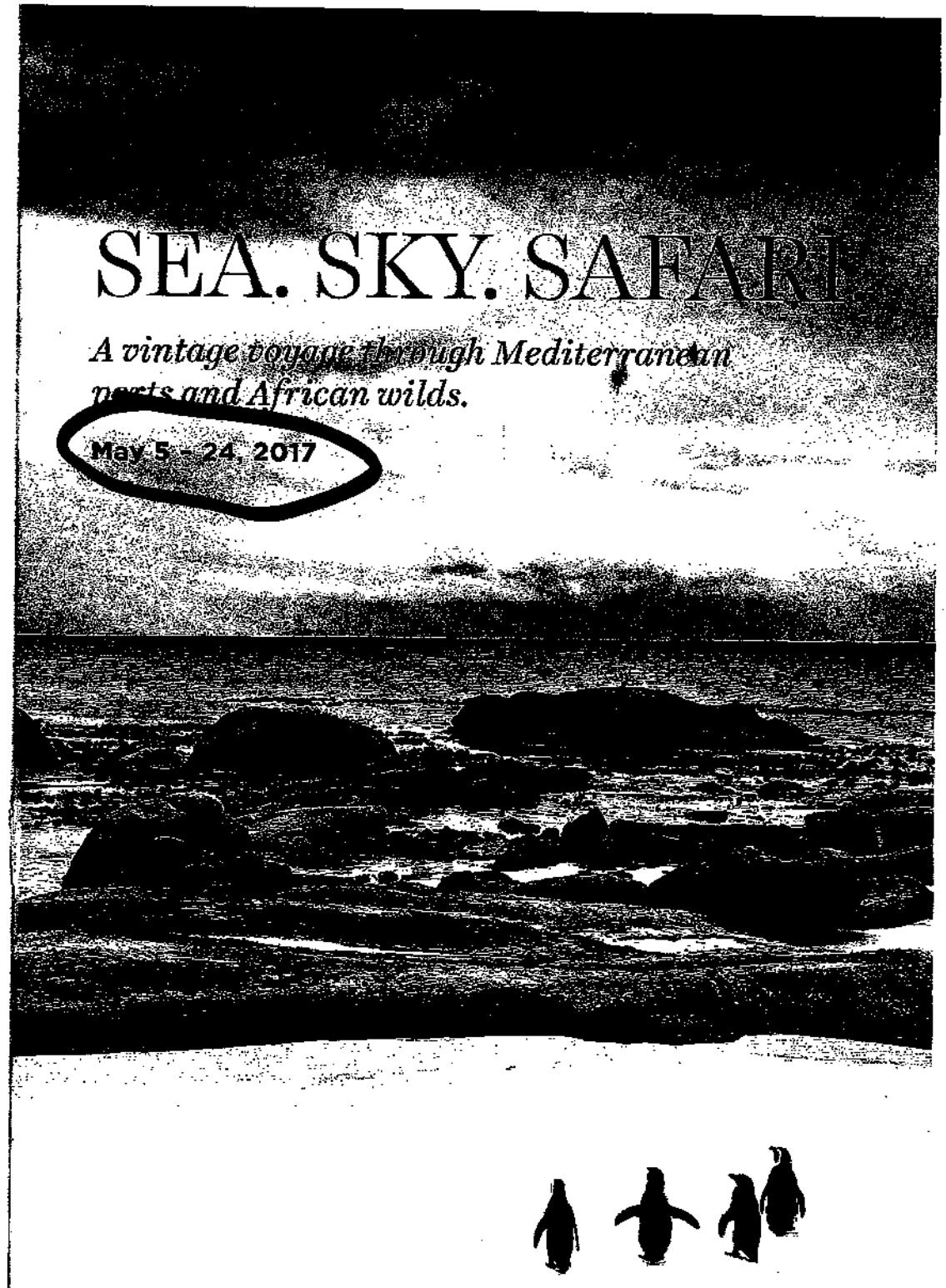


TCS WORLD TRAVEL | SEADREAM YACHT CLUB®

3131 ELLIOTT AVENUE, SUITE 300
SEATTLE, WASHINGTON 98121

PRSRT STD
US POSTAGE
PAID
SEATTLE, WA
PERMIT NO 2389

John Culvershouse
1635 Thumb Point Dr
Fort Pierce FL 34949-3570



BROUGHT TO YOU BY

TCS WORLD TRAVEL

SEADREAM YACHT CLUB

PELICAN YACHT CLUB
1120 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949

WEST PALM BCH FL 334
03 NOV 2005 PM 5 L



Mr & Mrs Brad Culverhouse
1635 Thumb Point Dr.
Ft Pierce, FL 34949

STATEMENT ENCLOSED

34949-357035

PNC MORTGAGE

B6-YM07-01-7
P.O. Box 1820
Dayton, Ohio 45401-1820

Mortgage Statement

Statement Date 11/02/2016

pnc.com/homehq

Customer Service: **1-800-822-5626**

6-749-40647-0001056-001-1-001-100-000-000

JOHN B CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Account Number	[redacted]
Payment Due Date	01/01/2017
Amount Due	**$2,319.26**

If payment is received after 01/16/2017, $115.96 late fee will be charged.

Account Information

Outstanding Principal	$406,419.70
Interest Rate (Until 01/01/2017)	5.2500%

Explanation of Amount Due

Principal	$541.17
Interest	$1,778.09
Regular Monthly Payment	**$2,319.26**
Total Amount Due	**$2,319.26**

14-0515F

Transaction Activity (09/30/2016 to 11/02/2016)

Payments received after 11/02/2016 are not reflected on this statement.

Date Received	Description	Charges	Payments
11/02/2016	Payment		$2,319.26
11/02/2016	Payment to Principal		$270.00

Past Payments Breakdown

	Paid Since Last Statement	Paid Year to Date
Principal	$807.64	$13,580.30
Interest	$1,781.62	$26,807.81
Escrow (Taxes and Insurance)	$0.00	$0.00
Fees	$0.00	$0.00
Unapplied Funds*	$0.00	$0.00
Total	**$2,589.26**	**$40,388.11**

***Partial Payments:** Any partial payments that you make are not applied to your mortgage, but instead are held in a separate Unapplied Funds Account. If you pay the balance of a partial payment, the funds may be applied to your mortgage loan or the funds may be returned to you depending on the status of your loan.

you have an eye infection, eye injury, or will be having eye surgery. Do not give to a child younger than 16 years of age. Tell your doctor if you are pregnant or plan on getting pregnant. You will need to talk about the benefits and risks of using this drug while you are pregnant. Tell your doctor if you are breast-feeding. You will need to talk about any risks to your baby.

POSSIBLE SIDE EFFECTS: WHAT ARE SOME SIDE EFFECTS THAT I NEED TO CALL MY DOCTOR ABOUT

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382 12T

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349483570
(561)716-4726
RX # 1897664-04391 DATE: 11/15/16

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY: 7.5 2 REFILLS BEFORE 05/22/17
Refill NDC: 00023-3205-03
Retail Price: $563.89 Your Insurance Saved You: $362.33

$ 201.56

L. HADDOCK, MD
MFG: ALLERGAN
ABP/ / /MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16320510668906399 9

Walgreens
2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349483570
(561)716-4726
RX # 1897664-04391 DATE: 11/15/16

LUMIGAN 0.01% OPHTH SOLN 2.5ML
QTY: 7.5 2 REFILLS BEFORE 05/22/17
Refill NDC: 00023-3205-03
Retail Price: $563.89 Your Insurance Saved You: $362.33

$ 201.56

L. HADDOCK, MD
MFG: ALLERGAN
ABP/ / /MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16320510668906399 9

Walgreens
2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

WAITING
TUE 5:25PM
Refill

LUMIGAN 0.01% OPHTH SOLN 2.5ML
00023-**3205**-03
UNIT OF USE

QTY 7.5

LIQUID

ABP/ / /MIC

Fort Pierce Utilities Authority
206 S. 6th Street
P.O. Box 3191
Fort Pierce, Florida 34948-3191
(772) 466-1600, ext. 3900

BRAD CULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMBPOINT DR
FORT PIERCE FL 34949

CUT-OFF NOTICE

Our records indicate that your utility bill is past due.

It is our policy to disconnect utility services once a bill has not been paid within 30 days of the billing date.

TO AVOID DISCONNECTION OF UTILITY SERVICE(S) AND/OR ADDITIONAL FEES

We must receive and post payment no later than **Mon, November 28, 2016 (Cut Date)** in the amount of $72.52 for Account # [redacted] located at **1635 THUMB POINT DR.**

We must receive payment at:
Fort Pierce Utilities Authority
206 S. 6th St.
P.O. Box 3191
Fort Pierce, FL 34948-3191

Lobby/Drive-Up Hours
Monday – Friday
8:00 a.m. – 5:00 p.m.

Website: www.fpua.com

If you have already made payment, please verify we have received by visiting http://www.fpua.com, or call our office at (772) 466-1600

WARNING/CAUTION: Even though it may be rare, some people may have very bad and sometimes deadly side effects when taking a drug. Tell your doctor or get medical help right away if you have any of the following signs or symptoms that may be related to a very bad side effect: Signs of an allergic reaction, like rash; hives; itching; red, swollen, blistered, or peeling skin with or without fever; wheezing; tightness in the chest or throat; trouble breathing or talking; unusual hoarseness; or swelling of the mouth, face, lips, tongue, or throat. A fast heartbeat. A heartbeat that does not feel normal. Change in hearing. Hearing loss. Chest pain or pressure. Ringing in ears. Seizures. Very bad dizziness or passing out. Trouble swallowing or speaking. Fever. Swollen gland. Vaginal itching or discharge. It is common to have diarrhea when taking this

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216882 12T

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1920792-04391 DATE: 11/21/16

AZITHROMYCIN 250MG TABLETS 6-PAK
QTY: 6 3 REFILLS BEFORE 11/21/17
New-E NDC:50111-0787-51
Retail Price: $35.99 Your Insurance Saved You: $34.02

$ 1.97

A. GRAFF, MD
MFG:TEVA
XXX/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16326344247707099

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1920792-04391 DATE: 11/21/16

AZITHROMYCIN 250MG TABLETS 6-PAK
QTY: 6 3 REFILLS BEFORE 11/21/17
New-E NDC:50111-0787-51
Retail Price: $35.99 Your Insurance Saved You: $34.02

$ 1.97

A. GRAFF, MD
MFG:TEVA
XXX/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16326344247707099

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

MON 2:03PM
New-E

AZITHROMYCIN 250MG TABLETS 6-PAK
50111-**0787**-51
UNIT OF USE

QTY 6
10 DRAM

WHITE
FRONT: PLIVA
BACK: 787

XXX/MIC/MIC/MIC

Avoid putting this drug in the diaper area. Do not use this drug on the face or underarms. If you are 65 or older, use this drug with care. You could have more side effects. This drug may affect growth in children and teens in some cases. They may need regular growth checks. Talk with the doctor. Do not give to a child younger than 17 years of age. Tell your doctor if you are pregnant or plan on getting pregnant. You will need to talk about the benefits and risks of using this drug while you are pregnant. Tell your doctor if you are breast-feeding. You will need to talk about any risks to your

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216882 12T

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1920791-04391 DATE: 11/21/16

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY: 45 2 REFILLS BEFORE 11/21/17
New-E NDC:68462-0298-55
Retail Price: $70.99 Your Insurance Saved You: $57.66

$ 13.33

A. GRAFF, MD
MFG:GLENMARK
XXX/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16326343703405199

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726

RX # 1920791-04391 DATE: 11/21/16

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY: 45 2 REFILLS BEFORE 11/21/17
New-E NDC:68462-0298-55
Retail Price: $70.99 Your Insurance Saved You: $57.66

$ 13.33

A. GRAFF, MD
MFG:GLENMARK
XXX/MIC/MIC/MIC

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16326343703405199

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

MON 2:02PM
New-E

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
68462-**0298**-55
UNIT OF USE

QTY 45

XXX/MIC/MIC/MIC

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of the New Charges if paid after the due date. See Reverse side of the bill for more details. Copies of the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or at WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1600. (CALL 811 OR 1-800-432-4770 -- 48 HOURS BEFORE DIGGING.)

Service Address: 1635 THUMB POINT DR, TEMP — Statement Date: 11/30/2016

Account Number	Amount of Last Bill	Payments Received	Previous Balance	New Charges	New Charges Due Date	Total Due
[redacted]	$7.04	($7.04)	$0.00	$7.04	12/20/2016	$7.04

Current Read	10	11/22/16
Previous Read	10	10/25/16
kWh Used	0	

Oct16	0	Jun16	0	Feb16	0		
Sep16	0	May16	2	Jan16	0		
Aug16	0	Apr16	0	Dec15	0		
Jul16	8	Mar16	0	Nov15	0		

CUSTOMER CHARGE	$	5.84
ELEC GROSS RECEIPTS COM	$	0.15
ELEC SALES TAX	$	0.42
SCHOOL SALES TAX	$	0.03
CITY UTILITY TAX ELECTRIC	$	0.60
E71521	$	7.04
TOTAL ELECTRIC SERVICE:	$	7.04

TOTAL BILLING: $ 7.04

Page 1 (50000017 - 150429)

Total due will be electronically transferred on or about 12/20/2016.

CUSTOMER -- RETAIN TOP PORTION FOR YOUR RECORDS

FORT PIERCE UTILITIES AUTHORITY
Mail To: P.O. Box 13929, Fort Pierce, FL 34979-3929

WWW.FPUA.COM
For questions about your bill, please call (772) 466-1600.

Account Number	Service Address	Previous Balance	New Charges	Total Due
[redacted]	1635 THUMB POINT DR, TEMP	$0.00	$7.04	$7.04

Phone Number:

Email Address:

We are requesting that you provide us with a phone number and email address for notifications.

AMOUNT PAID

EZ PAY

BRAD CULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMB POINT DR
FORT PIERCE FL 34948-3570

1 171

00015000001715042900000000000122020160000070400000000 5

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of the New Charges if paid after the due date. See Reverse side of the bill for more details. Copies of the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or at WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1600 (CALL 811 OR 1-800-432-4770 -- 48 HOURS BEFORE DIGGING.)

Service Address: 1635 THUMB POINT DR

Statement Date: 11/30/2016

Account Number	Amount of Last Bill	Payments Received	Previous Balance	New Charges	New Charges Due Date	Total Due
[redacted]	$72.52	$0.00	$72.52	$30.27	12/20/2016	$102.79

Current Read	5	11/22/16
Previous Read	5	10/25/16
K Gals Used	0	

Oct16	1	*Jun16*	0	*Feb15*	0		
Sep16	0	*May16*	3	*Jan16*	0		
Aug16	0	*Apr16*	0	*Dec15*	0		
Jul16	1	*Mar16*	0	*Nov15*	0		

CUSTOMER CHARGE		$ 13.88
CITY UTILITY TAX WATER		$ 1.39
	W69013309	$ 15.27
	TOTAL WATER SERVICE:	**$ 15.27**

LATE PAYMENT CHARGE		$ 15.00
	TOTAL MISCELLANEOUS CHARGES:	**$ 15.00**
	TOTAL BILLING:	**$ 30.27**

Pierce Utilities Authority
. 6th St.
Box 3191
erce, FL 34948-3191

te: www.fpua.com

PRESORTED FIRST CLASS

U.S. POSTAGE PITNEY BOV
ZIP 34950 $ 000.37
02 1W
0001401510 NOV. 30. 201

BRAD CULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

REPLACEMENTS, LTD.
China, Crystal & Silver • Old & New
1089 Knox Road, PO Box 26029, Greensboro, NC 27420
1-800-REPLACE • FAX 1-336-697-3100 • TDD 1-800-270-3708
SATISFACTION IS GUARANTEED. SEE DETAILS ON LAST PAGE.

ELECTRONIC SERVICE REQUESTED

23292 AT/DB 0.239 T24 **AUTO3-DIGIT 334 PL1 N320
#0000196691821# KX
BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE, FL 34949-3570

G-09:R08:085957
Quote Date: 12/04/2016
Page #: 1

CUSTOMER
[redacted]
NUMBER

Following Are The Pieces Available to Your Pattern(s)

REPLACEMENTS, LTD.
1089 Knox Road | PO Box 26029 | Greensboro, NC 27420
replacements.com

PRESORTED STANDARD
U. S. POSTAGE PAID
REPLACEMENTS, LTD.

800-REPLACE
(800) 737-5223

Want pattern info faster?
Switch to EMAIL delivery!
Inquire Today!

12
CU

AARPMPD *1922973 0101 3 0000188 6*

JOHN CULVERHOUSE SR
1635 Thumb Point Dr
Fort Pierce, FL 349493570
(561)716-4726

- Auto Refill - New Created from STORED Rx.
- Your Insurance Saved You: $154.01

mail box full
12/10
12/12

ED 10:00AM
$1.88
EXPRESS PAY
12/06/16
Copy

Walgreens

Well trusted since 1901.™

LOOK INSIDE FOR IMPORTANT DETAILS ABOUT YOUR MEDICATION.

Learn more about ways to manage your health and your prescriptions at **Walgreens.com/pharmacy.**

[redacted]

while being active. Drink lots of fluids to stop fluid loss. If you have been taking this drug for a long time or at high doses, it may not work as well and you may need higher doses to get the same effect. This is known as tolerance. Call your doctor if this drug stops working well. Do not take more than ordered. If you are 65 or older, use this drug with care. You could have more side effects. Tell your doctor if you are pregnant or plan on getting pregnant. You will need to talk about the benefits and risks of using this drug while you are pregnant. Tell your doctor if you are breast-feeding. You will need to talk about any risks to your baby.

POSSIBLE SIDE EFFECTS: WHAT ARE SOME SIDE EFFECTS THAT I NEED TO CALL MY DOCTOR ABOUT RIGHT AWAY?
WARNING/CAUTION: Even though it may be rare, some people may have very bad and sometimes deadly side effects when taking a drug.

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382 12T

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX #: 1897409-04391 DATE: 12/15/16

METFORMIN 500MG TABLETS
QTY: 90 NO REFILLS - DR. AUTH REQUIRED
Refill NDC: 00378-7185-05
Retail Price: $31.49 Your Insurance Saved You: $29.44

$ 2.05

PBR: A. RASHID
MFG: MYLAN
YYY/ / /CNW

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16350041643503199 9

Walgreens
2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX #: 1897409-04391 DATE: 12/15/16

METFORMIN 500MG TABLETS
QTY: 90 NO REFILLS - DR. AUTH REQUIRED
Refill NDC: 00378-7185-05
Retail Price: $31.49 Your Insurance Saved You: $29.44

$ 2.05

PBR: A. RASHID
MFG: MYLAN
YYY/ / /CNW

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16350041643503199 9

Walgreens
2501 VIRGINIA AVE FT PIERCE, FL 34981
PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

SAT 1:00AM
Refill

METFORMIN 500MG TABLETS
00378-**7185**-05
END CAP

QTY 90
20 DRAM

WHITE
FRONT: G
BACK: MF 1

YYY/ / /CNW

drink alcohol. If you smoke, talk with your doctor. [illegible] work checked if you are on this drug for a long time. Talk with your doctor. High blood pressure has happened with drugs like this one. Have your blood pressure checked as you have been told by your doctor. Do not take more than what your doctor told you to take. Taking more than you are told may raise your chance of very bad side effects. Do not take this drug for longer than you were told by your doctor. If you have asthma, talk with your doctor. You may be more sensitive to this drug. The chance of heart failure is raised with the use of drugs like this one. In people who already have heart failure, the chance of heart attack, having to go to the hospital for heart failure, and death is raised. Talk with the doctor. The chance of heart attack and heart-related death is raised in people taking drugs like this one after a recent heart attack. People taking drugs like this one after a first heart attack were also more likely to die do not get better or if they become worse, call your [illegible] share your drugs with others and do not take anyone else's drugs. Keep a list of all your drugs (prescription, natural products, vitamins, OTC) with you. Give this list to your doctor. Talk with the doctor before starting any new drug, including prescription or OTC, natural products, or vitamins. This drug comes with an extra patient fact sheet called a Medication Guide. Read it with care. Read it again each time this drug is refilled. If you have any questions about this drug, please talk with the doctor, pharmacist, or other health care provider.

WIC# 216382 12T

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897408-04391 DATE: 12/15/16

INDOMETHACIN 25MG CAPSULES
QTY: 270 NO REFILLS - DR. AUTH REQUIRED
Refill NDC:31722-0542-01
Retail Price: $94.29 Your Insurance Saved You: $51.34

$ 42.95

PBR: A. RASHID
MFG:CAMBER
YYY/ / /CNW

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16350041558310299 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1897408-04391 DATE: 12/15/16

INDOMETHACIN 25MG CAPSULES
QTY: 270 NO REFILLS - DR. AUTH REQUIRED
Refill NDC:31722-0542-01
Retail Price: $94.29 Your Insurance Saved You: $51.34

$ 42.95

PBR: A. RASHID
MFG:CAMBER
YYY/ / /CNW

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16350041558310299 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

SAT 1:00AM
Refill

INDOMETHACIN 25MG CAPSULES
31722-**0542**-01
ALPHA

QTY 270

LIGHT GREEN
FRONT: H
BACK: 103

YYY/ / /CNW

Med Guide

fever; wheezing; tightness in the chest or throat; trouble breathing or talking; unusual hoarseness; or swelling of the mouth, face, lips, tongue, or throat. Change in eyesight, eye pain, or very bad eye irritation. Very bad and rarely deadly effects have happened with sulfa (sulfonamide) drugs like this one. These effects have included liver problems, blood problems, and very bad skin reactions (Stevens-Johnson syndrome/toxic epidermal necrolysis). Call your doctor right away if you have a rash; red, swollen, blistered, or peeling skin; red or irritated eyes; sores in your mouth, throat, nose, or eyes; fever, chills, or sore throat; cough that is new or worse; feeling very tired or weak; any bruising or bleeding; or signs of liver problems like dark urine, feeling tired, not hungry, upset stomach or stomach pain, light-colored stools, throwing up, or yellow skin or eyes. WHAT ARE SOME OTHER SIDE EFFECTS OF THIS

WIC# 216382 12T

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1898847-04391 DATE: 12/15/16

SIMBRINZA 1-0.2% SUSPENSION 8ML
QTY: 24 3 REFILLS BEFORE 06/22/17
Refill NDC: 00065-4147-27
Retail Price: $491.89 Your Insurance Saved You: $316.36

$ 175.53

L. HADDOCK, MD
MFG:ALCON
CNW/ / /CNW

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16350346944102499 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1898847-04391 DATE: 12/15/16

SIMBRINZA 1-0.2% SUSPENSION 8ML
QTY: 24 3 REFILLS BEFORE 06/22/17
Refill NDC:00065-4147-27
Retail Price: $491.89 Your Insurance Saved You: $316.36

$ 175.53

L. HADDOCK, MD
MFG:ALCON
CNW/ / /CNW

PLAN: AARPMPD
GROUP# PDPIND
CLAIM REF# 16350346944102499 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

FRI 10:00AM
Refill

SIMBRINZA 1-0.2% SUSPENSION 8ML
00065-**4147**-27
UNIT OF USE

QTY 24

LIQUID

CNW/ / /CNW

Avoid putting this drug in the diaper area. Do not use this drug on the face or underarms. If you are 65 or older, use this drug with care. You could have more side effects. This drug may affect growth in children and teens in some cases. They may need regular growth checks. Talk with the doctor. Do not give to a child younger than 17 years of age. Tell your doctor if you are pregnant or plan on getting pregnant. You will need to talk about the benefits and risks of using this drug while you are pregnant. Tell your doctor if you are breast-feeding. You will need to talk about any risks to your

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1835 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1920791-04391 DATE: 12/23/16

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY: 45 1 REFILL BEFORE 11/21/17
Refill NDC: 68462-0298-55
Retail Price: $70.99 Your Insurance Saved You: $57.66

$ 13.33

A. GRAFF, MD PLAN: AARPMPD
MFG: GLENMARK GROUP# PDPIND
AAC/ / /KLT CLAIM REF# 16358505675108499 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1835 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1920791-04391 DATE: 12/23/16

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM
QTY: 45 1 REFILL BEFORE 11/21/17
Refill NDC: 68462-0298-55
Retail Price: $70.99 Your Insurance Saved You: $57.66

$ 13.33

A. GRAFF, MD PLAN: AARPMPD
MFG: GLENMARK GROUP# PDPIND
AAC/ / /KLT CLAIM REF# 16358505675108499 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

WAITING
FRI 5:17PM
Refill

CLOTRIMAZOLE-BETAMETHASONE CRM 45GM **QTY 45**
68462-**0298**-55
UNIT OF USE

AAC/ / /KLT

pharmacists, and dentists. Avoid driving and doing other tasks or actions that call for you to be alert until you see how this drug affects you. To lower the chance of feeling dizzy or passing out, rise slowly over a few minutes when sitting or lying down. Be careful climbing stairs. Follow the diet and workout plan that your doctor told you about. Have your blood work checked. Talk with your doctor. Check blood pressure and heart rate as the doctor has told you. Talk with the doctor. Talk with your doctor before you drink alcohol. This drug may hide the signs of low blood sugar. Talk with

you have any questions about this drug, please talk with your doctor, nurse, pharmacist, or other health care provider.

WIC# 216382 12T

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

JOHN CULVERHOUSE SR
1835 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1911043-04391 DATE: 12/22/16

ATENOLOL 25MG TABLETS
QTY: 90 2 REFILLS BEFORE 03/18/17
Refill NDC: 00378-0218-10
Retail Price: $25.99 Your Insurance Saved You: $24.21

$ 1.78

A. RASHID, MD PLAN: AARPMPD
MFG: MYLAN GROUP# PDPIND
YYY/ / /MIC CLAIM REF# 16357041550803699 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1835 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1911043-04391 DATE: 12/22/16

ATENOLOL 25MG TABLETS
QTY: 90 2 REFILLS BEFORE 03/18/17
Refill NDC: 00378-0218-10
Retail Price: $25.99 Your Insurance Saved You: $24.21

$ 1.78

A. RASHID, MD PLAN: AARPMPD
MFG: MYLAN GROUP# PDPIND
YYY/ / /MIC CLAIM REF# 16357041550803699 9

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH: (772)595-3077

Duplicate Receipt

Pharmacy use only

SAT 1:00AM
Refill

ATENOLOL 25MG TABLETS
00378-**0218**-10
END CAP

QTY 90
10 DRAM



WHITE
FRONT: M
BACK: A2

YYY/ / /MIC

Platinum Card®

BRAD CULVERHOUSE
Closing Date 11/25/16 Next Closing Date 12/26/16

Account Ending 8-27007

New Balance [redacted]

Please Pay By 12/10/16‡

‡Payment is due upon receipt. We suggest you pay by the Please Pay By date. You may have to pay a late fee if your payment is not received by the Next Closing Date.

Membership Rewards® Points
Available and Pending as of 10/31/16
210,909
For up to date point balance and full program details, visit membershiprewards.com

Account Summary

Previous Balance	[redacted]
Payments/Credits	
New Charges	
Fees	
New Balance	

Days in Billing Period: 30

Customer Care

Pay by Computer
americanexpress.com/pbc

Customer Care
1-800-525-3355

Pay by Phone
1-800-472-9297

See Page 2 for additional information.

See page 2 for important information about your account.

We are writing to let you know that effective January 1, 2017 your 2016 Year-End Summary will be available for viewing and downloading online rather than being automatically mailed to you.

We invite you to log into your American Express online account at **americanexpress.com/yes** to view an interactive overview of your spending in pie or bar charts. Your charges will also be organized by categories like travel and restaurants. You will continue to have the ability to download your information to print or save for a later date in PDF or Excel.

See page 7 for Important Information About Your Reward Program.

See page 9 for Important Changes to Your Account Terms.

See Page 11 for an important Privacy Notice and the following pages for important notices about Your Billing Rights, Electronic Fund Transfer Error Resolution and a notice for WA residents.

Your Platinum Card® Membership includes an annual subscription to Departures magazine (a value of $10). If you do not wish to receive the magazine, please call us at the number on the back of your Card. No credits are offered to Members who elect not to receive the magazine.

↓ Please fold on the perforation below, detach and return with your payment ↓

Payment Coupon
Do not staple or use paper clips

Pay by Computer
americanexpress.com/pbc

Pay by Phone
1-800-472-9297

Account Ending 8-27007
Enter 15 digit account # on all payments.
Make check payable to American Express.

AB 02 009208 85956 B 82 A

BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Please Pay By
12/10/16
Amount Due
[redacted]

☐ Check here if your address or phone number has changed. Note changes on reverse side.

AMERICAN EXPRESS
P.O. BOX 650448
DALLAS TX 75265-0448

000034999125031056 2 00058335300058335 3 22 4

009208 1/8 8 000033912 R50/0RH 33956 (1)

PNC BANK

PNC Bank
PO Box 1820
Dayton OH 45401-1820

Customer Service Contact Information
PNC Bank, B6-YM07-01-7
P.O. Box 1820
Dayton, Ohio 45401-1820
1-800-822-5626

3-749-42850-0000135-001-1-000-000-000-000

JOHN B CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Loan Number: [redacted]
Date: December 19, 2016

[redacted]

Here's what happened:

We recently received a payment for your mortgage loan. Your loan is an Adjustable Rate Mortgage (ARM), which means that your interest rate can change, resulting in a change in your monthly payment. Your loan is paid in advance and is due for February, 2017. The scheduled adjustment has not yet been made and all payments that can be paid before this scheduled adjustment have already been applied to your loan.

The funds that you sent to us have been applied directly toward your principal balance on your loan.

Here's what you need to do:

The scheduled adjustment date for your loan is February, 2017. After this date, you will receive a notice regarding your new interest rate and payment amount. At that time, you may continue to make your payments in advance.

How to contact us:

Call Customer Service at 1-800-822-5626, Monday - Thursday, 8:00 a.m. - 9:00 p.m. and Friday, 8:00 a.m. - 5:00 p.m. ET.

Visit *pnc.com/homehq* and click on *Customer Service & Support* to access account information, make payments and more - 24/7.

[redacted]

To request information or notify us of an error regarding your account, please send a written request/notice to:
PNC Bank; PO Box 8807; Dayton, OH 45401-8807

benefits and risks of using this drug while you are pregnant. Tell your doctor if you are breast-feeding. You will need to talk about any risks to your baby.

POSSIBLE SIDE EFFECTS: WHAT ARE SOME SIDE EFFECTS THAT I NEED TO CALL MY DOCTOR ABOUT RIGHT AWAY?
WARNING/CAUTION: Even though it may be rare, some people may have very bad and sometimes deadly side effects when taking a drug. Tell your doctor or get medical help right away if you have any of the following signs or symptoms that may be related to a very bad side effect: Signs of an allergic reaction, like rash; hives; itching; red, swollen, blistered, or peeling skin with or without fever; wheezing; tightness in the chest or throat; trouble breathing

KEEP OUT OF REACH OF CHILDREN: STORE IN SAFETY CONTAINER OR SECURE AREA.

WIC# 216382 12T

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1925868-04391 DATE: 12/23/16

PANTOPRAZOLE 40MG TABLETS
QTY:90 3 REFILLS BEFORE 09/19/17
Copy NDC:59746-0284-90
Retail Price: $288.89 Your Insurance Saved You: $290.48

$ 6.41

A. RASHID, MD PLAN: AARPMPD
MFG:CADISTA GROUP# PDPIND
ARL/MIC/MIC/KLT CLAIM REF# 163585074956104999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Customer Receipt

JOHN CULVERHOUSE SR
1635 Thumb Point Dr, Fort Pierce, FL 349493570
(561)716-4726
RX # 1925868-04391 DATE: 12/23/16

PANTOPRAZOLE 40MG TABLETS
QTY:90 3 REFILLS BEFORE 09/19/17
Copy NDC:59746-0284-90
Retail Price: $288.89 Your Insurance Saved You: $290.48

$ 6.41

A. RASHID, MD PLAN: AARPMPD
MFG:CADISTA GROUP# PDPIND
ARL/MIC/MIC/KLT CLAIM REF# 163585074956104999

Walgreens 2501 VIRGINIA AVE FT PIERCE, FL 34981 PH:(772)595-3077

Duplicate Receipt

Pharmacy use only

WAITING
FRI 5:20PM
Copy

PANTOPRAZOLE 40MG TABLETS
59746-**0284**-90
FAST RACK

QTY 90
10 DRAM

LIGHT PINK
FRONT: C284

ARL/MIC/MIC/KLT

Med Guide

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of t
New Charges if paid after the due date. See Reverse side of the bill for more details. Copies
the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or
WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-160
(CALL 811 OR 1-800-432-4770 – 48 HOURS BEFORE DIGGING.)

Service Address: 1635 THUMB POINT DR, FPUA — Statement Date: 12/29/2016

Account Number	Amount of Last Bill	Payments Received	Previous Balance	New Charges	New Charges Due Date	Total Due
[redacted]	$7.04	($7.04)	$0.00	$7.04	1/18/2017	$7.04

METER READ		
Current Read	10	12/20/16
Previous Read	10	11/22/16
kWh Used	0	

Nov16	0 *Jul16*	8 *Mar16*	0
Oct16	0 *Jun16*	0 *Feb16*	0
Sep16	0 *May16*	2 *Jan16*	0
Aug16	0 *Apr16*	0 *Dec15*	0

CURRENT CHARGES		
CUSTOMER CHARGE		$ 5
ELEC GROSS RECEIPTS COM		$ 0
ELEC SALES TAX		$ 0
SCHOOL SALES TAX		$ 0
CITY UTILITY TAX ELECTRIC		$ 0
	E71521	$ 7
	TOTAL ELECTRIC SERVICE:	$ 7.
	TOTAL BILLING:	$ 7

Fort Pierce Utilities Authority
206 S. 6th St.
P.O. Box 3191
Ft. Pierce, FL 34948-3191

Website: www.fpua.com

PRESORTED FIRST CLASS

U.S POSTAGE PI
ZIP 34950 $ 0
02 1W
0001401510 DEC

BRAD CULVERHOUSE
ATTORNEY AT LAW CHARTERED
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

0001500000171504290000000000011820

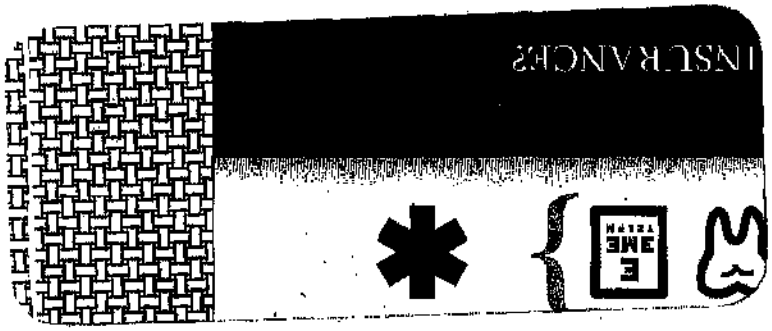
USAA®

9800 Fredericksburg Road
San Antonio, Texas 78288-0001

IMPORTANT INFORMATION FROM USAA ENCLOSED

PRESORTED
FIRST CLASS

PITNEY BOWES
US POSTAGE
$00.37[6]
DEC 28 2016
ZIP 75057
000229
21 3007657



YOU'RE READY FOR ANYTHING WITH USAA MOBILE.

» USAA.COM/READY

028 KISXABB 34849

MAUS&HOFFMAN

800 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

Postmaster: Please deliver to current resident

PRSRT STD
U.S. POSTAGE
PAID
MAUS & HOFFMAN

No.170MR

CUSTOMER#
19682
SOURCE CODE
MR568

*******AUTO**SCH 5-DIGIT 34945

9_NV2_107 P55 7 18258
BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Join our e-mail list at
mausandhoffman.com
for early sale notices
and web only specials.

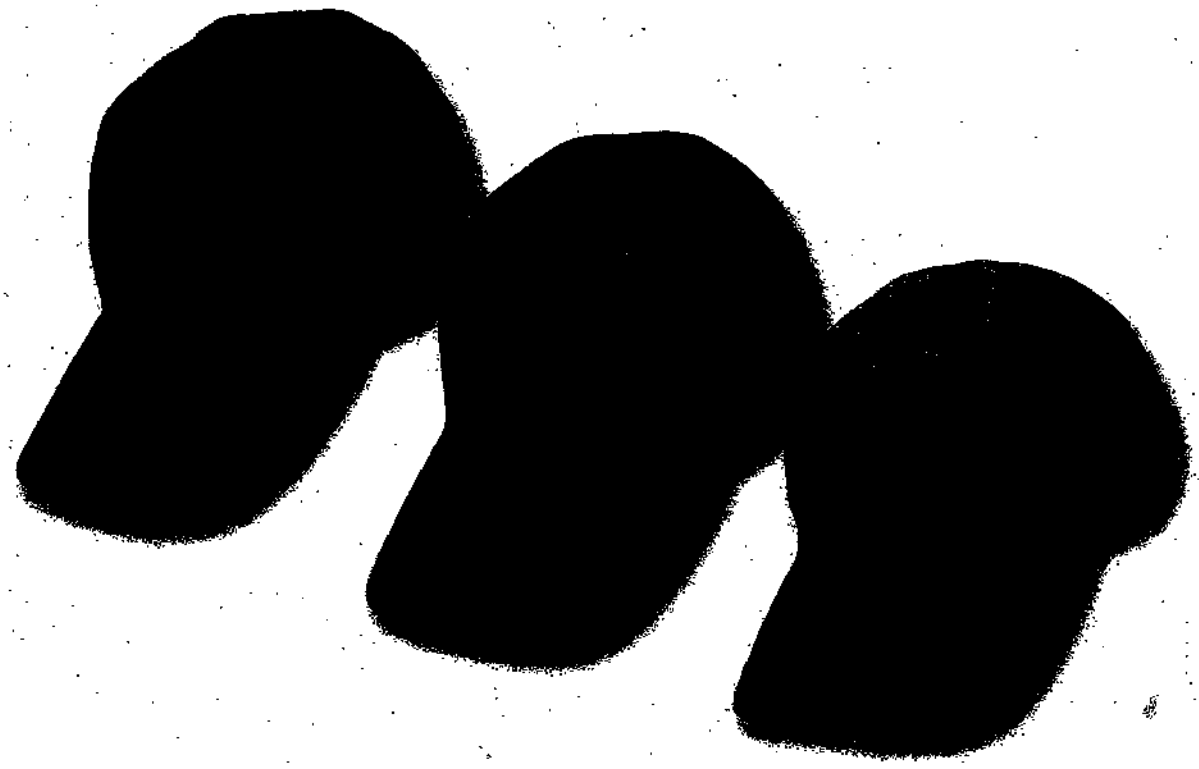
PALM BEACH FORT LAUDERDALE NAPLES VERO BEACH

On The Front Cover:

Our 'Invernale' Shirt of winters past, sure to enliven winters present and future. Tailored in Italy of pure cotton printed in Italy exclusively for M&H. With point collar, long sleeves, single pocket. Sizes M,L,XL,XXL • A7G79 $225 .

On The Back Cover:

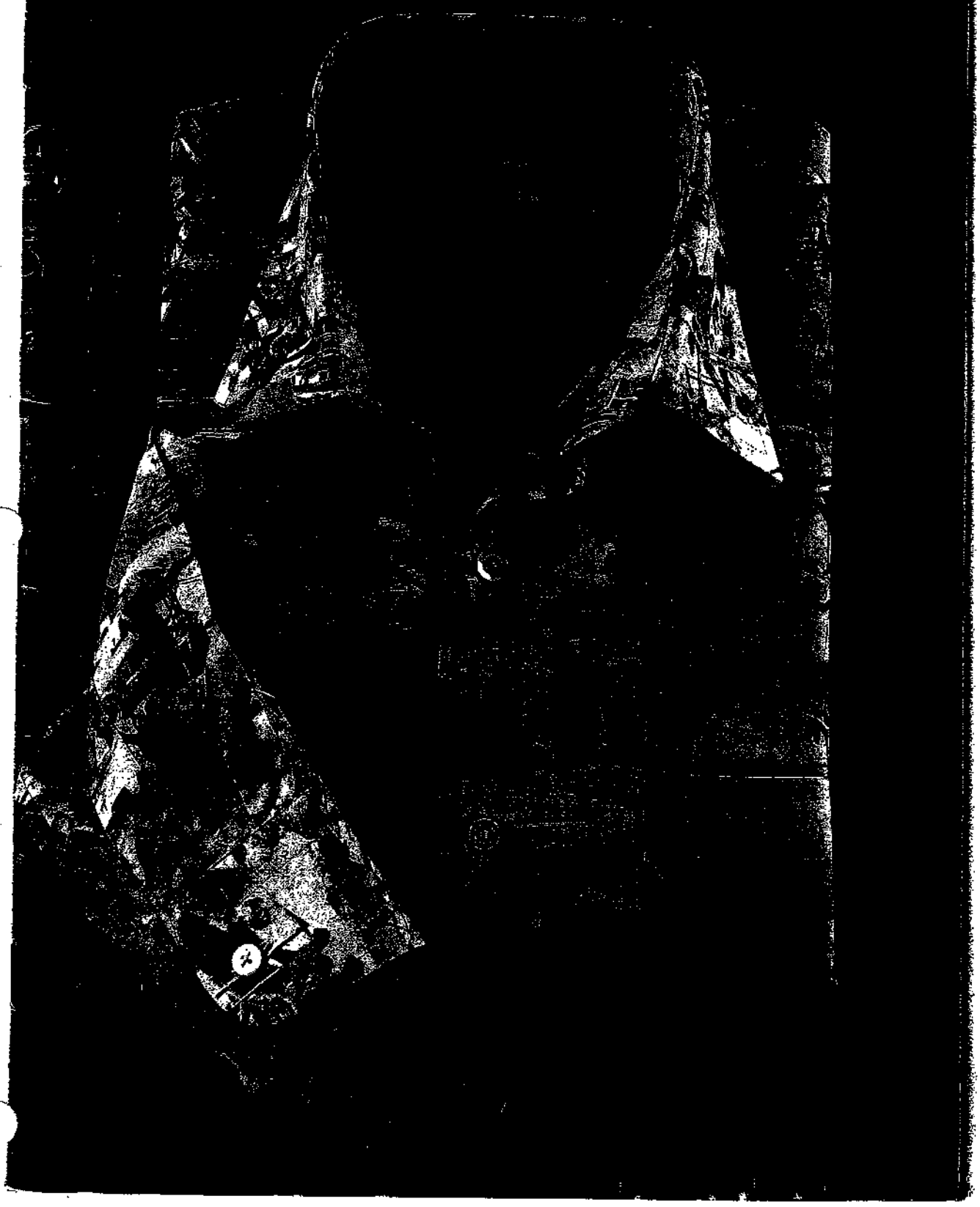
Our 'Grant' Wool Baseball Caps are perfect toppers for the cooler side of the calendar. Made in France of lightweight, soft 75% wool/25% poly in classic 6-piece style, with button on the top. In black, red or grey. Sizes M,L,XL. • KR900 $85.



©2016 Maus & Hoffman

MAUS&HOFFMAN

HOLIDAY 2016



FL 334
10 NOV '16
PM 5 L

U.S. POSTAGE PITNEY BO
ZIP 34981 $ 000.4
02 1W
0001388104 NOV 16 2(

Mr. John Culverhouse, Sr.
1635 Thumbpoint Drive
Fort Pierce, FL 34949

34945-357035

Dear John,

At Thanksgiving more than ever, our thoughts turn gratefully to those who have made our progress possible.

And in this spirit we say, simply but sincerely

Thank You and Best Wishes
for a Happy Thanksgiving

Ken

ST. LUCIE COUNTY SHERIFF'S OFFICE
SHERIFF KEN J. MASCARA

Hammacher Schlemmer®
Operations Center
9180 Le Saint Drive, Fairfield, OH 45014-5475

Current Resident or NY-16

Visit our Landmark Store
147 East 57th Street, New York City (212) 421-9000
1-800-543-3366 hammacher.com
The Hammacher Schlemmer Lifetime Guarantee
Unconditional and Unwavering

PRSRT STD
U.S. POSTAGE PAID
HAMMACHER
SCHLEMMER

**********ECRLOT 0240A**C-014
JOHN B CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

5006
P459
680
242

F778579208
CUSTOMER NUMBER
SOURCE CODE

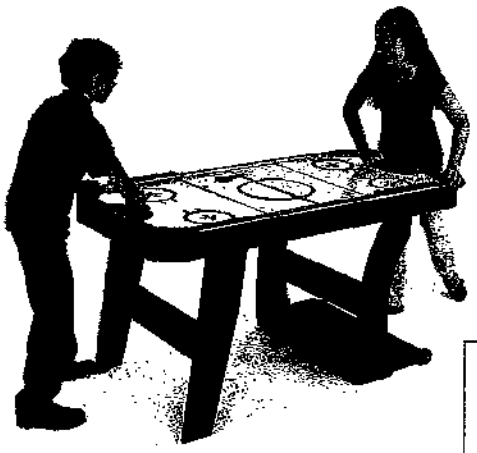
Flat Rate Shipping

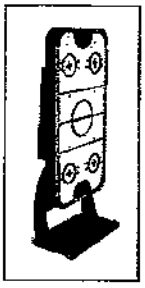
Any order, any size.

$7.95 standard shipping.

Use the source code above. See pg. 2.

Scan this symbol to shop our website for hundreds of new items





The Foldaway Air Hockey Table.

This is the air hockey table that folds for unobtrusive storage. Available only from Hammacher Schlemmer, the table has two legs that fold under the playing surface and the table tilts 90° until it is perpendicular with the floor, enabling out-of-the-way storage against a wall. Wheels on the base of the table allow you to roll it easily to another room and the unit requires only 18" x 30" of floor space when not in use. The table's powerful fan ensures rapid puck movement and the PVC rails enable fast-action bank shots. Includes two pucks and two pushers that store conveniently in compartments built into the base. Ages 8 and up. In use: 60" L x 30" W x 32" H. Folded: 75" H x 30" W x 18" D. (64 lbs.)
NY-89918 $349.95 ($60)

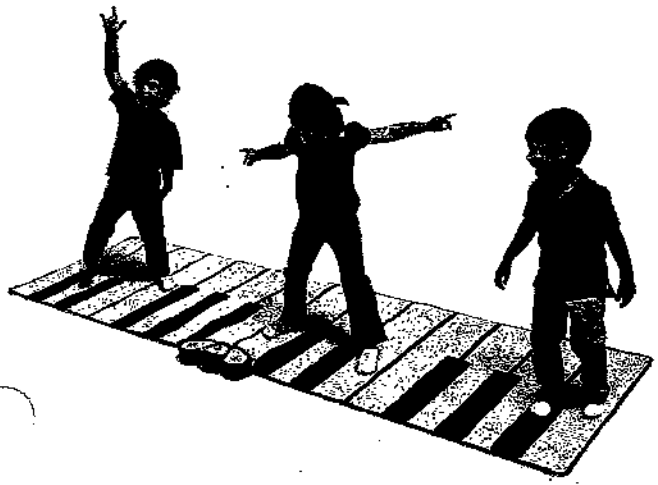




The Neck and Shoulder Heat Wrap.

This is the heated wrap designed to simultaneously soothe sore muscles in the neck and shoulders. Only available from Hammacher Schlemmer, it features slightly weighted edges and a magnetic closure that provide a custom fit around the neck, shoulders, and upper back. The integrated heating element delivers even, deep-penetrating heat that stimulates circulation to help loosen muscles, relieve swelling, and soothe joints. Its tethered controller adjusts the temperature to four different levels. Plugs into AC with 9' cord. 100% polyester microplush. Not for use with pacemakers. Lakeshore Blue. 25" L x 19" W x 3/4" D. (1½ lbs.)
NY-84437 $69.95

Massaging Neck And Shoulder Heat Wrap. Three massage intensities. Jade. 25" L x 25" W x 3/4" D. (2½ lbs.)
NY-86408 $89.95

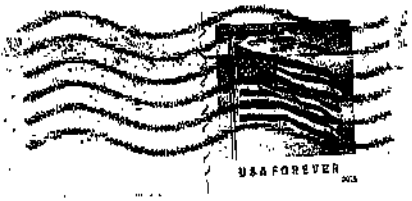


The World's Largest Toe Tap Piano.

Measuring 8' long, this is the world's largest dance-on piano. The 28' sq. piano mat allows budding virtuosos to compose their own music as they dance, jump, or run on the keys. Fourteen white and 10 black keys—almost two full octaves—produce individual tones or melodic harmonies. The piano is large enough for duets and musicians can record and instantly listen to their compositions through an integrated speaker or tap along with prerecorded songs. The unit replicates sound from eight different instruments (piano, saxophone, violin, organ, trumpet, harp, vibraphone, guitar) and it connects to an iPod or another MP3 player to enable musicians to play along to their favorite songs. Requires four AA batteries. Ages 3 and up. 96" L x 42" D. (4 lbs.)
NY-82689 $79.95

DEM Party of SLC
P.O. Box 9137
Port St Lucie, FL 34985

WEST PALM BCH FL 334
28 OCT 2005 PM 4 L



John B. Culbreathouse, Sr.
1635 Thumb Point Dr.
Fort Pierce, FL 34949

34949-357035

Planned Parenthood
100 YEARS
THE BEQUEST CHALLENGE

Non-P
U.S. I
F
Smith
Penn

Planned Parenthood
Federation of America
Bequest Challenge
123 William Street, 10th Floor
New York, NY 10038

*********AUTO**SCH 3-DIGIT 334
Mr. and Mrs. Brad Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

Planned Parenthood
100 YEARS
THE BEQUEST CHALLENGE

Planned Parenthood
Federation of America
Bequest Challenge
123 William Street, 10th Floor
New York, NY 10038

October 2016

Dear Friend:

This month, Planned Parenthood turns 100 years old. To celebrate our centennial and to strengthen our movement for our second century, two families have offered Planned Parenthood $10 million as a challenge:

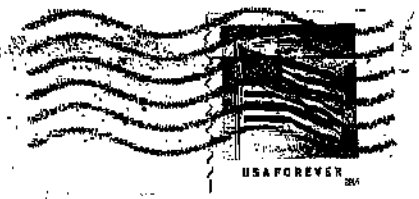
If you make a bequest commitment for our future, they will make an immediate gift to Planned Parenthood.

If you have ever thought about creating your estate plans and establishing your legacy – now is the time to act. Not only will you be building a firm foundation for tomorrow's generations, but you will also be helping Planned Parenthood secure the full $10 million for much-needed current programs and services.

The **Planned Parenthood Bequest Challenge** is the most sizable bequest challeng

DEM Party of SLC
P.O. Box 9737
Port St Lucie, FL 34985

WEST PALM BCH FL 334
28 OCT 2016 PM 4 L



John B. Culbreth Jr.
1635 Thumb Point Dr.
Fort Pierce, FL 34949

34949-357035

Attention John B Culverhouse
Complete and Return



20201011046121110026296

RE: MORTGAGE
Lender: **CONFIDENTIAL INFORMATION**
John B Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

Loan Amount: CONFIDENTIAL
Record Date: 04/04/2016

Dear John B Culverhouse,

Our records indicate that the family at the address listed above may not currently be protected with Life and

FEMA

PRESORTE
FIRST-CLASS
US POSTAGE
BALTIMORE,
PERMIT NO.

POLICY INFORMATION
PO BOX 1521
LANHAM-SEABROOK, MD 20703-9906

01-049285
02003 015503880F

Washington, D.C. 20472
U.S. Department of Homeland Security

FEMA

MARCH 31, 2016

**********AUTO**3-DIGIT 334
JOHN B CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE, FL 34949-3570

1635 THUMB POINT DR
FORT PIERCE, FL 34949-3570

To correct any personal information on this form, please contact your insurance agent.

ACKNOWLEDGEMENT OF RECEIPT

An additional copy of this form has been provided for you to keep with the other documents you received. Return the original signed and dated form to ***"NFIP Policy Information Acknowledgement, PO Box 1521, Lanham-Seabrook, MD 20703-9906"*** in the envelope provided.

HearUSA
America's Most Trusted Name in Hearing Care.

10455 Riverside Drive, Palm Beach Gardens, FL 33410

PRSRT
U.S. PO
PAI
JKG GI



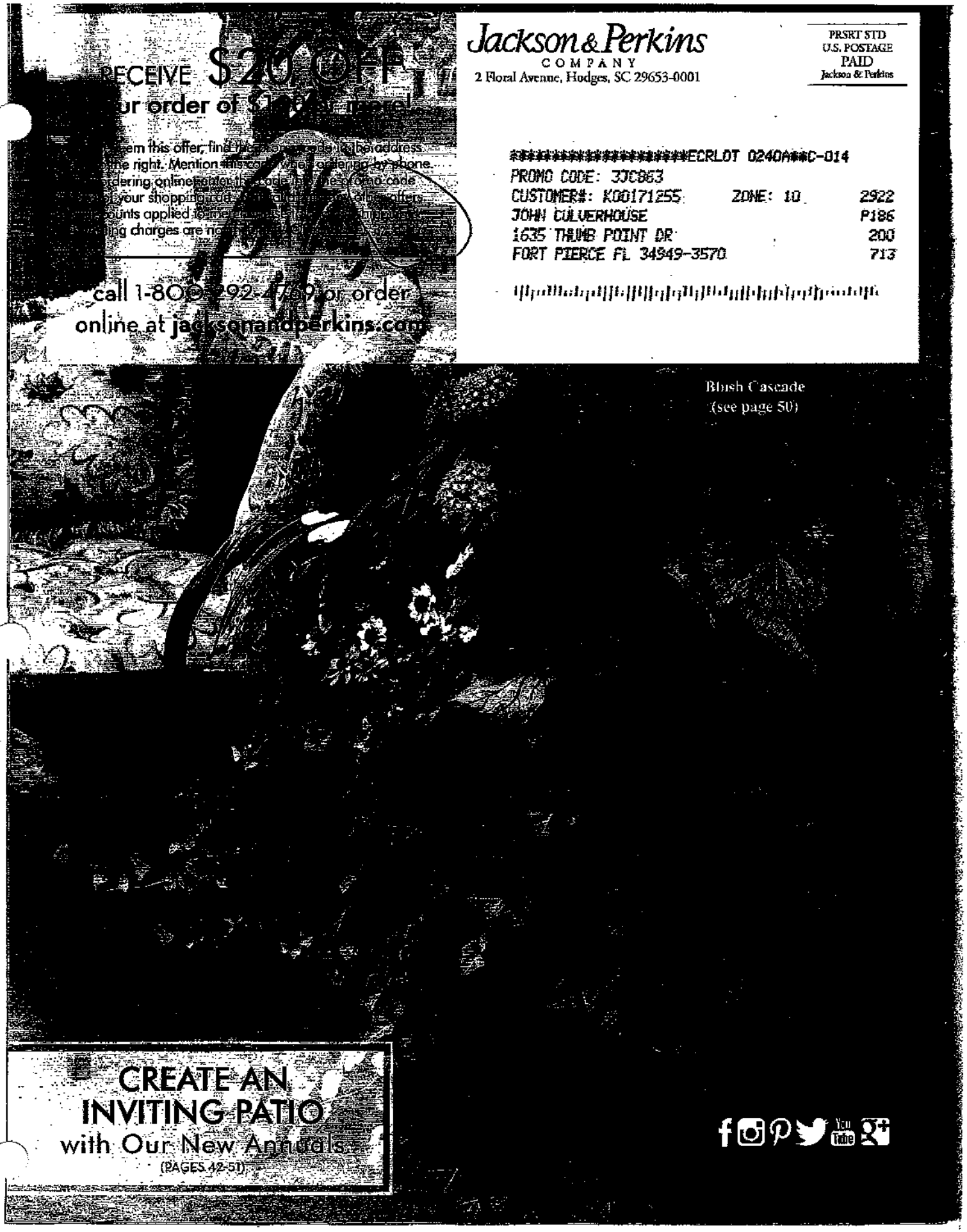
Get a **FREE iPad mini 4**

with purchase of a pair of Level 5 or 7 Hearing Aids!

Offers cannot be combined. Excludes previous purchases. Call for details. Offer expires 5/27/16.

*******AUTO**5-DIGIT 34946 T629 P1 202882
19068 - 1_2
BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Call HearUSA today!
www.hearusa.com



Jackson & Perkins
COMPANY
2 Floral Avenue, Hodges, SC 29653-0001

PRSRT STD
U.S. POSTAGE
PAID
Jackson & Perkins

**********ECRLOT 0240A**C-014
PROMO CODE: 3JC863
CUSTOMER#: K00171255 ZONE: 10 2922
JOHN CULVERHOUSE P186
1635 THUMB POINT DR 200
FORT PIERCE FL 34949-3570 713

Paul Fredrick

223 West Poplar Street, Fleetwood, PA 19522-9989
paulfredrick.com | 800-247-1417

PROUD MEMBER AGMA AMERICAN CATALOG MAILERS ASSOCIATION

PRSRT STD
U.S. POSTAGE
PAID
Paul Fredrick

current resident or

**********ECRLOT**C-014

7_MR1_126 P250 9 54463
BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

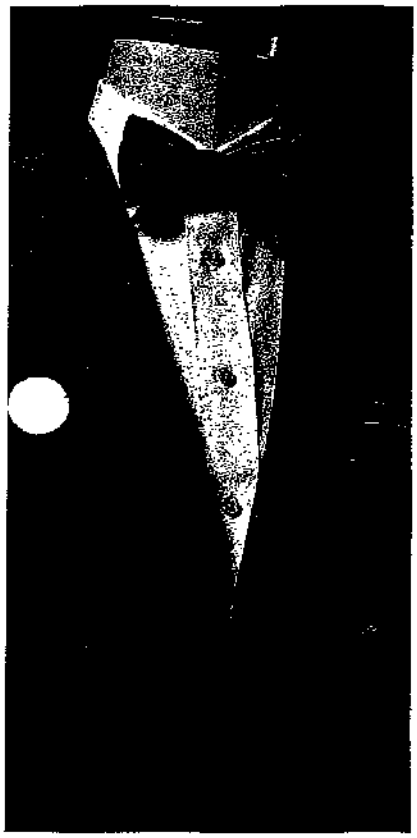
source code FRH347

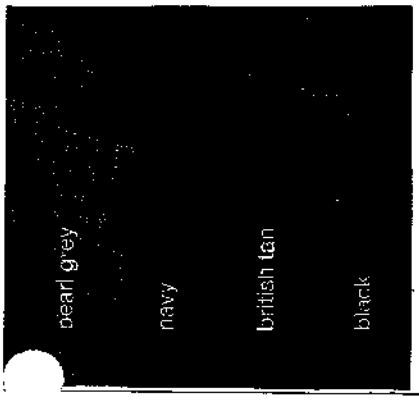
customer number 365656

BUY ONE ITEM, GET ANY 2ND FREE
PLUS, FREE SHIPPING

ONLINE, ENTER CODE FROM PINK BOX ABOVE IN PROMO BOX OF SHOPPING BAG. NOT COMBINABLE WITH OTHER OFFERS. EXCLUDES CLEARANCE AND GIFT CARDS. LOWEST PRICE ITEM FREE. ONE FREE ITEM PER CUSTOMER. ONE TIME USE ONLY. EXPIRES 4/18/16.

postmaster in home: 3/14 - 3/16





Pure Wool Travel Blazer

Comfortably weighted for all-season wear, the essential blazer, precision tailored of neat wrinkle & stain resistant wool. Two-button stance with back center vent. Lined interior and stretch armhole detail for a polished finish inside and out. Imported. Pearl Grey, Navy, British Tan, Black. See order form for full range of exact sizes.
#JA1511A $259.50
(add $20 B&T sizes)

Silk Stripe Neckwear

Imported. Red, Silver or Green.
Tie #TS1508
$42.50 (add $3 LONG)
Bow Tie #BT1509 $32.50

Silk Twill Pocket Square

Imported. Navy, Silver. Also in Blue, Teal, Mint, Yellow, Melon, Pink, Red, Wine, Lavender, Violet, Black, White.
#PS200 $19.50





USAA CASUALTY INSURANCE COMPANY
(A Stock Insurance Company)
9800 Fredericksburg Road, San Antonio, Texas 78288

PERSONAL UMBRELLA POLICY DECLARATIONS - Renewal

Policy Number: [redacted]

Effective: From 02/10/2017 to 02/10/2018
(12:01 A.M. standard time at Umbrella Base Location)

Named Insured and Mailing Address:
SUSAN D CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Umbrella Base Location:
505 Beach Ct
Fort Pierce, St. Lucie, FL 34950

	Limit (per occurrence)	Premium
Umbrella Liability	$2,000,000	$631.04
Umbrella Uninsured Motorists	$1,000,000	$437.25
	Total	$1,068.29

PREMIUM DUE AT INCEPTION

SCHEDULE OF UNDERLYING INSURANCE

TYPE OF INSURANCE	REQUIRED MINIMUM LIMITS - Bodily Injury	Property Damage	OR	Combined Single Limit
Private Passenger Vehicle Liability	$300,000/$500,000	$100,000	OR	$500,000
Miscellaneous Vehicle Liability	$250,000/$500,000	$100,000	OR	$500,000
Uninsured Motorists Coverage	$300,000/$500,000		OR	$500,000
Personal Liability				$300,000

9800 Fredericksburg Road
San Antonio, Texas 78288

IMPORTANT INFORMATION FROM USAA ENCLOSED

PRESORTED FIRST CLASS

Added: NONE

Remain in Effect (Refer to Previous Policy) (11-10)

Countersigned by Agent

Maria Elena

IN WITNESS WHEREOF, we have caused th[illegible]

YOU'RE READY FOR ANYTHING WITH USAA MOBILE.

» USAA.COM/READY

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

May 20, 2016

Sender's Email: tkiernan@cpi-eng.com
Project: 05-013.101

VIA Client Pick-up

Mr. Steven M. Weaver
Realtime Property & Development Services, Inc.
723 North US Hwy No. 1
Fort Pierce, FL 34950

RE: Professional Surveying Services – Update Flood Zone Delineation
Lot 30, Block 1, Thumb Point, Plat Book 10, Page 79, St. Lucie County

Dear Mr. Weaver:

On behalf of the firm of Culpepper & Terpening, Inc., I am pleased to enclose four (4) signed & sealed Under Construction Stemwall Tie-in Surveys and Three (3) signed and sealed FEMA Elevation Certificates (Under Const) for the property at 1635 Thumb Point Drive in Fort Pierce.

We appreciate the opportunity to provide our Professional Services. Should you have any questions or comments concerning this information, please do not hesitate to contact us at 772-464-3537.

Sincerely,
CULPEPPER & TERPENING, INC.

Thomas P. Kiernan, P.S.M.
Vice President – Director of Survey

TPK:
cc. Brad Culverhouse, Esq

Enclosure, as stated

U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

IMPORTANT: FOLLOW THE INSTRUCTIONS ON PAGES 8-15

OMB Control Number: 1660-0008
Expiration: 11/30/2018

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION			FOR INSURANCE COMPANY USE
A1. Building Owner's Name Culverhouse	(C&T# 05-013.10J)		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1635 Thumb Point Dr.			Company NAIC Number:
City Fort Pierce	State FL	Zip Code 34949	

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lot 30, Block 1, Thumb Point S/D

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)

A5. Latitude/Longitude: Lat. 27°27'36" N Long. 80°17'47" W Horizontal Datum: ○ NAD 1927 ◉ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) n/a sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade n/a

c) Total net area of flood openings in A8.b n/a sq in

d) Engineered flood openings? ○ Yes ○ No

A9. For a building with an attached garage:

a) Square footage of attached garage 500 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade n/a

c) Total net area of flood openings in A9.b n/a sq in

d) Engineered flood openings? ○ Yes ◉ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
Fort Pierce, City of 120286	St. Lucie	FL

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth
12111C0183J	J	February 16, 2012	February 16, 2012	AE	5

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9:
○ FIS Profile ◉ FIRM ○ Community Determined ○ Other/Source:

B11. Indicate elevation datum used for BFE in item B9: ○ NGVD 1929 ◉ NAVD 1988 ○ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ○ Yes ◉ No
Designation Date: ○ CBRS ○ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ○ Construction Drawings* ◉ Building Under Construction* ○ Finished Construction
* A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations: Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: local Vertical Datum: NAVD'88

Indicate elevation datum used for the elevations in items a) through h) below. ○ NGVD 1929 ◉ NAVD 1988
○ Other/Source:

Datum used for building elevations must be the same as that used for the BFE. Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	6 . 51	◉ feet	○ meters
b) Top of the next higher floor	n/a .	◉ feet	○ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	n/a .	◉ feet	○ meters
d) Attached garage (top of slab)	4 . 11	◉ feet	○ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	n/a .	◉ feet	○ meters
f) Lowest adjacent (finished) grade next to building (LAG)	3 . 8	◉ feet	○ meters
g) Highest adjacent (finished) grade next to building (HAG)	5 . 8	◉ feet	○ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	n/a .	◉ feet	○ meters

ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1635 Thumb Point Dr.	Policy Number:
City: Fort Pierce — State: FL — Zip Code: 34949	Company NAIC Number:

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ◉ Yes ○ No

Certifier's Name	License Number	
Thomas P Kiernan	6199	
Title	**Company Name**	
Vice President - Director of Survey	Culpepper & Terpening	
Address	**City**	**State** / **Zip Code**
2980 South 25th St.	Ft. Pierce	FL / 34981
Signature	**Date**	**Telephone**
	5/13/16	(772)464-3537

PLACE SEAL HERE 5/13/16

Copy all pages of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

Signature _____ Date 5/13/16

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is ____ . ____ ○ feet ○ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is ____ . ____ ○ feet ○ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is ____ . ____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is ____ . ____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is ____ . ____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ○ Yes ○ No ○ Unknown. The local official must certify this information in Section G.

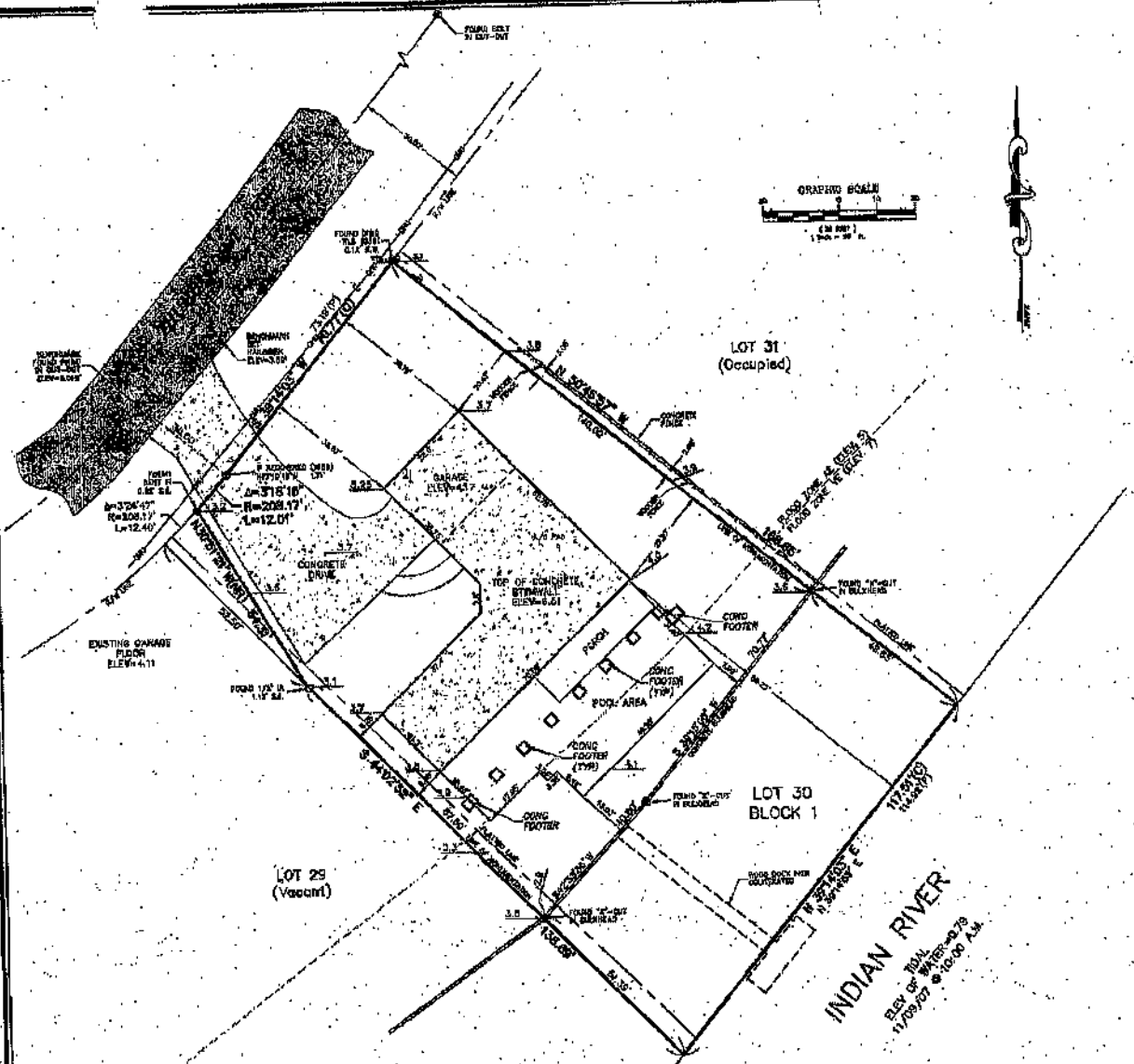
SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.


LOT 31
(Occupied)
LOT 30
BLOCK 1
LOT 29
(Vacant)
INDIAN RIVER
N 39°14'57" W
S 44°02'52" E
N 44°02'52" W
S 39°14'03" E
R=208.17'
L=12.01'
Δ=3°18'18"
R=208.17'
L=12.40'
Δ=3°24'47"
GRAPHIC SCALE
1 inch = 20 ft.
EXISTING GARAGE FLOOR ELEV=4.11
GARAGE ELEV=4.17
CONCRETE DRIVE
TOP OF CONCRETE STEMWALL ELEV=5.01
PORCH
POOL AREA
CONC FOOTER (TYP)
FOUND 1/2" IR
FOUND "X-CUT" IN CONCRETE
FOUND 5/8" IR
FOUND 1/2" IR
FOUND 1/2" IR
FOUND 1/2

mobile mini
Because Portable Storage and Specialty Containment

4646 East Van Buren Street
Suite 400
Phoenix, AZ 85008
Phone: (800) 456-1751
Email: billingres@mobilemini.com
Website: www.mobilemini.com

Total Invoice:	**$219.20**
Invoice Number:	**9001554465**
Invoice Date:	**January 5, 2017**
Payment Due Date:	**January 15, 2017**

Late charges and finance charges may apply
If we do not receive your payment by January 25, 2017

Account Number: [redacted]
Bill To ID
Job Location: BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949
CM170003919
Contract Number: BRAD CULVERHOUSE
PO Number: 1/5/17 TO 2/1/17
Rental Period:

BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949

Thank you for letting us serve you!
Contract/Invoices are being paid by auto pay AMEX card ending # 6009

1.00 Personal Property

INVOICE ENCLOSED

Late charges and finance charges may apply if we

ADDRESS SERVICE REQUESTED

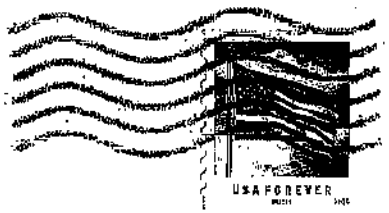
PRESORTED FIRST CLASS

US POSTAGE $00.39 JAN 09 2017 ZIP 85004 041B4 21 3006212

Pelican Yacht Club
1120 Seaway Drive
Fort Pierce, Florida 34949

WEST PALM BCH FL 334

28 OCT 2016 PM 4 L

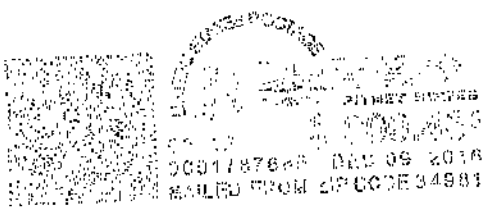


Culverhouse, Brad (Susan)
1635 Thumb Point Drive
Ft. Pierce, FL. 34949

34949-357035

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS LAND SURVEYORS
2980 SOUTH 25TH STREET
FT. PIERCE, FL 34981

WEST PALM BCH
FL 334
16 DEC '16
PM 4 L



Mr. Brad Culverhouse Esq.
Brad Culverhouse, Esq.
1635 Thumbpoint Drive
Fort Pierce, FL 34949

34949-357035

PNC MORTGAGE℠

B6-YM14-01-8
SPECIAL LOANS
3232 NEWMARK DRIVE
MIAMISBURG, OH 45342

COLUMBUS
D/S AUTH 131

ADDRESS SERVICE REQUESTED

Presort
First Class Mail
ComBasPrice

U.S. POSTAGE ≫ PITNEY BOWES
ZIP 45458 $ 000.39⁹
02 1W
0001397911 JAN 09 2017

JOHN B CULVERHOUSE

1635 THUMBPOINT DR
FORT PIERCE FL 34949

LGCDL3B 34949

USAA CASUALTY INSURANCE COMPANY
(A Stock Insurance Company)
9800 Fredericksburg Road, San Antonio, Texas 78288

PERSONAL UMBRELLA POLICY DECLARATIONS - Renewal

Policy Number: [redacted]

Effective: From 02/10/2017 to 02/10/2018
(12:01 A.M. standard time at Umbrella Base Location)

Named Insured and Mailing Address:
SUSAN D CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Umbrella Base Location:
505 Beach Ct
Fort Pierce, St. Lucie, FL 34950

	Limit (per occurrence)	Premium
Umbrella Liability	$2,000,000	$631.04
Umbrella Uninsured Motorists	$1,000,000	$437.25
	Total	$1,068.29

PREMIUM DUE AT INCEPTION

SCHEDULE OF UNDERLYING INSURANCE

TYPE OF INSURANCE	REQUIRED MINIMUM LIMITS Bodily Injury	Property Damage	OR	Combined Single Limit
Private Passenger Vehicle Liability	$300,000/$500,000	$100,000	OR	$500,000
Miscellaneous Vehicle Liability	$250,000/$500,000	$100,000	OR	$500,000
Uninsured Motorists Coverage	$300,000/$500,000		OR	$300,000
Personal Liability				$300,000

9800 Fredericksburg Road
San Antonio, Texas 78288

IMPORTANT INFORMATION FROM USAA ENCLOSED

PRESORTED FIRST CLASS

Added: NONE
Remain in Effect (Refer to Previous Policy)
(11-10)

Countersigned by Agent Maria Elena

IN WITNESS WHEREOF, we have caused this

YOU'RE READY FOR ANYTHING WITH USAA MOBILE.

» USAA.COM/READY

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

Sender's Email: tkiernan@cpe-eng.com

May 20, 2016

Project: 05-013.101

VIA Client Pick-up

Mr. Steven M. Weaver
Realtime Property & Development Services, Inc.
723 North US Hwy No. 1
Fort Pierce, FL 34950

RE: Professional Surveying Services – Update Flood Zone Delineation
Lot 30, Block 1, Thumb Point, Plat Book 10, Page 79, St. Lucie County

Dear Mr. Weaver:

On behalf of the firm of Culpepper & Terpening, Inc., I am pleased to enclose four (4) signed & sealed Under Construction Stemwall Tie-in Surveys and Three (3) signed and sealed FEMA Elevation Certificates(Under Const) for the property at 1635 Thumb Point Drive in Fort Pierce.

We appreciate the opportunity to provide our Professional Services. Should you have any questions or comments concerning this information, please do not hesitate to contact us at 772-464-3537.

Sincerely,
CULPEPPER & TERPENING, INC.

Thomas P. Kiernan, P.S.M.
Vice President – Director of Survey

TPK:
cc. Brad Culverhouse, Esq

Enclosure; as stated

U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

IMPORTANT: FOLLOW THE INSTRUCTIONS ON PAGES 8-15

OMB Control Number: 1660-0008
Expiration: 11/30/2018

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION

		FOR INSURANCE COMPANY USE
A1. Building Owner's Name Culverhouse	(C&T# 05-013.101)	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1635 Thumb Point Dr.		Company NAIC Number:
City Fort Pierce	State FL	Zip Code 34949

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lot 30, Block 1, Thumb Point S/D

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)

A5. Latitude/Longitude: Lat. 27°27'36" N Long. 80°17'47" W Horizontal Datum: ○ NAD 1927 ◉ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) n/a sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade n/a

c) Total net area of flood openings in A8.b n/a sq in

d) Engineered flood openings? ○ Yes ○ No

A9. For a building with an attached garage:

a) Square footage of attached garage 500 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade n/a

c) Total net area of flood openings in A9.b n/a sq in

d) Engineered flood openings? ○ Yes ◉ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
Fort Pierce, City of 120286	St. Lucie	FL

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
12111C0183J	J	February 16, 2012	February 16, 2012	AE	5

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9:
○ FIS Profile ◉ FIRM ○ Community Determined ○ Other/Source:

B11. Indicate elevation datum used for BFE in item B9: ○ NGVD 1929 ◉ NAVD 1988 ○ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ○ Yes ◉ No

Designation Date: ○ CBRS ○ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ○ Construction Drawings* ◉ Building Under Construction* ○ Finished Construction

* A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations: Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: local Vertical Datum: NAVD'88

Indicate elevation datum used for the elevations in items a) through h) below. ○ NGVD 1929 ◉ NAVD 1988

○ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	6 . 51	◉ feet ○ meters
b) Top of the next higher floor	n/a .	◉ feet ○ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	n/a .	◉ feet ○ meters
d) Attached garage (top of slab)	4 . 11	◉ feet ○ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	n/a .	◉ feet ○ meters
f) Lowest adjacent (finished) grade next to building (LAG)	3 . 8	◉ feet ○ meters
g) Highest adjacent (finished) grade next to building (HAG)	5 . 8	◉ feet ○ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	n/a .	◉ feet ○ meters

OMB Control Number: 1660-0008
Expiration: 11/30/2018

ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1635 Thumb Point Dr.

Policy Number:

City: Fort Pierce | State: FL | Zip Code: 34949

Company NAIC Number:

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ◉ Yes ○ No

PLACE SEAL HERE

Certifier's Name	License Number		
Thomas P Kiernan	6199		
Title	**Company Name**		
Vice President - Director of Survey	Culpepper & Terpening		
Address	**City**	**State**	**Zip Code**
2980 South 25th St.	Ft. Pierce	FL	34981
Signature	**Date**	**Telephone**	
	5/13/16	(772)464-3537	

Copy all pages of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

Signature: Date: 5/13/16

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is ____ . ____ ○ feet ○ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is ____ . ____ ○ feet ○ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of instructions), the next higher floor (elevation C2.b in the diagrams) of the building is ____ . ____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is ____ . ____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is ____ . ____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ○ Yes ○ No ○ Unknown. The local official must certify this information in Section G.

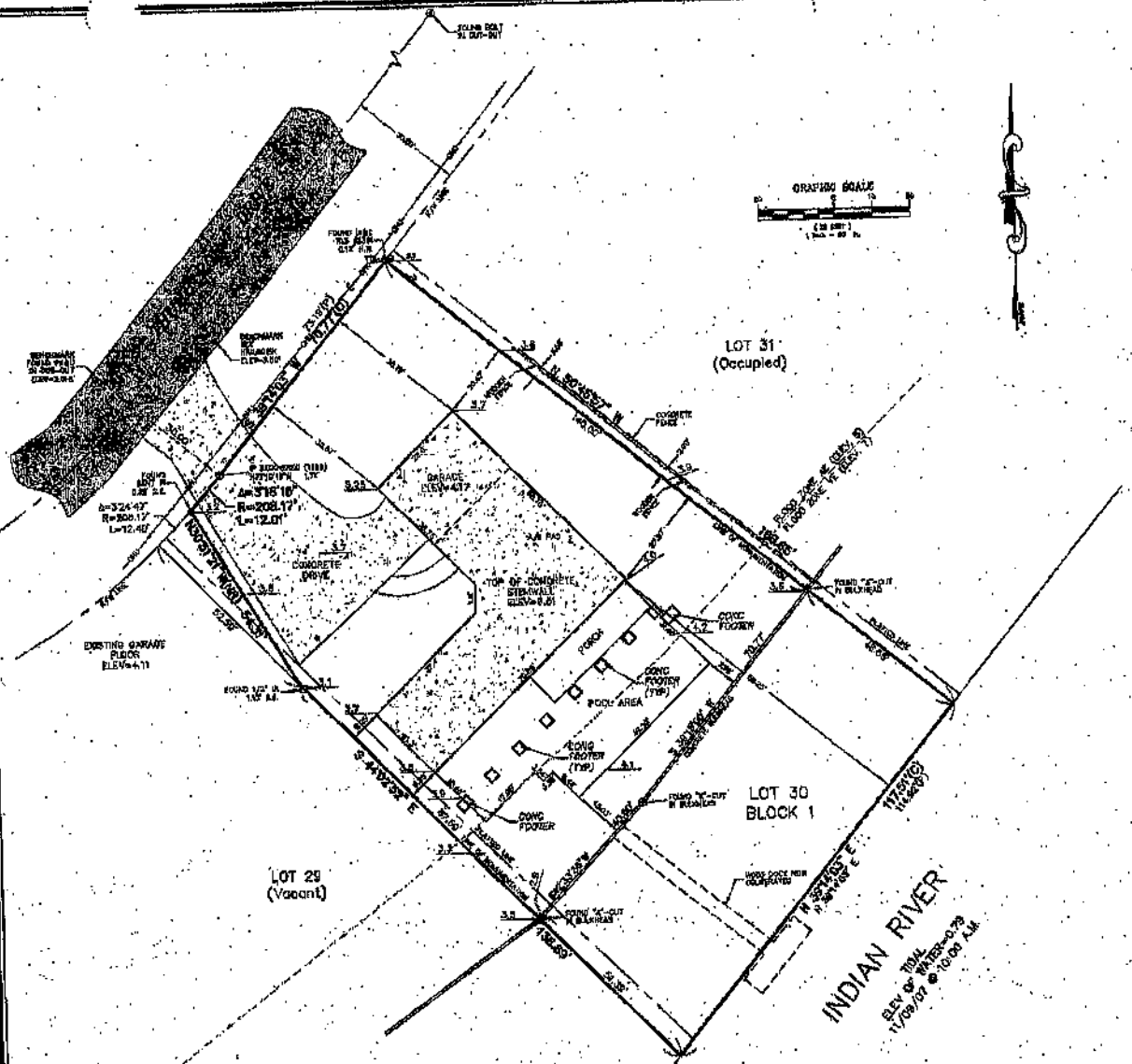
SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	**City**	**State**	**ZIP Code**
Signature	**Date**	**Telephone**	

Comments

☐ Check here if attachments.


LOT 31
(Occupied)
LOT 30
BLOCK 1
LOT 29
(Vacant)
INDIAN RIVER
GRAPHIC SCALE
CONCRETE DRIVE
POOL AREA
PORCH
CONC FOOTER (TYP)
EXISTING GARAGE FLOOR ELEV=4.11
TOP OF CONCRETE STEMWALL ELEV=8.01
WOOD FENCE NOT LOCATED
FOUND 5/8" IRON ROD
FOUND "X-CUT IN BRICKED
FOUND "X-CUT IN CONC
SET "X-CUT IN CONC
FOUND 1/2" IR
FOUND 1/2" IR & CAP
FOUND 1/2" IR & CAP "LB #4324"
FOUND 1/2" IR & CAP "LB #4324"
FOUND 1/2" IR & CAP "LB #4324"

mobile mini
Secure Portable Storage and Specialty Containment
4646 East Van Buren Street
Suite 400
Phoenix, AZ 85008
Phone: (800) 456-1751
Email: billingres@mobilemini.com
Website: www.mobilemini.com

Total Invoice:	**$219.20**
Invoice Number:	**9001554465**
Invoice Date:	**January 5, 2017**
Payment Due Date:	**January 15, 2017**

Late charges and finance charges may apply
if we do not receive your payment by January 25, 2017

Account Number:	[redacted]
Bill To ID	BRAD CULVERHOUSE
Job Location:	1635 THUMB POINT DR FORT PIERCE FL 34949
Contract Number:	CM170003919
PO Number:	BRAD CULVERHOUSE
Rental Period:	1/5/17 TO 2/1/17

BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949

Thank you for letting us serve you!
Contract/Invoices are being paid by auto pay AMEX card ending # 6009

1.00 Personal Property

INVOICE ENCLOSED

Late charges and finance charges may apply if we

ADDRESS SERVICE REQUESTED

PRESORTED
FIRST CLASS

U.S. POSTAGE
$00.39
JAN 09 2017
ZIP 85034
001184
21.3006212

PNC MORTGAGE℠

B6-YM14-01-8
SPECIAL LOANS
3232 NEWMARK DRIVE
MIAMISBURG, OH 45342

COLUMBUS
D/S AUTH 131

ADDRESS SERVICE REQUESTED

Presort
First Class Mail
ComBasPrice

U.S. POSTAGE PITNEY BOWES

ZIP 45458 $ 000.39⁹
02 1W
0001397911 JAN 09 2017

JOHN B CULVERHOUSE

1635 THUMBPOINT DR
FORT PIERCE FL 34949

LGCDLSB 34949

PNC BANK

PNC Bank
PO Box 1820
Dayton OH 45401-1820

Customer Service Contact Information
PNC Bank, B6-YM07-01-7
P.O. Box 1820
Dayton, Ohio 45401-1820
1-800-822-5626

3-749-42850-0000135-001-1-000-000-000-000

JOHN B CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Loan Number: [redacted]
Date: December 19, 2016
Page 1 of 1

Here's what happened:

We recently received a payment for your mortgage loan. Your loan is an Adjustable Rate Mortgage (ARM), which means that your interest rate can change, resulting in a change in your monthly payment. Your loan is paid in advance and is due for February, 2017. The scheduled adjustment has not yet been made and all payments that can be paid before this scheduled adjustment have already been applied to your loan.

The funds that you sent to us have been applied directly toward your principal balance on your loan.

Here's what you need to do:

The scheduled adjustment date for your loan is February, 2017. After this date, you will receive a notice regarding your new interest rate and payment amount. At that time, you may continue to make your payments in advance.

How to contact us:

Call Customer Service at 1-800-822-5626, Monday - Thursday, 8:00 a.m. - 9:00 p.m. and Friday, 8:00 a.m. - 5:00 p.m. ET.

Visit *pnc.com/homehq* and click on *Customer Service & Support* to access account information, make payments and more - 24/7.

To request information or notify us of an error regarding your account, please send a written request/notice to:
PNC Bank; PO Box 8807; Dayton, OH 45401-8807

HAH PS163

RoyalCaribbean INTERNATIONAL

1050 CARIBBEAN WAY MIAMI, FL 33132

PRST STD
US POSTAGE
PAID
IDS

**********AUTO**SCH 5-DIGIT 34945

Diamond
116385424
Mr. John Culverhouse
1635 Thumb Point Dr
Fort Pierce FL 34949-3570

5797 T32 P1
117

AS A DIAMOND CROWN & ANCHOR® SOCIETY MEMBER, ENJOY EXCLUSIVE BENEFITS AVAILABLE ONLY TO YOU.

- BALCONY AND SUITE DISCOUNTS
- PRIORITY CHECK-IN AND BOARDING
- BONUS CRUISE POINTS FOR SUITE BOOKINGS

Don't miss out on exclusive benefits and offers. Update your profile today.
RoyalCaribbean.com/CrownandAnchor

*Prices are average per person, cruise only, based on double occupancy and reflect promotional discount. Visit RoyalCaribbean.com for complete Offer terms. Cruise must be booked January 5 – 31, 2017 ("Offer Period"). Offer applies to sailings on [illegible] 2017. Offer includes 10% off the standard cruise fare for all guests in a stateroom; all stateroom categories and 50% reduced deposit. Offer also includes a per stateroom dollars off amount determined by sail length and stateroom category booked. For sailings 5 nights or less, $25 off per stateroom for Interior and Ocean View and $50 off per stateroom for Balcony and Suite categories. For sailings 6 nights or longer, $50 off per stateroom for Interior and Ocean View, $100 off per stateroom for Balcony, and $150 off per stateroom for Suite categories. Offer will be applied automatically at time of booking with dollars off discount applied first, followed by percent savings which is applied to final balance. All other charges, including, but not limited to, taxes, fees and port expenses, are additional and apply to all guests. 30% Savings is combinable with adjoining Instant Savings, Crown & Anchor discounts and NextCruise offers. 30% Savings and Instant Savings are not combinable with restricted rates. Instant Savings is not combinable with Crown & Anchor discounts. All offers are not combinable with any other offer or promotion. Offer applies to new, individual and named group bookings confirmed at prevailing rates. Offer open to residents of U.S. or Canada. Prices and Offer are subject to availability and change without notice, capacity controlled, and may be withdrawn at any time. ©2017 Royal Caribbean Cruises Ltd. Ships' registry: The Bahamas. 16053963 • 12/12/2016

117

USPS Approved Poly

Paul Fredrick

223 West Poplar Street, Fleetwood, PA 19522-9989
paulfredrick.com | 800-247-1417

proud member ACMA American Catalog Mailers Association

PRSRT STD
U.S. POSTAGE
PAID
Paul Fredrick

current resident or

**********ECRLOT**C-014

7_MR1_126 P250 9 54463
BRAD CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

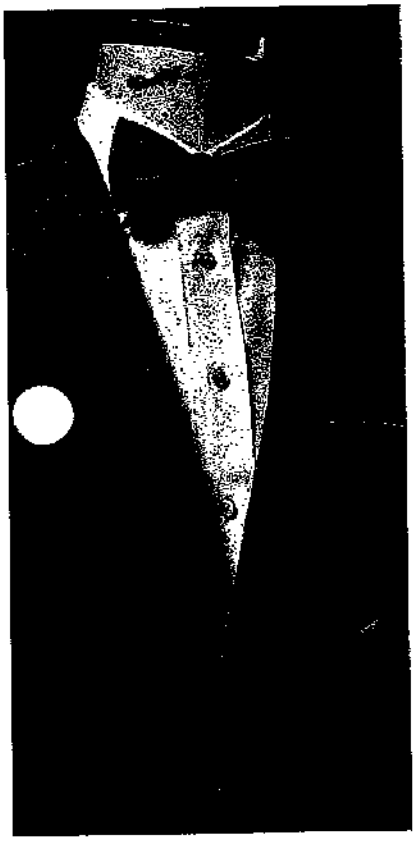
source code FRH347

customer number 365656

BUY ONE ITEM, GET ANY 2ND FREE PLUS, FREE SHIPPING

ONLINE, ENTER CODE FROM PINK BOX ABOVE IN PROMO BOX OF SHOPPING BAG. NOT COMBINABLE WITH OTHER OFFERS. EXCLUDES CLEARANCE AND GIFT CARDS. LOWEST PRICE ITEM FREE. ONE FREE ITEM PER CUSTOMER. ONE TIME USE ONLY. EXPIRES 4/18/16.

postmaster in home: 3/14 - 3/16



Pure Wool Travel Blazer

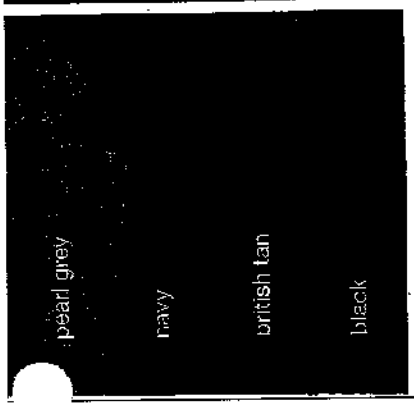
Comfortably weighted for all-season wear, the essential blazer, precision tailored of neat wrinkle & stain resistant wool. Two-button stance with back center vent. Lined interior and stretch armhole detail for a polished finish inside and out. Imported. Pearl Grey, Navy, British Tan, Black. See order form for full range of exact sizes.
#JA1511A $259.50
(add $20 B&T sizes)

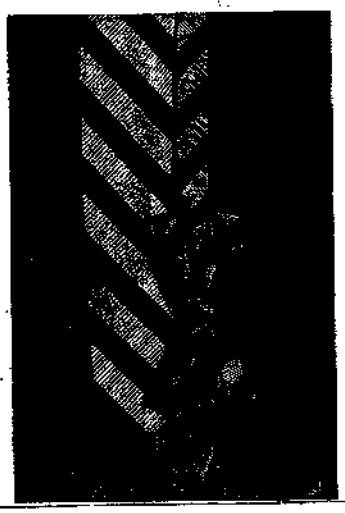
Silk Stripe Neckwear

Imported. Red, Silver or Green.
Tie #TS1508
$42.50 (add $3 LONG)
Bow Tie #BT1509 $32.50

Silk Twill Pocket Square

Imported. Navy, Silver. Also in Blue, Teal, Mint, Yellow, Melon, Pink, Red, Wine, Lavender, Violet, Black, White.
#PS200 $19.50





the wrinkle & stain resistant pure wool travel blazer



18 – FIRST SUPPLEMENT TO EXHIBIT 18 & 18-3 & 18-3A

-PERMIT NO. 14-607 - WITH 12-28-2016 INSPECTION APROVAL FOR FIRST FLOOR WALL BLOCK - STEEL AND TIE BEAM – 18 -4 AND 18-4A

PERMIT TIME LIMITS
COMMENCE WORK
WITHIN 180 DAYS
APPROVED INSPECTION
EVERY 180 DAYS

CODE IN EFFECT
FBC 2010

City of Fort Pierce
Building Department

Issued August 22 2014 POST THIS CARD Permit No: 14-607

PERMIT FOR CONSTRUCTION

NOTE: CALL 772-460-3167 / 772-429-2018 FOR INSPECTIONS
24 HOUR NOTICE, Effective 12/01/02 Inspections can be called in between 5:45 AM - 11:00 PM

This is to certify that Culverhouse (Owner)

has permission to construct /replace Single Family (Type of Permit)

at No. 1635 Thumb Point Dr (Address) Contractor Real Time Property & Dev

PROVIDING THE PERSON ACCEPTING THIS PERMIT SHALL IN EVERY RESPECT CONFORM TO THE TERMS OF THE APPLICATION ON FILE IN THE BUILDING DEPARTMENT, AND TO THE PROVISIONS OF THE STATUES AND ORDINANCES REGULATING THE CONSTRUCTION OF BUILDINGS IN THE CITY OF FORT PIERCE.

THIS PERMIT MUST BE DISPLAYED ON JOB SITE IN A CONSPICUOUS PLACE IN FULL VIEW FROM THE STREET AND NOT REMOVED UNTIL WORK IS COMPLETED.

A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED PRIOR TO ANY OCCUPANCY.

ANY VIOLATION OF THE TERMS ABOVE STATED IMMEDIATELY REVOKES THIS PERMIT. SEPARATE PERMIT MUST BE ATTAINED IF DRIVEWAY CURB CUT IN IS TO BE MADE.

(Permit Specialist)

APPROVED PLANS AND NOTICE OF COMMENCEMENT MUST BE RETAINED ON JOB AND KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

SEE BACK OF CARD FOR INSPECTION SIGN OFF.

MANDATORY

1. When work commences the permit card shall be posted in a conspicuous location in front of the job site available for inspection.
2. If the permit card is not displayed, a stop work order shall be posted immediately and all work discontinued until the permit is displayed.
3. On arrival of a scheduled inspection, if the permit is not displayed, a violation fee shall be paid prior to re inspection.
4. No inspections will be approved prior to the above, complying with the code.
5. The contractor, owner or representative shall be present for inspection(s), or a fee shall be imposed.

INSPECTIONS OTHER THAN THE ONES LISTED BELOW MAY BE REQUIRED.

CONSTRUCTION	PLUMBING	ELECTRICAL	AIR CONDITIONING
Real Time Prop + Dev CGC 1505490	Try On Plumbing contractor	Joe's Elec SLC contractor	A/C Services of Brandon contractor
FOUNDATION ____ (Date Inspector)	UNDERGROUND ____ (Date Inspector)	UNDERGROUND ____ (Date Inspector)	UNDERGROUND ____ (Date Inspector)
FLOOR ____	SEWER ____	ROUGH IN ____	ROUGH DUCT ____
BEAM ____	ROUGH IN ____	POWER ON ____	ENERGY RATE ____
STRUCTURAL ____	FINAL ____	SERVICE ____	FINAL ____
INSULATION ____	IRRIGATION FINAL ____	FINAL ____	
FINAL ____			

Type of Inspection	Date	Inspector	Comments
Stem wall	2-13-15	KJ	AP 5 course High.
Footing	8-7-15	JZB	AP 8 Footing pads
Footing	2-2-16	JZB	DP Rebar has deteriorated
			Requiring Eng. Letter
			on acceptance and or
			Refinishing material
Temp Pole Electric	2-2-16	KJ	AP
Footing steel	3-3-16	KJ	AE #2 Footing in house and at stairs. #3 at st
Footing Steel Foundation	8-16-16	KJ	AE The contractor shall provide
			a revision for two Bearing wall
			Footing with 2 #5 12" deep 18" wide
			FBC 107.4
Tie Beam / Rebar	12-28-16	KJ	AE Need Hook Bar over garage Door.

CITY OF FORT PIERCE
100 N US 1, FORT PIERCE, FL 34950
PHONE (772) 460-2200 ext. 214, 261, 276 FAX (772) 467-9836
BUILDING PERMIT

[ ] **Sub-Contractor Agreement** or [ ] **Change of Sub-Contractor Agreement**

City of Fort Pierce License No: 14-00017353 Permit Number: 14-607

Joe's Electric of SLC Inc. Has agreed to be the ELECTRICAL sub-contractor for
(Name company acting as sub-contactor) *(Type of Construction Trade)*

_____ for the property located at 1635 Thumb Point Dr.
(Name of the Primary Contractor) *(Address of job site)*

Owner of Property: John B, Susan D Culverhouse Job Cost: $ 21,000.00

It is understood that if there is any change of status regarding my participation with the above mentioned project, I will immediately advise the City of Fort Pierce Building Department, and have my permit voided.

(Company acting as sub-contractor)

Qualifiers Signature: Joseph E Herndon Sr. Print Name: Joseph E. Herndon Sr.

State of Florida, County of St. Lucie The foregoing instrument was acknowledged before me
This 29th day of July, 20 14, by Joseph E. Herndon, Sr. who is
Personally known to me or who has produced _____ as identification.

Notary Signature: Bernadette M. McDonald [Seal]:

BERNADETTE M. MCDONALD
MY COMMISSION # FF 099406
EXPIRES: March 30, 2018
Bonded Thru Notary Public Underwriters

Business Name: Joe's Electric of St. Lucie Co. Inc.

Address: 951 Wagner Pl. Ft. Pierce, FL 34982

Phone: (772) 465 2363 Fax: ( ) joeselectlucie@aol.com

To be Signed only when change in sub-contractor (along with all other above areas)

Building Contractor Signature: _____ Print Name: _____

Company Name (to be removed) _____

Sub-Contractor (to be removed) Signature: _____ Print Name: _____

Building Official Signature (if applicable): _____

CITY OF FORT PIERCE
100 N US 1, FORT PIERCE, FL 34950
PHONE (772) 467-3529 or 467-3724
FAX (772) 467-3849

BUILDING PERMIT

[ ] **Sub-Contractor Agreement** **or** [ ] **Change of Sub-Contractor Agreement ($20 per sub-contractor)**

City of Fort Pierce License No: _____ Permit Number: 14-607

AC Services of Brandon Has agreed to be the D/C sub-contractor for
(Name company acting as sub-contactor) *(Type of Construction Trade)*

Real Time Development for the property located at 1635 Thumb Point
(Name of the Primary Contractor) *(Address of job site)*

Owner of Property: John & Susan Culverhouse Job Cost: $ 10,000

It is understood that if there is any change of status regarding my participation with the above mentioned project, I will immediately advise the City of Fort Pierce Building Department, and have my permit voided.

(Company acting as sub-contractor)

Qualifiers Signature: Arthur Paul Willis Print Name: Arthur Paul Willis

State of Florida, County of St. Lucie The foregoing instrument was acknowledged before me
This 31st ,day of July ,2014 ,by Arthur P Willis who is
Personally known to me or who has produced _____ as identification.

Notary Signature: Deborah Russell [Seal]: Notary Public State of Florida Deborah Russell My Commission EE038992 Expires 11/05/2014

Business Name: AC Service of Brandon

Address: 11610 SE Village Green Dr. Port St Lucie, FL 34952

Phone: (772) 777-6418 Fax: (—) _____

To be Signed only when change in sub-contractor (along with all other above areas)

Building Contractor Signature: _____ Print Name: _____

Company Name (to be removed) _____

Sub-Contractor (to be removed) Signature: _____ Print Name: _____

Building Official Signature (if applicable): _____

CITY OF FORT PIERCE
100 N US 1, FORT PIERCE, FL 34950
PHONE (772) 467-3529 or 467-3724
FAX (772) 467-3849

BUILDING PERMIT

☒ **Sub-Contractor Agreement** or [ ] **Change of Sub-Contractor Agreement ($20 per sub-contractor)**

City of Fort Pierce License No: 00017354 Permit Number: **14-607**

Try On Plumbing Has agreed to be the **Plumbing** sub-contractor for
(Name company acting as sub-contactor) *(Type of Construction Trade)*

RealTime Property Development for the property located at **1635 Thumb Point Drive**
(Name of the Primary Contractor) *(Address of job site)*

Owner of Property: **John B. & Susan Culverhouse** Job Cost: $

It is understood that if there is any change of status regarding my participation with the above mentioned project, I will immediately advise the City of Fort Pierce Building Department, and have my permit voided.

(Company acting as sub-contractor)

Qualifiers Signature: Print Name: ROBERT C. TRYON

State of Florida, County of St LUCIE The foregoing instrument was acknowledged before me
This 21th ,day of AUGUST ,2014 ,by ROBERT C TRYON who is
Personally known to me or who has produced as identification.

MAELIA DE PAULA ARIAS
Notary Public - State of Florida
My Comm. Expires Mar 28, 2017
Commission # EE 875606
Bonded Through National Notary Assn.

Notary Signature: Maelia de Paula Arias [Seal]:

Business Name: TRYON PLUMBING INC

Address: 925 WAGNER PL FORT PIERCE FL 34982

Phone: (772) 465-0323 Fax: (772) 465-0284

To be Signed only when change in sub-contractor (along with all other above areas)

Building Contractor Signature: Print Name:

Company Name (to be removed)

Sub-Contractor (to be removed) Signature: Print Name:

Building Official Signature (if applicable):

JOHN B CULVERHOUSE JR
1635 S THUMB POINT DR
FORT PIERCE FL 34949

808
53-515/670
13

April 28, 2016
Date

Pay to the Order of Joe's Electric of St. Lucie County, Inc $ 480.00

Four Hundred Eighty + 00/100 Dollars

Seacoast NATIONAL BANK
FORT PIERCE, FLORIDA 34950

For Construction Draw - 1635 Thumb Point

John Culverhouse JR

⑆067005158⑆ [redacted] ⑈00808

>067006775<
Harbor Community Bk #002
2016-05-16
0002897348

PAY TO THE ORDER OF
HARBOR COMMUNITY BANK
FOR DEPOSIT ONLY
JOE'S ELECTRIC OF
ST. LUCIE CNTY., INC.
1000790

JOHN B CULVERHOUSE JR
1635 S THUMB POINT DR
FORT PIERCE FL 34949

809
63-515/670
13

April 29, 2016
Date

Pay to the Order of Miles Tractor Service, Inc. $ 420.00

Four Hundred Twenty & 00/100 Dollars

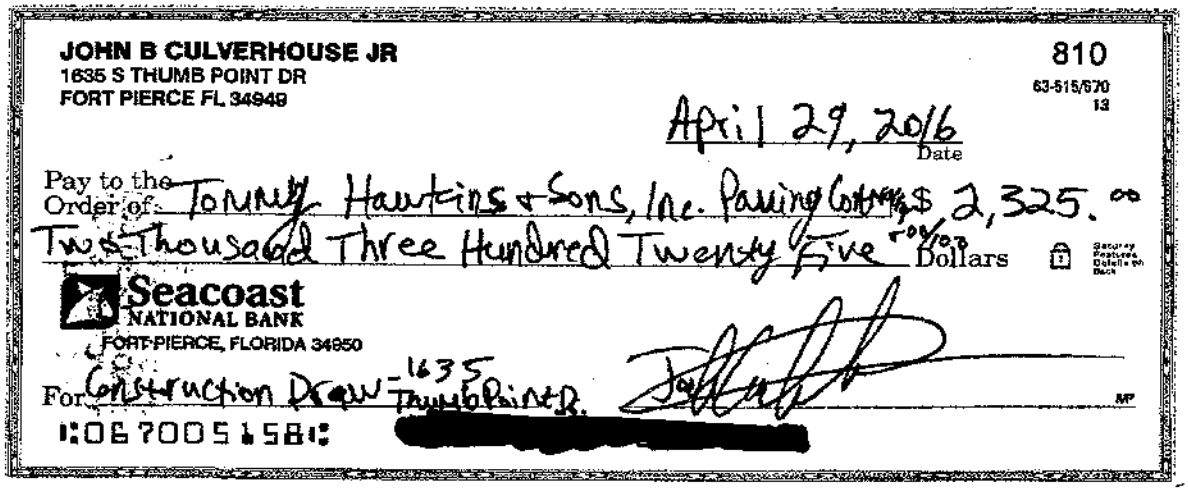
Seacoast NATIONAL BANK
FORT PIERCE, FLORIDA 34950

For Construction Draw - 1635 Thumb Point Dr.

⑆067005158⑆ [redacted]⑈00809

For Deposit Only

Oculina Bank
Vero Beach, FL
>067092556<
8672310003900 04-29-2016



JOHN B CULVERHOUSE JR
1635 S THUMB POINT DR
FORT PIERCE FL 34949

810
63-515/670
13

April 29, 2016
Date

Pay to the Order of Tommy Hawkins & Sons, Inc. Paving Contractors $ 2,325.00

Two Thousand Three Hundred Twenty Five 00/100 Dollars

Seacoast NATIONAL BANK
FORT PIERCE, FLORIDA 34950

For Construction Draw - 1635 Thumb Point Dr.

⑆067005158⑆ [redacted]

3686903773

PAY TO THE ORDER OF
WELLS FARGO, N.A.
FOR DEPOSIT ONLY
TOMMY HAWKINS & SONS, INC.
2165901197338

JOHN B CULVERHOUSE JR
1635 S THUMB POINT DR
FORT PIERCE FL 34949

811
63-515/670
13

April 29, 2016
Date

Pay to the Order of Real Time Property Development Svc's, Inc. $ 3,893.57

Three Thousand Eight Hundred Ninety Three + 57/100 Dollars

Security Features Details on Back

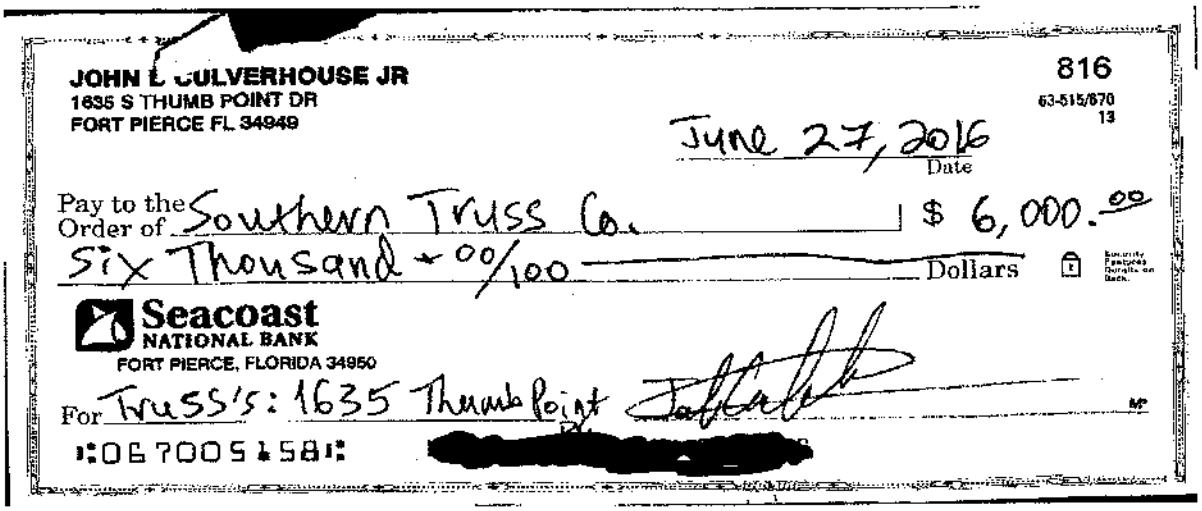
Seacoast
NATIONAL BANK
FORT PIERCE, FLORIDA 34950

For Construction Draw 1635 Thumb Point Dr.

⑆067005158⑆ [redacted]

8672300002200

Oculina Bank
Vero Beach, FL
>067092556<
8672300002200 04-29-2016



JOHN L CULVERHOUSE JR
1635 S THUMB POINT DR
FORT PIERCE FL 34949

816
63-515/670
13

June 27, 2016
Date

Pay to the Order of Southern Truss Co. $ 6,000.00

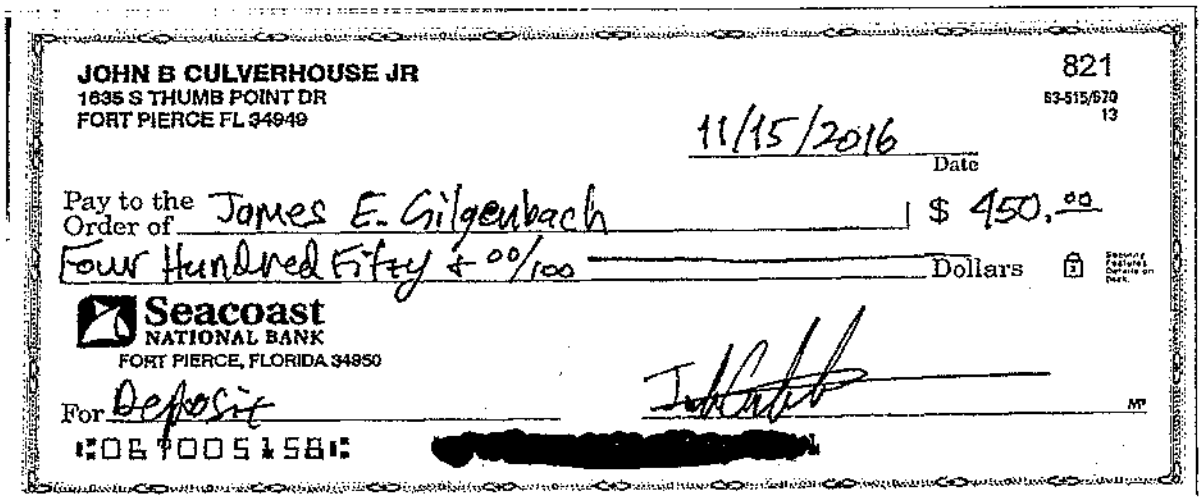
Six Thousand + 00/100 Dollars

Seacoast NATIONAL BANK
FORT PIERCE, FLORIDA 34950

For Truss's: 1635 Thumb Point

⑆067005158⑆ [redacted]

930543002675 155223 20160628 0000000041303872 66
TRN_DEBIT GGANSER 600000
Lakewood Park 0304 94004 9305 5 0118



JOHN B CULVERHOUSE JR
1635 S THUMB POINT DR
FORT PIERCE FL 34949

821
63-515/670
13

11/15/2016
Date

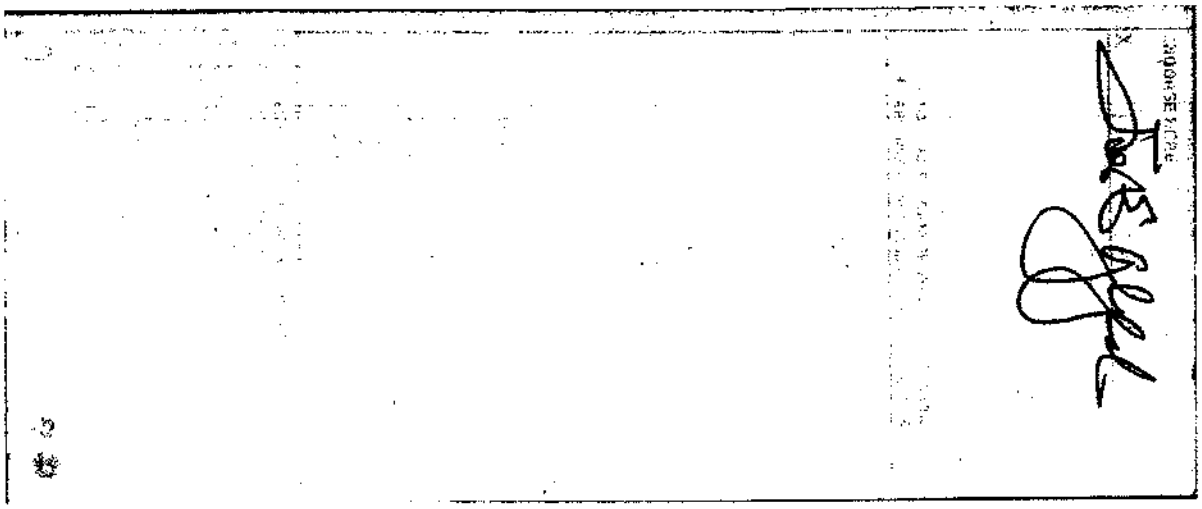
Pay to the Order of James E. Gilgenbach $ 450.00

Four Hundred Fifty & 00/100 Dollars

Seacoast NATIONAL BANK
FORT PIERCE, FLORIDA 34950

For Deposit

⑆067005158⑆ [redacted]



Construction Materials Inc.
4350 Northern Blvd.
P.O. Box 210189
Montgomery, AL 36121-0189
.
Phone: 3342728200
Fax: 3343967728

ORDER CONFIRMATION

Order Number 1501712-0 | **Date** 9/22/16 | **Page** 1

Acct#: 9999997

Bill To: CASH SALES...FORT PIERCE
** ALL CASH SALES ARE FINAL **
** ALL CASH SALES ARE FINAL **

FORT PIERCE,FL 34946
.

Ship To:
Real Time Properties
Deliver Friday
1635 Thumb Point
Steve 772 344 7100
Ft Pierce,FL 34949
.

Ordered..: 9/21/16 **Cust. P.O.#.:** Steve **Ship Via...:** Delivered By Our Truck
Ship by...: 9/21/16 **Order Taker:** WAYNE ROSENBLUM **Ship terms:**
Phone #.....: 0000000000 **Terms.....:** 30 DAYS FROM INVOICE DATE

Line	Qty. Ordered	Qty. Shipped	Loc.	Item/ Description	UOM	Disc %	Unit Price	Extend. Price
1	400.00	400.00	07	MSAC0055 CAVITY CAPS FOR 8" BLOCK	EA		.2000	80.00
2	1.00	1.00	07	CNCR0045 LOOP TIES 7 1/2" 1M BDL	BDL		7.9500	7.95
3	36.00	36.00	07	REBA0160 #16 (#5) GR 420 X 20'0" REBAR	PC		8.1500	293.40
4	14.00	14.00	07	REBA0630 L BAR #5 GR 60 2'6"X2'6" 90 DEGREE	EA		2.5000	35.00
5	15.19	15.19	07	REBA0130 REBAR LOT PER CWT	CWT		40.0000	607.60
6				Rebar per attached bar list				
7				Job# 72920 Rel# 1				
8				**********				
9	15.19	15.19	07	REBA0130FAB REBAR FABRICATING CHARGES	CWT		.0000	.00
10	3.34	3.34	07	REBA0130 REBAR LOT PER CWT	CWT		40.0000	133.60
11				Rebar per attached bar list				
12				Job# 72920 Rel# 1A				

Material Total:	1,157.55
Tax:	75.24
Balance Due:	1,232.79

		Sales Office:	VERO BEACH
		Sales Employee:	ROBERT W IRISH
Valid from:	08/04/2016	**Phone:**	772-794-3555
Valid to:	12/31/2016	**Fax:**	772-794-3599
		Address:	3150 53RD STREET
Terms of Sale:	1% 15th prox, net 16th		VERO BEACH, FL 32960
		email:	RIRISH@CEMEXUSA.COM

Prepared for:	REALTIME PROPERTY		
Contact Name:	STEVE WEAVER	**Project:**	1635 THUMB POINT FIRST FLOOR
Phone:			
Fax:		**Address:**	
Address:		**City, State, Zip:**	
email:			

THE PRICES STATED HEREIN ARE BASED ON THE ATTACHED STANDARD TERMS AND CONDITIONS, WHICH SHALL CONTROL AND TAKE PRECEDENCE OVER ANY 'TERMS AND CONDITIONS TO THE CONTRARY IN ANY PURCHASE ORDER OR OTHER DOCUMENT

ITEM	MATERIAL	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
BLOCK						
	1028740	8 X 8 X 16 T-14 REGULAR BLOCK	1850	EA	$1.18	$2,183.00
	1030262	8 X 8 X 16 T-81 BEAM BLOCK	400	EA	$1.43	$572.00
	1031316	8 X 8 X 8 T-150 HALF BLOCK	144	EA	$1.18	$169.92
	1033843	8 X 4 X 16 T-329 HALF HGH	220	EA	$1.48	$325.60
	1031207	8 X 6 X 16 T-130 6 HIGH	210	EA	$1.48	$310.80
	1034328	8 X 9 X 16 T-603 9 HIGH	150	EA	$1.75	$262.50
	1237300	8 X 8 X 16 T-47 INSPECTION BLOCK	100	EA	$1.48	$148.00
LINTELS						
	1027812	LINTEL 17'-4"	2	EA	$219.47	$438.94
	1027809	LINTEL 14'-0"	1	EA	$93.59	$93.59
	1027802	LINTEL 10'-6"	1	EA	$71.63	$71.63
	1027790	LINTEL 7'-6"	2	EA	$45.85	$91.70
	1027773	LINTEL 4'-6"	9	EA	$27.60	$248.40
	1029434	LINTEL 4'-0" RECESSED	1	EA	$37.36	$37.36
	1029446	LINTEL 4'-6" RECESSED	1	EA	$41.71	$41.71
	1258826	SILL 37"	9	EA	$17.12	$154.08
	1258827	SILL 74"	2	EA	$38.61	$77.22
MASONRY	121	H/S MASONRY 80 LB BAG	44	EA	$8.75	$385.00
	122	MASON SAND	7	TON	$40.00	$280.00
	123	CAVITY CAPS (BOX OF 200)	200	EA	$0.12	$24.00
						$0.00
TOTAL						$5,915.45

SUBMITTED BY: OBERT W IRISH

THE PRICES STATED HEREIN ARE BASED ON THE ATTACHED STANDARD TERMS AND CONDITIONS, WHICH SHALL CONTROL AND TAKE PRECEDENCE OVER ANY 'TERMS AND CONDITIONS TO THE CONTRARY IN ANY PURCHASE ORDER OR OTHER DOCUMENT

Prepared for: REALTIME PROPERTY

Project: 1635 THUMB POINT FIRST FLOOR

Address: 0

City, State, Zip:

THE PRICES STATED HEREIN ARE BASED ON THE ATTACHED STANDARD TERMS AND CONDITIONS, WHICH SHALL CONTROL AND TAKE PRECEDENCE OV ER ANY 'TERMS AND CONDITIONS TO THE CONTRARY IN ANY PURCHASE ORDER OR OTHER DOCUMENT

SALES TAX NOT INCLUDED

Accepted this _____ day of _____ 2009
upon Seller's attached Standard Terms and Conditions.

Firm: _____
Signature: _____
Print Name: _____
Title: _____

TAX EXEMPT _____ YES _____ NO

This quotation is offered for acceptance in writing within 30 calendar days. In the event Purchaser fails to accept on or before the date that is 30 days from the date of this quote, the prices set forth shall automatically expire unless waived by Seller.
Seller reserves the right to (i) increase prices on any quotes or accepted orders without notice to reflect any raw material cost increases incurred by Seller and (ii) defer or cancel any quotes or accepted orders in the event Seller becomes delayed or prevented from performing due to shortages or allocations of raw materials. in the event of a delay or cancellation resulting from shortages or allocations of raw materials, Seller shall not be liable to Buyer for any damages incurred by Buyer as a result of any such delay or cancellation.

The prices stated herein are based on the Cemex Construction of Florida, LLC Terms and Conditions (copies of which have previously been provided to you and are available on request), which will control over any terms and conditions to the contrary in any purchase order or other document.

STANDARD TERMS AND CONDITIONS

I. PARTIES. Buyer ("Buyer") acknowledges. understands and agrees that, by accepting this Quotation ("Quotation") it shall be bound by the Standard Terms and Conditions set forth herein and that said Standard Terms and Conditions shall be enforceable against Buyer by CEMEX Construction Materials Florida, LLC and all of its divisions, subsidiaries, affiliates, privies, assigns, associated or affiliated companies, corporations, partnerships, successors, and insurers ("Seller"). Buyer's Credit Application, if any, this Quotation including these Standard Terrns and Conditions, and Seller's order confirmation, if any, shall form the sole agreement C Agreement") under which Buyer shall purchase goods, materials and services ("Materials") from Seller, and acceptance of any purchase order from Buyer is hereby made expressly conditional upon Buyer's acceptance of the terms and conditions contained herein. Any different or additional terms or conditions contained in Buyer's acceptance of this offer, whether by purchase order or otherwise, are hereby objected to by Seller and shall have no effect on, and not become part of, the terms and conditions of this Agreement. Additional terms, changes, and alleged subsequent agreements shall not be effective unless signed by Seller's authorized representative.

2. APPLICABILITY. This Agreement is made between Buyer and Seller. All the terms and conditions herein are intended to and shall apply to all purchases of the Materials set forth in this Quotation.

3. BUYER REPRESENTATIONS. Buyer represents to Seller that, as of the date of this Agreement, it is solvent and that any financial information provided or attached, either as part of this Agreement or previously provided with Buyer's Credit Application, if any, accurately reflects the current financial condition of Buyer. If at any time Seller deems the financial condition of Buyer as unsatisfactory, Seller reserves the right to require payment in full in advance or other security satisfactory to Seller. Buyer further warrants and represents that it has authority 10 enter this Agreement and that any person signing this Agreement has been duly authorized to execute this Agreement for and on behalf of Buyer. Each representation and the information contained herein is material and given to induce me Seller to provide credit.

4. TECHNICAL ASSISTANCE. In no event shall Seller bear any responsibility for claims arising from technical advice or assistance provided to Buyer. Advice and assistance provided by Seller is for Buyers guidance only and Buyer agrees to rely solely on its own architects, engineers or other technical experts.

5. LIMITED WARRANTY AND LIABILITY DISCLAIMER. Seller warrants that the Materials sold under this Agreement meet solely the description and specifications for the same set forth in this Quotation, if any, and shall be free from defects in material and workmanship for a period of one (I) year from the date of delivery thereof. No other express warranties are made with respect to said Materials. Acceptance by Buyer of the Materials shall constitute confirmation by Buyer that the Materials meet the description and specifications, if any, set forth in this Quotation. The foregoing warranty is subject to standard manufacturing and color variations. efflorescence, tolerances and classifications. Seller is not responsible for installation or defective conditions caused by installation. Buyer's exclusive remedy for breach of this warranty shall be to require Seller, at Seller's option, to refund the purchase price for the Materials sold hereunder, to repair or to replace any nonconforming Materials. Seller shall not be responsible for any removal or installation costs. THE FOREGOING WARRANTY IS IN LIEU OF AND EXCLUDES ALL OTHER WRITTEN OR ORAL WARRANTIES OR CONTRACTUAL AGREEMENTS, WHETHER EXPRESS OR IMPLIED BY LAW OR OTHERWISE, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE. MERCHANTABILITY OR HABIT ABILITY. Seller warrants that the use or sale of the Materials will not infringe on the claims of any United States patent covering the Materials, but Seller does not warrant against infringement by reason of the use of the Materials in combination with other materials, goods, or manufacturing processes.

6. CLAIMS. Buyer's exclusive procedure for commencing claims under this Agreement against Seller shall be as follows: Notice of claims against Seller for breach of warranty or for alleged short delivery of Materials must be given to Seller promptly upon discovery and must be supported in writing within seven (7) days after discovery to afford Seller an opportunity to investigate such claims promptly and mitigate any potential damages. Failure of Buyer to give such notice shall constitute a waiver by Buyer of its right to later make such a claim. No claims shall be allowed after the Materials purchased hereunder are incorporated, modified or processed by Buyer in any manner.

7. LIMITATION OF LIABILITY. Seller's liability on any claim for loss or damage arising out of the supplying of any Materials 10 Buyer. or their sale, operation or use, whether based on contract, warranty, ton (including negligence) or other grounds, shall not exceed the price of the Materials actually received from Buyer by Seller with regard to which such claim for loss or damage is made. In no event shall Seller be liable, whether as a result of breach of contract. warranty, tort (including negligence) or other grounds, for special, consequential, incidental, liquidated or penal damages including, but not limited to, loss of profits or revenue, loss of use of the Materials or any associated product, cost of capital, cost of substitute products, facilities, services, downtime costs, or claims of customers of the Buyer for such damages.

8. INDEMNIFICATION BY BUYER. To the fullest extent permitted by law, Buyer further agrees thai, in specific consideration for receiving the express warranty granted by Seller in paragraph 5 above, it will indemnify and hold harmless Seller from and for any and all damages, including attorney's fees and costs, incurred by Seller in connection with any claim, demand, liability, or cause of action asserted against Seller for personal injuries, loss of life, property damages, or economic losses of Buyer or its employees, agents, representatives or any other person or entity in connection with any statutory, contractual or warranty breach, negligence, strict liability, or other tortious conduct by Seller.

9. DELIVERY AND INDEMNIFICATION. Seller's responsibility for delivery shall cease FOB shipping point or, if Seller agrees to deliver FOB delivery site, at the curbside or street or frontage of the address of delivery. If Buyer requires Seller to cross a curb line or enter upon private property to make delivery on site, Buyer shall be responsible to provide safe and adequate access and such delivery shall be at the risk of Buyer. Following delivery, Buyer shall be responsible for compliance with all governmental regulations and ordinances with regard to disposal. storage or placement of the same and shall indemnify and hold Seller harmless against all claims for personal injuries, including death, and any damage to private or public property arising from the delivery, storage, use. disposal or handling of said Materials. Unless otherwise specifically agreed, shipments will be made only during normal business hours, but not on Saturdays, Sundays, or holidays recognized by Seller or labor unions under contract with Seller.
If Buyer is in default under this Agreement or any of its contracts or obligations with Seiler, Seller may, at its sole option and without prejudice to any of its other remedies: (i) postpone further deliveries or shipments until such default is remedied; or (ii) terminate any and all obligations under any contract or obligation and refuse further performance without any liability to Buyer.

10. DELIVERY SITE CONDITIONS. Seller reserves the right to determine whether the site for delivery requested by Buyer is suitable for such delivery and Seller may refuse to deliver to a site if Seller is of the opinion that delivery would be unsuitable or unsafe. Buyer shall be responsible for all costs and damages incurred where, in the sole opinion of Seller, adequate access for delivery cannot be obtained. Where delivery of products is to an unattended site, Seller will not be liable for any loss or damage to products, property or for unsigned delivery tickets.

II. SURCHARGES. Seller reserves the right to charge a fuel surcharge. raw materials surcharge or other surcharges that may apply. Any fuel surcharge will be calculated from the Federal Energy Information Administration's weekly reporting of diesel fuel pricing for the respective operating region.

12. DELAYS. If Seller is unable to complete delivery of any pan of an order, Buyer shall accept such pan of the order as Seller is able to deliver and Buyer shall pay for the part delivered pro rata at the same rate as the whole of the order agreed to be sold and on the same terms of payment. In the event Seller shall be delayed in or prevented from the performance of any act required under this Agreement, or it shall become commercially unreasonable to perform, by reason of governmental allocations, priorities, restrictions or regulations now or hereafter in effect, storm, flood. fire, earthquake or other Acts of God, war, terrorism, riot, insurrection or other civil disturbance, strikes, lockouts or other labor disturbances, shortages or allocation of materials, labor, raw materials, fuel, power or production facilities, breakdown of equipment, transportation shortages, changes in market conditions or any other contingencies beyond Seller's reasonable control whether of a similar or dissimilar nature to the foregoing, Seller shall not be liable to Buyer for any damages incurred by Buyer as a result of any such delay or failure to perform.

13. QUANTITIES. The type and quantity of Materials delivered and detailed on the delivery ticket must be checked by Buyer at the time of delivery for compliance with Buyer's order. Variations between actual quantities of Materials delivered and those shown on the delivery ticket must be noted on all copies of the delivery ticket signed by Buyer. Invoice charges will be based on the quantities shown on the delivery ticket. Any claim for alleged short delivery of Materials must be made in accordance with Section 6 above, otherwise it will be deemed accepted by Buyer. In the absence of any claim Buyer shall be liable 10 pay for the full quantity of the Materials listed on the delivery ticket.

14. MEASUREMENT OF QUANTITIES. Measurement of quantities of Materials shipped and delivered to Buyer or Buyer's delivery agent by Seller shall be made only by Seller's certified truck or rail scales at the respective Seller facility. In the event that shipment is made by rail, then such measurement shall be based on the average capacity of the rail cars as agreed in writing by the parties or the weight shown on the invoice by Seller.

15. CREDIT, CONDITION PRECEDENT TO SELLER'S OBLIGATION TO PERFORM, PERSONAL GUARANTEE. Any and all credit terms of payment must be set forth in this Agreement. In the absence of any such credit terms, all deliveries under this Agreement are "Collect on Delivery" (C.O.D.) or "Cash In Advance" (C.I.A.). Buyer agrees upon request to furnish Seller such additional information (including financial statements) as is deemed necessary in the opinion of Seller to determine Buyer's financial condition. Seller's obligation to perform under this Agreement is subject (o the condition precedent that Seller does not notify Buyer that Seller's Credit Department has disapproved any credit terms of paymem specified herein.

16. CREDIT. Should Buyer's account be opened and approved with a credit amount, this amount, as amended from time to time, applies to the total purchases and can be exceeded at any given time only if approved by Seller's Credit Manager. Buyer acknowledges that Seller is relying upon the credit worthiness and financial ability of the guarantors, owner. or owners of Buyer, and Buyer, guarantors and such owner or owners shall be jointly and severally liable for all indebtedness of Buyer to Seller incurred under this Agreement.

STANDARD TERMS AND CONDITIONS

17. PAYMENT. Buyer shall make all payments due hereunder in United States currency and in accordance with the terms of this Agreement, without any right of setoff or retention and without regard to any agreement Buyer may have with other parties. If delivery is to be delayed either at the request of Buyer or through no fault of Seller past the delivery date specified in this Agreement, Buyer shall pay promptly in full for all Materials sold hereunder. If any payments are not received when due, Seller may, at its option, assess an additional charge equal to the lesser of eighteen percent (18%) per annum or the maximum rate permitted by law, for each thirty (30) day period of delay or part thereof to cover Seller's increased costs, or, in the alternative, upon notice to Buyer, cancel the portion of this Agreement which remains to be performed. If no due date is stated elsewhere in this Agreement, payment of all invoices is due by the 15th day of the month following invoicing. Until Seller has received full payment for the Materials sold under this Agreement, Buyer shall not remove nor allow the removal of said Materials from the jobsite to which they were delivered, nor shall Buyer use or allow the use of any such Materials for any project other than the one for which they were purchased.

18. OFFSET AND/OR SETOFF. Seller may exercise the right of set-off under this Agreement as to any stuns owed by Seller and/or its affiliates under any other contract or agreement with Buyer and/or its affiliates.

19. PAST DUE ACCOUNTS. Should Buyer fail to pay when due any amount payable to Seller under the terms of this Agreement or should Buyer's financial condition become impaired or unsatisfactory to Seller, in the Seller's sole opinion, Seller may, at its option, make demand uJXJn Buyer for: (1) immediate payment of all amounts then due and owing to Seller under this Agreement; (2) payment in advance or at the time of delivery of all future amounts to become due under this Agreement, and or (3) such other assurances as Seller shall deem necessary to adequately assure Seller that Buyer will perform its obligations under this Agreement. Until Seller receives the same, Seller may suspend its performance of this Agreement, and if such assurances are not received from Buyer within a reasonable time not exceeding ten (10) days, Seller may, at its option, deem this Agreement to have been repudiated by Buyer. Buyer further agrees to pay Seller any and all collection fees, attorneys' fees, and court costs incurred by Seller in collecting any amounts due under this Agreement.

20. TAXES, In the absence of an exemption or resale certificate acceptable to Seller and to the respective taxing authority, all federal, state and local taxes, assessments, fees, duties and charges levied by reason of this Agreement are in addition to the prices quoted in each applicable Quotation and shall be paid by Buyer.

21. TITLE & RISK OF LOSS, Title and risk of loss to the Materials shall transfer to the Buyer FOB Shipping Point or upon payment, whichever occurs earlier, and Buyer hereby grants Seller a first priority security interest in all such Materials until such time as Seller is paid in full all amounts due under this Agreement. Buyer further agrees to execute any and all documents that may be required for Seller to perfect such security interest.

22. INSURANCE, To the extent required by law, Seller will procure insurance coverage for itself and its employees or, if no such requirement exists, in an amount Seller deems appropriate. Notwithstanding any request in any bid documents, purchase order or any contract documents to the contrary, Seller will not provide a waiver of subrogation clause nor additional insured status for any party under any circumstances, nor shall Seller's insurance be primary and non-contributory.

23. MODIFICATION OF TERMS, No employee or agents of Seller has the authority to make any statement, including restricting or modifying or otherwise concerning the existence or effect of any of these Standard Terms and Conditions or of any warranty or guarantee and no such employee or agent making any such statements shall be acting on behalf of or with the consent or agreement of Seller. These conditions may only be altered or varied in writing signed by a Seller Credit Manager, General Manager or Regional Manager and no other employee nor any other person has the authority to alter or vary any or all of these terms and conditions.

24. ASSIGNMENT. Buyer shall not assign this Agreement or any interest herein without the prior written consent of Seller, and any attempted assignment, whether by operation of law or otherwise, shall be void without such prior written consent.

25. NOTICE. Any notice required to be sent to Seller shall be in writing and sent by Certified Mail, postage prepaid, to the Seller office set forth on this Quotation, with a copy to Seller c/o Rinker Materials, P. O. Box 24636, West Palm Beach, FL 33416-4636.

26. SEVERABILITY. If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated. The parties agree that each term and provision of this Agreement shall be construed according to its fair meaning and not strictly for or against any Party.

27. VENUE AND CHOICE OF LAW. The parties hereto agree that venue for any action brought for the breach of or the enforcement of this Agreement will lie in the county where Seller chooses or where Materials were purchased. This Agreement shall be governed by and shall be construed in accordance with the laws of the State of Florida, without regard to its conflicts of law provisions. Any and all actions brought by Buyer under this Agreement shall be brought within one (I) year of the date of delivery of the Materials with respect to which the action relates. AS A MATERIAL INDUCEMENT TO SELLER TO ENTER INTO THIS AGREEMENT, BUYER WAIVES THE RIGHT TO TRIAL BY JURY IN ANY PROCEEDING ARISING OUT OF OR RELATED TO THIS AGREEMENT.

28. ENTIRE AGREEMENT. This Agreement sets forth the sole and entire agreement between the parties with regard to the subject matter hereof and supersedes any and all prior or contemporaneous oral or written agreements between the parties regarding the same. No delivery of any Materials shall be made until Buyer returns a signed copy of this Agreement. Facsimiles, copies or other reproductions of this Agreement shall have the same effect as an original thereof.

29. WAIVER. Seller may, in its sole discretion, permit Buyer to remedy any default under this Agreement without waiving the default so remedied or any other subsequent or prior default by Buyer. Buyer waives notice of default of this Agreement and waives presentment, demand, protest and notice of dishonor as to any instrument.

30. MISCELLANEOUS. Seller may terminate this Agreement, in its sole discretion, without notice to Buyer and for any reason whatsoever. Buyer consents to Seller sending information to Buyer regarding Seller's products and prices at any time by fax to any fax number provided by Buyer, other electronic means or otherwise.

31. QUOTATION. SPECIAL TERMS AND CONDITIONS.

A. PRICES. Prices for the Materials quoted are **(1)** subject to material availability at the time of delivery; (2) shall remain firm until the date set forth on the first page of this Quotation or, if no such date is given, for a period of thirty (30) days after the date of the Quotation; thereafter, prices are subject to change by Seller; and (3) do not include Saturday, Sunday, holiday, off-hour or overtime shipments, all of which are subject to additional charges. Prices are applicable only to the job quoted, are available only to the Buyer specifically named herein, are for a standard mix design, if applicable, and are only for the quantities stated herein. Seller specifically reserves the right to adjust the prices quoted herein, at any time, in case of a price increase to Seller by Seller's suppliers.

B. ADDITIONAL CHARGES. Prices quoted to not include additional charges Buyer may be responsible for. Such additional charges include, but are not limited to, charges for additives, accelerators, winterset/summerset, water (hot or chilled), ice and stand-by, waiting time and delivery charges or charges due to loads in amounts less than a full truckload. Such prices shall be charged at the rate of Seller's then-current price list for additional charges, which is incorporated into this Quotation by reference as if fully set forth herein.

C. TESTS. Seller reserves the right to levy an additional charge on Buyer for any nonstandard tests that Buyer may require to be performed on the Materials sold under this Agreement. Failure of Buyer to witness any tests shall be deemed a waiver by Buyer of its right to do so and of any right to require repetition of such tests, and Buyer shall be deemed to have accepted any such test results as sufficient to meet its specifications.

D. DELIVERY DATE. In the absence of a specific delivery date on this Quotation, Seller will commence delivery of the Materials on a date and at a rate mutually agreed upon by both Seller and Buyer.

E. ACCEPTANCE. If Buyer does not accept this Quotation by an authorized signantre on the Quotation form during the time period set forth in Section A above and Seller ships such Material uJXJn Buyer's request, whether written or verbal, then Buyer's acceptance of such Materials shall operate as an acceptance of the prices and the Standard and Special Terms and Conditions stated herein.

F. PRICE INCREASES. Seller reserves the right to (i) increase prices on any quote or accepted orders without notice to reflect any raw material cost increases or surcharges incurred by Seller and (ii) defer or cancel any quotes or accepted orders in the event Seller becomes delayed or prevented from performing due to shortages or allocations of raw materials. In the event of a delay or cancellation resulting from shortages or allocations of raw materials, Seller shall not be liable to Buyer for any damages incurred by Buyer as a result of any such delay or cancellation.

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

Invoice showing deposit

Staci Davis <stacid@southerntruss.com> Fri, Dec 30, 2016 at 9:12 AM
To: bradculverhouselaw@gmail.com

See attached.

Thanks

SOUTHERN TRUSS COMPANIES

2590 N Kings Hwy

Fort Pierce, FL 34951

Staci Davis

Stacid@southerntruss.com

Office: 772.464.4160 / Fax: 772.318.0016

SCAN0833_000.pdf
45K

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

May 20, 2016

Sender's Email: tkiernan@ct-eng.com
Project: 05-013.101

VIA Client Pick-up

Mr. Steven M. Weaver
Realtime Property & Development Services, Inc.
723 North US Hwy No. 1
Fort Pierce, FL 34950

RE: Professional Surveying Services – Update Flood Zone Delineation
Lot 30, Block 1, Thumb Point, Plat Book 10, Page 79, St. Lucie County

Dear Mr. Weaver:

On behalf of the firm of Culpepper & Terpening, Inc., I am pleased to enclose four (4) signed & sealed Under Construction Stemwall Tie-in Surveys and Three (3) signed and sealed FEMA Elevation Certificates(Under Const) for the property at 1635 Thumb Point Drive in Fort Pierce.

We appreciate the opportunity to provide our Professional Services. Should you have any questions or comments concerning this information, please do not hesitate to contact us at 772-464-3537.

Sincerely,
CULPEPPER & TERPENING, INC.

Thomas P. Kiernan, P.S.M.
Vice President – Director of Survey

TPK:
cc. Brad Culverhouse, Esq

Enclosure; as stated

U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

IMPORTANT: FOLLOW THE INSTRUCTIONS ON PAGES 8-15

OMB Control Number: 1660-0008
Expiration: 11/30/2018

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION

	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: Culverhouse (C&T# 05-013.101)	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1635 Thumb Point Dr.	Company NAIC Number:

City: Fort Pierce | State: FL | Zip Code: 34949

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lot 30, Block 1, Thmb Point S/D

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)

A5. Latitude/Longitude: Lat. 27°27'36" N Long. 80°17'47" W Horizontal Datum: ○ NAD 1927 ⊗ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number: 1B

A8. For a building with a crawlspace or enclosure(s):
- a) Square footage of crawlspace or enclosure(s): n/a sq ft
- b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: n/a
- c) Total net area of flood openings in A8.b: n/a sq in
- d) Engineered flood openings? ○ Yes ○ No

A9. For a building with an attached garage:
- a) Square footage of attached garage: 500 sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: n/a
- c) Total net area of flood openings in A9.b: n/a sq in
- d) Engineered flood openings? ○ Yes ⊗ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
Fort Pierce, City of 120286	St. Lucie	FL

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth
1211C0183J	J	February 16, 2012	February 16, 2012	AE	5

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
○ FIS Profile ⊗ FIRM ○ Community Determined ○ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ○ NGVD 1929 ⊗ NAVD 1988 ○ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ○ Yes ⊗ No
Designation Date: ○ CBRS ○ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ○ Construction Drawings* ⊗ Building Under Construction* ○ Finished Construction
* A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations: Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: local Vertical Datum: NAVD'88

Indicate elevation datum used for the elevations in items a) through h) below. ○ NGVD 1929 ⊗ NAVD 1988
○ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	6 . 51	⊗ feet ○ meters
b) Top of the next higher floor	n/a .	⊗ feet ○ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	n/a .	⊗ feet ○ meters
d) Attached garage (top of slab)	4 . 11	⊗ feet ○ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	n/a .	⊗ feet ○ meters
f) Lowest adjacent (finished) grade next to building (LAG)	3 . 8	⊗ feet ○ meters
g) Highest adjacent (finished) grade next to building (HAG)	5 . 8	⊗ feet ○ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	n/a .	⊗ feet ○ meters

ELEVATION CERTIFICATE, page 2

OMB Control Number: 1660-0008
Expiration: 11/30/2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1635 Thumb Point Dr.			Policy Number:
City Fort Pierce	State FL	Zip Code 34949	Company NAIC Number:

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor?
◉ Yes ○ No

Certifier's Name Thomas P Kiernan	License Number 6199		
Title Vice President - Director of Survey	Company Name Culpepper & Terpening		
Address 2980 South 25th St.	City Ft. Pierce	State FL	Zip Code 34981
Signature	Date 5/13/16	Telephone (772)464-3537	

PLACE SEAL HERE 5/13/16

Copy all pages of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

Signature Date 5/13/16

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is ____ . ____ ○ feet ○ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is ____ . ____ ○ feet ○ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is ____ . ____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is ____ . ____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and /or equipment servicing the building is ____ . ____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ○ Yes ○ No ○ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

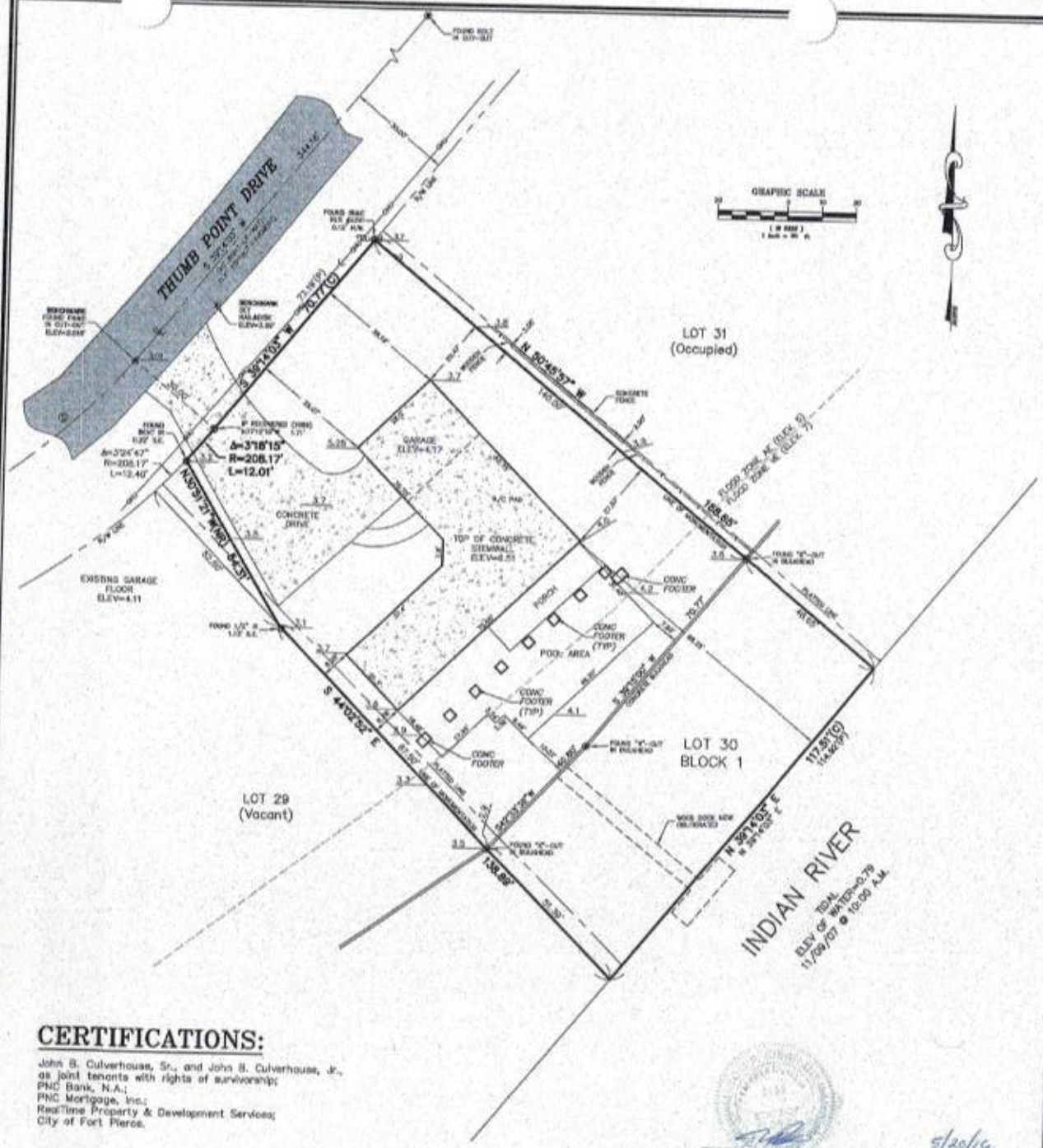
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.



LEGEND & ABBREVIATIONS

℄	DENOTES CENTERLINE
(P)	DENOTES PLAT DATA
(C)	DENOTES CALCULATED FROM FIELD MEASUREMENTS
P.S.M.	DENOTES PROFESSIONAL SURVEYOR AND MAPPER
I.R.	DENOTES IRON ROD
C.M.	DENOTES CONCRETE MONUMENT
IR&C	DENOTES IRON ROD & CAP
Δ	DENOTES CENTRAL ANGLE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
R/W	DENOTES RIGHT-OF-WAY
PK&D	DENOTES P.K. NAIL AND DISK
Ⓢ	DENOTES SANITARY MANHOLE
ᵂᴾ	DENOTES WOOD POWER POLE
✓	DENOTES GUY ANCHOR
(NR)	DENOTES NON-RADIAL
NGVD	DENOTES NATIONAL GEODETIC VERTICAL DATUM

NOTES:

1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
2) Description shown hereon provided by the client.
3) The last date of field work was May 12, 2016.
4) Overall parcel contains 0.45 Acres, more or less.
5) Lands shown hereon were not abstracted by this office for right-of-ways, Reservations, Agreements, and/or Easements of Record. Such information should be obtained and confirmed by others through appropriate title verification.
6) Bearings shown hereon are assumed and based on the Centerline of Thumb Point Drive with a bearing of S 39°14'03" W.
7) Underground Foundations and improvements were not located.
8) Said described property is located within an area having a Flood Zone Designation "AE" (EL5) and "VE" (EL7), on Flood Rate Map No. 12111C0183 J with an effective date of revision of February 16, 2012, for Community Panel Number 120286 City of Ft. Pierce, in St. Lucie County, State of Florida.
9) This is an updated survey of a previous boundary survey, Job #89-005JAK, dated January 12, 1989.
10) Elevations shown hereon are in feet and are based upon NAVD 1988 datum.
11) The area above sea level is 0.325 acres, or 14,169 square feet.
12) There is an apparent scrivners error in the description of the less and excepting parcel. The call that reads "...along the Easterly line of said Lot 30..." should read "...along the Westerly line of said Lot 30..." to be correct.

DESCRIPTION

All of Lot 30, Block 1, of "THUMB POINT", as recorded in Plat Book 10, Page 79, of the Public records of St. Lucie County, Florida.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

A Parcel of land lying in Section 1, Township 35 South, Range 40 East, St. Lucie County, Florida, being a portion of Lot 30, Block 1, of "THUMB POINT", as recorded in Plat Book 10, Page 79, of the public records of St. Lucie County, Florida, said parcel is more particularly described as follows:

BEGIN at an Iron Rod with Cap at the Northwest corner of said Lot 30; Thence run S44°02'52"E, along the Easterly line of said Lot 30, a distance of 52.50 feet; Thence run N30°51'21"W, a distance of 54.31 feet, to a point on the South right-of-way line of Thumb Point Drive, said point being on a curve concave to the Northwest, having a radius of 208.17 feet, the chord of said curve bears S44°14'45"W; Thence run Southwesterly along said right-of-way line and along the arc of said curve, subtending a central angle of 3°24'47", a distance of 12.40 feet, to the POINT OF BEGINNING, containing 324.54 square feet, more or less.

Revised: Added Proposed Finish Floor Elevation - TK - 5/28/13
Revised: Updated Revised FEMA flood line, converted elev to NAVD 88 - TK - 11/15/12
Revised: Added area above sea level - BDS - 01/02/08
Revised: Added topo - 11/12/07 - DSC

CERTIFICATIONS:

John B. Culverhouse, Sr., and John B. Culverhouse, Jr., as joint tenants with rights of survivorship;
PNC Bank, N.A.;
PNC Mortgage, Inc.;
RealTime Property & Development Services;
City of Fort Pierce.

Thomas P. Kiernan
Professional Surveyor & Mapper
Florida Certificate No. 6199

5/20/16
Date Signed

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4336

AS-BUILT STEMWALL SURVEY

PREPARED FOR:

Brad Culverhouse

DATE	DRAWN BY	FIELD	SURVEY NO.
5/13/16	GLM	PK	05-013
FILE NAME	F.B. PG.	SCALE	SHEET NO.
05-013 stemwall.dwg		1"=20'	1 of 1

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

Invoice showing deposit

Staci Davis <stacid@southerntruss.com> Fri, Dec 30, 2016 at 9:12 AM
To: bradculverhouselaw@gmail.com

See attached.

Thanks

SOUTHERN TRUSS COMPANIES

2590 N Kings Hwy

Fort Pierce, FL 34951

Staci Davis

Stacid@southerntruss.com

Office: 772.464.4160 / Fax: 772.318.0016

SCAN0833_000.pdf
45K

SOUTHERN TRUSS COMPANIES

SOUTHERN TRUSS COMPANIES INC

2590 N KINGS HWY

Invoice

Date	Invoice #
12/30/2016	13-1234RF

Bill To
Brad Culverhouse 1635 Thumb Point Dr Fort Pierce

Ship Date	P.O. No.	Due Date
1/1/2001	1635 Thumb Point	12/30/2016

Quantity	Description	Rate	Amount
	Trusses 1635 Thumb Point Drive Fort Pierce FL	12,129.68	12,129.68
	Customer Deposit	-6,000.00	-6,000.00
	State Sales Tax	6.00%	0.00

Payments/Credits $0.00

Total $6,129.68

Phone #	Fax #	E-mail	Web Site
7724644160	772-318-0015	accounting@southerntruss.com	www.southerntrusscompanies.com

SECOND SUPPLEMENT TO EXHIBIT 18 - COVER PAGE

Brad Culverhouse

From: Brad Culverhouse <bradculverhouselaw@gmail.com>
Sent: Thursday, July 02, 2009 10:02 AM
To: bradculverhouselaw
Subject: 1635 thumb point drive
Attachments: 1635 THUMB POINT DRIVE -AFFIDAVIT -NO LIENS - 06-30-09.wpd; JORGENSEN HOUSE -AFFIDAVIT -NO LIENS - 2.wpd; Lesser Co Affidavit.wpd; Culverhouse.pdf; RANDYS-LAWN SERVICE-SCHEDULE A-Joint.wpd

--
With Best Regards,

Sincerely,
Brad Culverhouse
Attorney at Law, Chartered

320 South Indian River Drive, Suite 100
Fort Pierce, FL 34950
Office Telephone: (772) 465-7572
Cellular Telephone: (561) 716-4726
Email: BradCulverhouseLaw@gmail.com

By:_____

AFFIDAVIT OF NO LIENS AND OF PAYMENT IN FULL FOR ALL MATERIALS AND SERVICES AND PAYMENT IN FULL OF ALL SUBCONTRACTORS UP TO THE DATE OF THE EXECUTION OF THIS AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared STEVEN M. WEAVER, individually, and as the President of REALTIME PROPERTY AND DEVELOPMENT SERVICES, INC., (hereinafter referred to by name or collectively as "General Contractor"), who after being placed under oath and duly cautioned and sworn under penalties of perjury, do swear under penalties of perjury as follows:

1. My name is **STEVEN M. WEAVER and I am the President of REALTIME PROPERTY AND DEVELOPMENT SERVICES, INC.,**("General Contractor").

2. That the statements and representations made by me under oath in this affidavit are made by me individually and as the President of **REALTIME PROPERTY AND DEVELOPMENT SERVICES, INC.,** for the purpose of inducing John B. Culverhouse, Sr., and Susan D. Culverhouse, ("Owner-Builder Permit holders") to pay $5,700.00 to the General Contractor. A copy of the bill submitted by the General Contractor on June 30th, 2009 is attached hereto and incorporated herein.

3. That the names of the subcontractors and material suppliers who have furnished services and/or materials to ("General Contractor") to this date in the demolition and construction relating to the permits issued by the City of Ft. Pierce to the Owner-Builder Permit holders in regards to the single family residence and property owned by John B. Culverhouse, Sr., and Susan D. Culverhouse which is located at 1635 Thumb Point Drive in Ft. Pierce, Florida 34950 and the amounts of money paid and owed to the subcontractors and material suppliers to this date in regards to the demolition and construction relating to the permits issued by the City of Ft. Pierce to the Owner-Builder Permit holders, are as follows:

Name of Subcontractor or Material Suppliers	**Amount Paid**	**Amount owed**
1. NONE	NONE	NONE

4. That General Contractor represents and states that all of the subcontractors and material suppliers have been paid in full and attached to and incorporated into and made a part of this affidavit are copies of the paid invoices from all of the subcontractors and material suppliers who have furnished materials or services to the General Contractor or to the Owner-Builder Permit holders in regards to the demolition and construction relating to the permits issued by the City of Ft. Pierce to the Owner-Builder Permit holders. If any monies are owed to subcontractors or material suppliers, General

Contractor agrees to the Owner-Builder Permit holders paying said subcontractors and material suppliers direct and deducting the amount of any such payments from the amount of the draw or to the Owner-Builder Permit holders making the check for the draw payable to both the General Contractor and the unpaid subcontractors or material suppliers.

5. The undersigned does warrant and represent that all Services, whether directly performed by General Contractor or its affiliates and/or performed by third party agents of General Contractor, have been performed (i) by qualified personnel licensed, if required, to undertake and perform Services in their respective jurisdictions and, (ii) in accordance with all applicable governmental laws, rules and regulations and that all such services have also been performed in accordance with the provisions of all of the permits issued by the City of Ft. Pierce and all other governmental agencies and in accordance with the plans and specifications prepared by all of the professionals working on the project. The term Professionals shall be deemed to include without limitation engineers, architects, general contractors and surveyors. The provisions of all such permits and of the plans and specifications are incorporated herein and made a part hereof by reference.

6. That General Contractor acknowledges and warrants and represents that upon receipt of this draw that the General Contractor will have received all monies that General Contractor is entitled to receive up to this date and that the monies being paid are sufficient to cover the demolition services by the General Contractor up to the time of the first inspection by the City of Ft. Pierce which is scheduled to take place during the first week of July of 2009.

7. That General Contractor acknowledges and warrants and represents that upon receipt of this draw that the General Contractor will have received all monies that General Contractor is entitled to receive up to this date and that there have been no changes, additions, additional work or services, amendments or modifications to the which would entitle or give rise to the General Contractor having the right to claim that any additional monies are due or owing to General Contractor or any of General Contractor's subcontractors or agents.

8. That General Contractor acknowledges and warrants and represents that up to the time of the execution of this affidavit by General Contractor that neither the General Contractor or any of General Contractor's agents or subcontractors have any claim for any thing whatsoever against John B. Culverhouse, Sr., and Susan D. Culverhouse or against the single family residence and property owned by John B. Culverhouse, Sr., and Susan D. Culverhouse which is located at 1635 Thumb Point Drive in Ft. Pierce, Florida 34950. .

9. That there are no unpaid subcontractors or material suppliers or any other persons who have the right to claim or record liens against the single family residence and property owned by John B. Culverhouse, Sr., and Susan D. Culverhouse which is located at 1635 Thumb Point Drive in Ft. Pierce, Florida 34950.

10. The General Contractor acknowledges that he has leased a storage trailer that is located on the driveway of the single family residence and property owned by John B. Culverhouse, Sr., and Susan D. Culverhouse at 1635 Thumb Point Drive in Ft. Pierce, Florida 34950 and that John B. Culverhouse, Sr., and Susan D. Culverhouse have placed numerous of their possessions in said storage trailer and General Contractor acknowledges that General Contractor is subleasing on a month to month basis at cost the storage trailer to John B. Culverhouse, Sr., and Susan D. Culverhouse and that said storage trailer will not be removed without reasonable notice to the sublessees so that they can remove their possessions therefrom.

EXECUTED UNDER PENALTIES OF PERJURY on July 1st, 2009.

_____

Steven M. Weaver, individually and as President of REALTIME PROPERTY AND DEVELOPMENT SERVICES, INC.,

BEFORE ME, the undersigned authority, personally appeared Steven M. Weaver, individually and as President of REALTIME PROPERTY AND DEVELOPMENT SERVICES, INC., who

_____ is personally known to me; or

_____ who did produce the following identification: _____

_____

and who did take an oath and who under oath under penalties of perjury did swear to the truth of the matters set forth in paragraphs 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of the foregoing "AFFIDAVIT OF NO LIENS AND OF PAYMENT IN FULL FOR ALL MATERIALS AND SERVICES AND PAYMENT IN FULL OF ALL SUBCONTRACTORS UP TO THE DATE OF THE EXECUTION OF THIS AFFIDAVIT" and Steven M. Weaver, individually and as President of REALTIME PROPERTY AND

DEVELOPMENT SERVICES, INC., who did subscribe and sign before me the "AFFIDAVIT OF NO LIENS AND OF PAYMENT IN FULL FOR ALL MATERIALS AND SERVICES AND PAYMENT IN FULL OF ALL SUBCONTRACTORS UP TO THE DATE OF THE EXECUTION OF THIS AFFIDAVIT" and who did also acknowledge before me that he did freely and voluntarily execute the foregoing "AFFIDAVIT OF NO LIENS AND OF PAYMENT IN FULL FOR ALL MATERIALS AND SERVICES AND PAYMENT IN FULL OF ALL SUBCONTRACTORS UP TO THE DATE OF THE EXECUTION OF THIS AFFIDAVIT".

Dated on July 1st, 2009.

_____

Notary Public, State of Florida at Large

AFFIDAVIT OF NO LIENS AND OF PAYMENT IN FULL FOR ALL MATERIALS AND PAYMENT IN FULL OF ALL SUBCONTRACTORS UP TO THE DATE OF THE EXECUTION OF THIS AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared STEVEN M. WEAVER, individually, and as the President of REALTIME PROPERTY AND DEVELOPMENT SERVICES, INC., (hereinafter referred to by name or collectively as "General Contractor"), who after being placed under oath and duly cautioned and sworn under penalties of perjury, do swear under penalties of perjury as follows:

1. My name is **STEVEN M. WEAVER and I am the President of REALTIME PROPERTY AND DEVELOPMENT SERVICES, INC.,**("General Contractor").

2. That the statements and representations made by me under oath in this affidavit are made by me individually and as the President of **REALTIME PROPERTY AND DEVELOPMENT SERVICES, INC.,** for the purpose of inducing John B. Culverhouse, Sr., and Susan D. Culverhouse, ("Owner-Builder Permit holders") to pay $5,700.00 to the General Contractor. A copy of the bill submitted by the General Contractor on June 30th, 2009 is attached hereto and incorporated herein.

3. That the names of the subcontractors and material suppliers who have furnished services and/or materials to ("General Contractor") to this date in the demolition and construction relating to the permits issued by the City of Ft. Pierce to the Owner-Builder Permit holders in regards to the single family residence and property owned by John B. Culverhouse, Sr., and Susan D. Culverhouse which is located at 1635 Thumb Point Drive in Ft. Pierce, Florida 34950 and the amounts of money paid and owed to the subcontractors and material suppliers to this date in regards to the demolition and construction relating to the permits issued by the City of Ft. Pierce to the Owner-Builder Permit holders, are as follows:

Name of Subcontractor or Material Suppliers	**Amount Paid**	**Amount owed**
1. NONE	NONE	NONE

4. That General Contractor represents and states that all of the subcontractors and material suppliers have been paid in full and attached to and incorporated into and made a part of this affidavit are copies of the paid invoices from all of the subcontractors and material suppliers who have furnished materials or services to the General Contractor or to the Owner-Builder Permit holders in regards to the demolition and construction relating to the permits issued by the City of Ft. Pierce to the Owner-Builder Permit holders. If any monies are owed to subcontractors or material suppliers, General

Contractor agrees to the Owner-Builder Permit holders paying said subcontractors and material suppliers direct and deducting the amount of any such payments from the amount of the draw or to the Owner-Builder Permit holders making the check for the draw payable to both the General Contractor and the unpaid subcontractors or material suppliers.

5. The undersigned does warrant and represent that all Services, whether directly performed by General Contractor or its affiliates and/or performed by third party agents of General Contractor, have been performed (i) by qualified personnel licensed, if required, to undertake and perform Services in their respective jurisdictions and, (ii) in accordance with all applicable governmental laws, rules and regulations and that all such services have also been performed in accordance with the provisions of all of the permits issued by the City of Ft. Pierce and all other governmental agencies and in accordance with the plans and specifications prepared by all of the professionals working on the project. The term Professionals shall be deemed to include without limitation engineers, architects, general contractors and surveyors. The provisions of all such permits and of the plans and specifications are incorporated herein and made a part hereof by reference.

6. That General Contractor acknowledges and warrants and represents that upon receipt of this draw that the General Contractor will have received all monies that General Contractor is entitled to receive up to this date and that the monies being paid are sufficient to cover the demolition services by the General Contractor up to the time of the first inspection by the City of Ft. Pierce which is scheduled to take place during the first week of July of 2009.

7. That General Contractor acknowledges and warrants and represents that upon receipt of this draw that the General Contractor will have received all monies that General Contractor is entitled to receive up to this date and that there have been no changes, additions, additional work or services, amendments or modifications to the which would entitle or give rise to the General Contractor having the right to claim that any additional monies are due or owing to General Contractor or any of General Contractor's subcontractors or agents.

8. That General Contractor acknowledges and warrants and represents that up to the time of the execution of this affidavit by General Contractor that neither the General Contractor or any of General Contractor's agents or subcontractors have any claim for any thing whatsoever against John B. Culverhouse, Sr., and Susan D. Culverhouse or against the single family residence and property owned by John B. Culverhouse, Sr., and Susan D. Culverhouse which is located at 1635 Thumb Point Drive in Ft. Pierce, Florida 34950. .

9. That there are no unpaid subcontractors or material suppliers or any other persons who have the right to claim or record liens against the single family residence and property owned by John B. Culverhouse, Sr., and Susan D. Culverhouse which is located at 1635 Thumb Point Drive in Ft. Pierce, Florida 34950.

10. The General Contractor acknowledges that he has leased a storage trailer that is located on the driveway of the single family residence and property owned by John B. Culverhouse, Sr., and Susan D. Culverhouse at 1635 Thumb Point Drive in Ft. Pierce, Florida 34950 and that John B. Culverhouse, Sr., and Susan D. Culverhouse have placed numerous of their possessions in said storage trailer and General Contractor acknowledges that General Contractor is subleasing on a month to month basis at cost the storage trailer to John B. Culverhouse, Sr., and Susan D. Culverhouse and that said storage trailer will not be removed without reasonable notice to the sublessees so that they can remove their possessions therefrom.

EXECUTED UNDER PENALTIES OF PERJURY on July 1st, 2009.

_____

Steven M. Weaver, individually and as President of REALTIME PROPERTY AND DEVELOPMENT SERVICES, INC.,

BEFORE ME, the undersigned authority, personally appeared Steven M. Weaver, individually and as President of REALTIME PROPERTY AND DEVELOPMENT SERVICES, INC., who

_____ is personally known to me; or

_____ who did produce the following identification: _____

_____

and who did take an oath and who under oath under penalties of perjury did swear to the truth of the matters set forth in paragraphs 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of the foregoing "AFFIDAVIT OF NO LIENS AND OF PAYMENT IN FULL FOR ALL MATERIALS AND PAYMENT IN FULL OF ALL SUBCONTRACTORS UP TO THE DATE OF THE EXECUTION OF THIS AFFIDAVIT" and Steven M. Weaver, individually and as President of REALTIME PROPERTY AND DEVELOPMENT

SERVICES, INC., who did subscribe and sign before me the "AFFIDAVIT OF NO LIENS AND OF PAYMENT IN FULL FOR ALL MATERIALS AND PAYMENT IN FULL OF ALL SUBCONTRACTORS UP TO THE DATE OF THE EXECUTION OF THIS AFFIDAVIT" and who did also acknowledge before me that he did freely and voluntarily execute the foregoing "AFFIDAVIT OF NO LIENS AND OF PAYMENT IN FULL FOR ALL MATERIALS AND PAYMENT IN FULL OF ALL SUBCONTRACTORS UP TO THE DATE OF THE EXECUTION OF THIS AFFIDAVIT".

Dated on July 1st, 2009.

_____

Notary Public, State of Florida at Large

JAMES E.
GILGENBACH
ARCHITECT

ARCHITECTURE
&
PLANNING
FL AR-7457

SUITE 107
NEWPORT CENTER

1239 E. NEWPORT CENTER DRIVE
DEERFIELD BEACH, FLORIDA 33442
(954) 426-1452

30 MARCH 2009

MR MARK MEYERS, BUILDING OFFICIAL
CITY OF FORT PIERCE
100 NORTH U.S. #1
FORT PIERCE, FLORIDA 34954

RE: ARCHITECTURAL SERVICES
CULVERHOUSE RESIDENCE
1635 THUMB POINT DRIVE
FORT PIERCE, FLORIDA

Dear Mr Meyers

I, James Gilgenbach, have been retained by RealTime Property & Development Services, Inc. to provide architectural services for the renovations to the Brad Culverhouse residence at 1635 Thumbpoint Drive.

RealTime made a public records request many weeks ago for the original permit drawings/as-built drawings but apparently none were found in your archives.

RealTime thereafter spent several days on site developing detailed as-built drawings to serve as the basis for our renovation permit drawings.

I anticipate the completion of my portion of the required work within 4 weeks, finishing on or before April 27, 2009.

Thereafter RealTime's assembly of the truss engineering, product approvals, affidavits, surveys, site plans, etc. will take an additional week.

Therefore, it is our intent to make submission to your plan review department on or before May 4, 2009.

If you have any questions relating to anything herein or some other matter relating to this project, please feel to call me.

Sincerely yours,

James E. Gilgenbach
Architect

Cc:Culverhouse

Brad Culverhouse

om:	bradculverhouselaw@gmail.com
Sent:	Friday, April 09, 2010 10:47 PM
To:	Steve Weaver
Cc:	brad culverhouse
Subject:	Re: Urgent Request for Payment of Continuing Hard Costs

Dear steve,
I have been trying to reach you to
Give you the check to reimburse you for advancing these monies. I will be working all weekend. Please call me.
Brad

Sent via BlackBerry by AT&T

From: realtimefla@aol.com
Date: Wed, 31 Mar 2010 16:50:17 -0400
To: <bradculverhouselaw@gmail.com>
Subject: Urgent Request for Payment of Continuing Hard Costs

Brad:

lease be advised that Mobile Mini is due several month' payments as is RPJ (Reliable PolyJohn) and the dormant dumpster will probably be charged to us at $50/month as well.

When you and I reveiwed the payment history, you found a check from November for payment of the hard costs.

Subject to your confirmation, I believe that that is the last payment forwarded; and thereby, several months of these hard costs are now due. Last thing that we want to do is have Mobile Mini remove the container with your personal belongings inside.

I hope that we can address both this minor financial matter and finalization of the revision of the plans yet this week or this weekend at the latest.

Sincerely,
Steve W.

Brad Culverhouse

From: J.G. <jegarch@bellsouth.net>
Sent: Thursday, May 27, 2010 1:04 PM
To: realtimefla@aol.com
Cc: bradculverhouselaw@gmail.com
Subject: 1635 Thumb Point

27 MAY 2010

STEVE,

The plans will go out Fedex overnite express late this afternoon to your residence, okay? Is there a requirement for a CD with "pdf" files for the city of Fort Pierce? Let me know this afternoon. I guess that you will handle the NOA's as they don't require me to sign them, right? That's what I remember from Stegemeier.

Thanks,

JAMES E GILGENBACH
ARCHITECT
1239 E Newport Center Dr
Suite #107
Deerfield Bch, FL 33442
(954)426-1652 - OF
(954)426-1653 - FX
jegarch@bellsouth.net

Brad Culverhouse

From:	bradculverhouselaw@gmail.com
Sent:	Thursday, July 29, 2010 4:10 PM
To:	Steve Weaver
Cc:	GMAIL
Subject:	Re: progress @ 1635 thumb point drive
AmicusId:	663
AmicusStatus:	Saved

Dear Steve,
Tried to call you back twice this pm and no contact but your voice nail is full.
Brad

With best regards,

Sincerely,

Brad Culverhouse
Attorney at Law, Chartered
Suite 100
320 South Indian River Drive
Fort Pierce, Florida 34950
Tel. Office: 772.465.7572
Tel. Cellular: 561.716.4725
E-mail: BradCulverhouseLaw@gmail.com

By Brad Culverhouse

From: realtimefla@aol.com
Date: Thu, 29 Jul 2010 12:49:37 -0400
To: <bradculverhouselaw@gmail.com>
Subject: progress @ 1635 thumb point drive

In order to ensure ongoing progress on your project,

Please call me as soon as possible.!!!

Steve Weaver

Brad Culverhouse

From: Brad Culverhouse <bradculverhouselaw@gmail.com>
Sent: Thursday, July 29, 2010 11:12 PM
To: realtimefla@aol.com
Cc: bradculverhouselaw
Subject: Re: progress @ 1635 thumb point drive

AmicusId: 655
AmicusStatus: Saved

i called you twice today. your voice mail was full.
what is going on ? I am at the office with clients;p Please call me on my cell, Brad
With best regards,

Sincerely,
BRAD CULVERHOUSE
ATTORNEY AT LAW, CHARTERED
W.E. Gary Professional Building
320 South Indian Drive, Suite 100
Fort Pierce, Florida 34950
Office Telephone : (772) 465-7572
Cellular Telephone : (561) 716-4726
E-Mail: BradCulverhouseLaw@gmail.com

By_____Brad__Culverhouse_____

On Thu, Jul 29, 2010 at 12:49 PM, <realtimefla@aol.com> wrote:
In order to ensure ongoing progress on your project,

Please call me as soon as possible.!!!

Steve Weaver

Brad Culverhouse

From: Brad Culverhouse <bradculverhouselaw@gmail.com>
Sent: Wednesday, August 04, 2010 10:35 PM
To: realtimefla@aol.com
Cc: bradculverhouselaw
Subject: Re: Progress Billing Receipt

AmicusId: 530
AmicusStatus: Saved

I will get my recordsand time together.

With best regards,

Sincerely,
BRAD CULVERHOUSE
ATTORNEY AT LAW, CHARTERED
W.E. Gary Professional Building
320 South Indian Drive, Suite 100
Fort Pierce, Florida 34950
Office Telephone : (772) 465-7572
Cellular Telephone : (561) 716-4726
E-Mail: BradCulverhouseLaw@gmail.com

By *Brad*

On Wed, Aug 4, 2010 at 5:54 PM, <realtimefla@aol.com> wrote:

Brad:

Thank you for taking the time to write out the somewhat detailed receipt. It is worth noting that we addressed all items with the exception of my onsite supervision time.

I am glad that I made good dent in your fees. Let's discuss the supervision to date at our next meeting.

Steve Weaver
772-344-7100

Brad Culverhouse

From: Brad Culverhouse <bradculverhouselaw@gmail.com>
Sent: Tuesday, August 31, 2010 1:16 PM
To: Realtimefla
Cc: bradculverhouselaw
Subject: Re: Culverhouse Temp Power

AmicusId: 1100
AmicusStatus: Saved

Just tried to call you. Left a voicemail.

Why do single phase ? Aren't we going to need
double phase to run everything ?

With best regards,

Sincerely,
BRAD CULVERHOUSE
ATTORNEY AT LAW, CHARTERED
W.E. Gary Professional Building
320 South Indian Drive, Suite 100
Fort Pierce, Florida 34950
Office Telephone : (772) 465-7572
Cellular Telephone : (561) 716-4726
E-Mail: BradCulverhouseLaw@gmail.com

By_____Brad__Culverhouse_____

On Tue, Aug 31, 2010 at 12:43 PM, Realtimefla <realtimefla@aol.com> wrote:
call me as soon as possible!!

Steve Weaver

-----Original Message-----
From: Mike Pride <mike@pride-electrical.com>
To: realtimefla@aol.com
Sent: Tue, Aug 31, 2010 12:03 pm
Subject: Culverhouse Temp Power

Steve,

See the attached proposal for the temporary power/permanent service install for the Culverhouse Remodel.

Mike Pride

Project Manager
772-370-6894 cell
772-461-2777 office
772-461-2778 fax



Brad Culverhouse

From: Brad Culverhouse <bradculverhouselaw@gmail.com>
Sent: Tuesday, August 31, 2010 1:28 PM
To: Realtimefla
Cc: bradculverhouselaw
Subject: Re: Culverhouse Temp Power

AmicusId: 1068
AmicusStatus: Saved

Dear Steve,

I spoke to my friend, Randy McDaniel with Joe's Electric and Joe's is interested in making a bid. Could you email Joe's the plans or specs to joeselecstlucie@aol.com along with the numbers they can reach you at so they can go out anjd look at the project.

With best regards,

Sincerely,
BRAD CULVERHOUSE
ATTORNEY AT LAW, CHARTERED
W.E. Gary Professional Building
320 South Indian Drive, Suite 100
Fort Pierce, Florida 34950
Office Telephone : (772) 465-7572
Cellular Telephone : (561) 716-4726
E-Mail: BradCulverhouseLaw@gmail.com

By_____Brad__Culverhouse_____

On Tue, Aug 31, 2010 at 12:43 PM, Realtimefla <realtimefla@aol.com> wrote:
call me as soon as possible!!

Steve Weaver

-----Original Message-----
From: Mike Pride <mike@pride-electrical.com>
To: realtimefla@aol.com
Sent: Tue, Aug 31, 2010 12:03 pm
Subject: Culverhouse Temp Power

Steve,

See the attached proposal for the temporary power/permanent service install for the Culverhouse Remodel.

Mike Pride
Project Manager
772-370-6894 cell
772-461-2777 office
772-461-2778 fax



Brad Culverhouse

From: Brad Culverhouse <bradculverhouselaw@gmail.com>
Sent: Tuesday, September 28, 2010 2:25 AM
To: Realtimefla
Cc: bradculverhouselaw
Subject: Are you OK ?

Dear Steve,

Are you OK ? I have not been able to get you on the phone for at least two weeks. We have been ready to proceed with the house but can't get in touch with you.

With best regards,

Sincerely,
Brad

BRAD CULVERHOUSE
ATTORNEY AT LAW, CHARTERED
W.E. Gary Professional Building
520 South Indian Drive, Suite 100
Fort Pierce, Florida 34950
Office Telephone : (772) 465-7572
Cellular Telephone : (561) 716-4726
E-Mail: BradCulverhouseLaw@gmail.com

Brad Culverhouse

From: bradculverhouselaw@gmail.com
Sent: Monday, October 11, 2010 1:29 PM
To: Steve Weaver
Cc: GMAIL
Subject: Ready to start next phase of home reconstruction - please call me.

Dear Steve,
I have called several times but your voicemail is always full and I have not been able to talk with you for over a month. We have been ready to start the next phase of home reconstruction, but I can't get in touch with you.

If you have lost interest in rebuilding our home, please advise so that we can attempt to find another builder although we prefer you.
With warm regards,
Brad

With best regards,

Sincerely,

Brad Culverhouse
Attorney at Law, Chartered
Suite 100
20 South Indian River Drive
Fort Pierce, Florida 34950
Tel. Office: 772.465.7572
Tel. Cellular: 561.716.4725
E-mail: BradCulverhouseLaw@gmail.com

By Brad Culverhouse

Brad Culverhouse

From: bradculverhouselaw@gmail.com
Sent: Monday, October 11, 2010 2:03 PM
To: Steve Weaver
Cc: GMAIL
Subject: Fw: Ready to start next phase of home reconstruction - please call me. - 2nd transmission -

Dear Steve,
Shortly after sending the original of this email to you, I received a phone call from your phone number but when I answered and said hello there was no reply and there were no replies to my repeated hellos thereafter. Please call me or email me as I am concerned for you.

Warmest regards,

Brad

With best regards,

Sincerely,

Brad Culverhouse
Attorney at Law, Chartered
Suite 100
320 South Indian River Drive
Fort Pierce, Florida 34950
Tel. Office: 772.465.7572
Tel. Cellular: 561.716.4725
E-mail: BradCulverhouseLaw@gmail.com

By Brad Culverhouse

-----Original Message-----
From: bradculverhouselaw@gmail.com
Date: Mon, 11 Oct 2010 17:28:41
To: Steve Weaver<realtimefla@aol.com>
Reply-To: bradculverhouselaw@gmail.com
Cc: GMAIL<bradculverhouselaw@gmail.com>
Subject: Ready to start next phase of home reconstruction - please call me.

Dear Steve,
I have called several times but your voicemail is always full and I have not been able to talk with you for over a month. We have been ready to start the next phase of home reconstruction, but I can't get in touch with you.

If you have lost interest in rebuilding our home, please advise so that we can attempt to find another builder although we prefer you.
With warm regards,
Brad

With best regards,

Sincerely,

Brad Culverhouse
Attorney at Law, Chartered
Suite 100
320 South Indian River Drive
Fort Pierce, Florida 34950
Tel. Office: 772.465.7572
Tel. Cellular: 561.716.4725
E-mail: BradCulverhouseLaw@gmail.com

By Brad Culverhouse

Brad Culverhouse

From: Brad Culverhouse <bradculverhouselaw@gmail.com>
Sent: Wednesday, October 13, 2010 4:35 PM
To: Realtimefla
Cc: bradculverhouselaw
Subject: Re: 1635 thumb point - Brad's reply - How about 5:15pm ? call me direct on my cell at 561-716-4726 - Brad

Dear Steve,

I am available after 5:15pm. Please come to the office
or i can meet you at your office.

Brad

With best regards,

Sincerely,
BRAD CULVERHOUSE
ATTORNEY AT LAW, CHARTERED
W.E. Gary Professional Building
320 South Indian Drive, Suite 100
Fort Pierce, Florida 34950
Office Telephone : (772) 465-7572
Cellular Telephone : (561) 716-4726
E-Mail: BradCulverhouseLaw@gmail.com

By_____Brad__Culverhouse_____

On Wed, Oct 13, 2010 at 3:35 PM, Realtimefla <realtimefla@aol.com> wrote:
Brad

I reached your office again today, with the hopes of setting up the necessary meeting as we make our move forward plans on your house.

Let's get together late tonight or early tomorrow, or at your convenience tomorrow

I am confident we can move forward in a manner financially agreeable to both of us.

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

Pay.Gov Payment Confirmation

paygovadmin@mail.doc.twai.gov Thu, Oct 21, 2010 at 2:36 AM
<paygovadmin@mail.doc.twai.gov>
To: "bradculverhouselaw@gmail.com" <bradculverhouselaw@gmail.com>

THIS IS AN AUTOMATED MESSAGE. PLEASE DO NOT REPLY.

Your transaction has been successfully completed.

Transaction Summary

Application Name: FL Southern CM ECF
Pay.gov Tracking ID: 251NR4HP
Agency Tracking ID: 8987480

Account Holder Name: Brad Culverhouse
Transaction Type: Sale
Transaction Amount: $1,039.00
Billing Address: 1635 Thumb Point Drive
City: Fort Pierce
State/Province: FL
Zip/Postal Code: 34949
Country: USA
Card Type: American Express
Card Number: **********5001
Transaction Date: Oct 21, 2010 2:36:46 AM

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

1635 Thumb Point

bradculverhouselaw@gmail.com Fri, Oct 29, 2010 at 11:17 AM
<bradculverhouselaw@gmail.com>
Reply-To: bradculverhouselaw@gmail.com
To: Steve Weaver <realtimefla@aol.com>
Cc: GMAIL <bradculverhouselaw@gmail.com>

Dear Steve,
This estimate seems higher than the one previously given by you. I would request that we meet so that we can go over the financial requirements for the various stages and the timing. Also,
Please provide me with the bills for the storage units on the property so I can reimburse you for this expense. Thank you,
Brad

With best regards,

Sincerely,

Brad Culverhouse
Attorney at Law, Chartered
Suite 100
320 South Indian River Drive
Fort Pierce, Florida 34950
Tel. Office: 772.465.7572
Tel. Cellular: 561.716.4725
E-mail: BradCulverhouseLaw@gmail.com

By Brad Culverhouse

From: Realtimefla <realtimefla@aol.com>
Date: Thu, 28 Oct 2010 18:50:37 -0400
To: <bradculverhouselaw@gmail.com>
Subject: 1635 Thumb Point
[Quoted text hidden]

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

Pay.Gov Payment Confirmation

paygovadmin@mail.doc.twai.gov Mon, May 18, 2009 at 3:14 PM
<paygovadmin@mail.doc.twai.gov>
To: "BradCulverhouseLaw@gmail.com" <BradCulverhouseLaw@gmail.com>

THIS IS AN AUTOMATED MESSAGE. PLEASE DO NOT REPLY.

Your transaction has been successfully completed.

Payment Summary

Application Name: FL Southern CM ECF
Pay.gov Tracking ID: 24VFNHTF
Agency Tracking ID: 5525518

Account Holder Name: Susan D. Culverhouse
Transaction Type: Sale
Billing Address: 1635 Thumb Point Drive
City: Fort Pierce
State/Province: FL
Zip/Postal Code: 34949
Country: USA
Card Type: Visa
Card Number: **********5812
Payment Amount: $274.00
Transaction Date: May 18, 2009 3:14:47 PM

Brad Culverhouse

From: bradculverhouselaw@gmail.com
Sent: Friday, October 29, 2010 11:18 AM
To: Steve Weaver
Cc: GMAIL
Subject: Re: 1635 Thumb Point

Dear Steve,
This estimate seems higher than the one previously given by you. I would request that we meet so that we can go over the financial requirements for the various stages and the timing. Also,
Please provide me with the bills for the storage units on the property so I can reimburse you for this expense.
Thank you,
Brad

With best regards,

Sincerely,

Brad Culverhouse
Attorney at Law, Chartered
Suite 100
320 South Indian River Drive
Fort Pierce, Florida 34950
Tel. Office: 772.465.7572
Tel. Cellular: 561.716.4725
E-mail: BradCulverhouseLaw@gmail.com

By Brad Culverhouse

From: Realtimefla <realtimefla@aol.com>
Date: Thu, 28 Oct 2010 18:50:37 -0400
To: <bradculverhouselaw@gmail.com>
Subject: 1635 Thumb Point

Good Evening Brad:

Given certainty of funding, we could have your home rebuilt and ready for occupancy by March/April of next year. I am unclear as to whether your intent is to fast track the project or to take a couple substantial steps towards completion of the shell and then briefly stand down perhaps as additional funding becomes more readily expendable.

It seems clear that the near term goal is to show progress for the forthcoming hearing. If that is the case, I again suggest that we fund the fabrication and installation of the second floor truss system, obviously coinciding with completion of the small amount of demolition and debris removal remaining.

Nearly every local sub-contractor, and contractor for that matter, no longer can carry receivables for 30 to 60 days as was the case in 2007/2008. At this time, sub-contractors and contractors are requiring a reasonable percentage down payment in advance of work to underwrite materials purchases, hard costs, and obviously to minimize exposure in the event of non-payment or slow payment. A smaller vendor/contractor could be crippled by waiting 30 days or longer for an anticipated due and payable receivable that they had counted on and expended their limited operating capital to earn.

As we begin construction of the shell, several items and labor services will have to be at least partially paid for in advance, to include:

- Second floor floor trusses
- Tongue and groove plywood for the floor deck
- Electrical service modifications
- Concrete modifications to the first floor window and door openings
- Windows and doors--there is no point in constructing the wooden concrete shell if we do not seal it from the weather with the windows and doors.
- Metal roof system--there is no point in placing the trusses and installing the roof plywood if we do not seal it from the weather with the metal roof system. In addition, the timing and coordination of the delivery and installation of the roof trusses must be somewhat precisely orchestrated with an available installation 2 week period for the selected metal roof vendor, in order to minimize deterioration of the plywood and dry-in layers.

As requested, I have developed cost estimations for all of these items and several others; but the 'plan of attack' in this particular project somewhat dictates the 'plan'. In other words, if we are going to commence in earnest and complete the shell weather tight in one 60-80 day period, we need to put many of the above items and others out to bid, select vendors, make deposits, and thereafter derive the implied critical path schedule based upon the available dates for the materials and crews.

Very generally speaking, the floor trusses, roof trusses, tongue and grove plywood, roof plywood, dry-in materials, hurricane straps, and the metal roof system, concrete beam modifications, concrete window and door opening modifications, window bucks, door bucks, general conditions including dumpster service, port-a-johns, ongoing site clean up labor, general carpentry, minimal supervision, costs will certainly exceed $90K.

If we can anticipate completing the shell in one mobilization, the cost will quite certainly be less than if we further break up the project into a more protracted endeavor. I can say from experience that getting the subs back on board on a project that starts and stops is a challenge all in and of itself.

We have clean, buildable plans that I can easily get hard bids on if we can commit to delivery dates in the near term.

I really want to suggest that it is time to commit to building at least the shell in its entirety for the reasons stated above. I will approach this any way you see fit and find a way to do it as cost effectively as possible regardless of whether we do it in one mobilization or many.

Once again, I highly recommend we make the commitment to the vendors and complete the shell in one shot.

If we can make that decision, I can get the second floor trusses delivered immediately the shell bought out simultaneously. I hope that perhaps the time is right for us to move forward in earnest.

I hope to hear from you as soon as possible whether to plan to proceed in earnest, or whether to just take a small step or two to appease the city.

Thank you again for the opportunity.

Steve Weaver
772-344-7100

Brad Culverhouse

From: Brad Culverhouse <Brad@CulverhouseLaw.com>
Sent: Tuesday, December 07, 2010 5:21 PM
To: realtimefla@aol.com
Cc: bradculverhouselaw@gmail.com
Subject: Re: Brad: please let me know when to come by for the check Steve W

Dear Steve
I will be in the office at eight tonight or you can pick up the check in the morning

Brad

From: Realtimefla <realtimefla@aol.com>
To: bradculverhouselaw@gmail.com <bradculverhouselaw@gmail.com>
Sent: Tue Dec 07 15:21:12 2010
Subject: Brad: please let me know when to come by for the check Steve W

please let me know ehen to come by for the check Steve W

Brad Culverhouse

ɔm: geo <realtimefla@aol.com>
Sent: Tuesday, December 28, 2010 12:15 AM
To: bradculverhouselaw@gmail.com
Subject: Ready to go on plumbing and demo punchout.

Steve Weaver

Brad Culverhouse

From: geo <realtimefla@aol.com>
Sent: Tuesday, January 11, 2011 12:32 PM
To: bradculverhouselaw@gmail.com
Subject: Estimate from Summerlin's Marine Construction, LLC
Attachments: Est_976_from_Summerlins_Ma.pdf

Brad

please consider the attached proposal for removal of the old boat lift.

I would like to talk to you about the possiblilty of Realtime doing this work.

Steve W

-----Original Message-----
From: Summerlin's Marine Construction, LLC <Summerlin7cs@aol.com>
To: Realtimefla@aol.com
Sent: Tue, Jan 11, 2011 10:35 am
Subject: Estimate from Summerlin's Marine Construction, LLC

Dear Customer :

Please review the attached estimate. Feel free to contact us if you have any questions.

We look forward to working with you.

Sincerely,

Summerlin's Marine Construction, LLC
772-464-6090

To view your estimate
Open the attached PDF file. You must have Acrobat® Reader® installed to view the attachment.

Summerlin's Marine Construction, LLC

200 Naco Road #C
Fort Pierce, FL 34946

Phone # 772-464-6090

Fax # 772-464-7470

Summerlin7cs@aol.com

Estimate

Date	Estimate #
1/11/2011	976

Name / Address
REAL TIME PROPERTIES ATT: STEVE WEAVER ph: 772-344-7100 RE: 1635 THUMBPOINT DRIVE

Project

Description
IN REFERENCE TO YOUR REQUEST, SUMMERLIN'S AGREES TO DO THE FOLLOWING: REMOVE AND DISPOSE OF BOAT LIFT FOR THE SUM OF $1,200.00. DEPOSIT OF $600.00 TO BE MADE PRIOR TO COMMENCEMENT OF WORK. REMAINING BALANCE TO PAID UPON COMPLETION. IF FINAL BALANCE IS NOT PAID WITHIN 14 DAYS, LIFT WILL BE RETURNED TO ADDRESS TO BE DISPOSED OF BY OWNER. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT OUR OFFICE.

TO ACCEPT THIS PROPOSAL AND BE PLACED ON OUR SCHEDULE, YOU MUST SIGN AND RETURN TO OUR OFFICE.
THIS ESTIMATE IS ONLY VALID FOR 90 DAYS.

Signature _____

Brad Culverhouse

From: geo <realtimefla@aol.com>
Sent: Wednesday, January 12, 2011 6:20 PM
To: bradculverhouselaw@gmail.com
Subject: Peggy Arraiz email address

Brad:

Here is Peggy's email address.
parraiz@city-ftpierce.com

I will touch base with Travis tomorrow.

Steve W.

Brad Culverhouse

From: Brad Culverhouse <bradculverhouselaw@gmail.com>
Sent: Sunday, January 30, 2011 8:32 PM
To: realtimefla@aol.com
Cc: bradculverhouselaw
Subject: Re: Maximum Masonry - This is approved and agreed to by Brad Culverhouse. Please proceed. Do you need an advance draw for this ? Thank you, Brad Culverhouse

AmicusId: 1722
AmicusStatus: Saved

With best regards,

Sincerely,
BRAD CULVERHOUSE
ATTORNEY AT LAW, CHARTERED
W.E. Gary Professional Building
320 South Indian Drive, Suite 100
Fort Pierce, Florida 34950
Office Telephone : (772) 465-7572
Cellular Telephone : (561) 716-4726
E-Mail: BradCulverhouseLaw@gmail.com

By_____Brad__Culverhouse_____

On Fri, Jan 28, 2011 at 11:08 AM, <realtimefla@aol.com> wrote:
Call me at uyour convenience. to discuss moving forward
SteveW

-----Original Message-----
From: Lisa <lnicolekemp2@aol.com>
To: realtimefla@aol.com
Sent: Thu, Jan 27, 2011 5:05 pm
Subject: Maximum Masonry

Brad Culverhouse

From: Brad Culverhouse <bradculverhouselaw@gmail.com>
Sent: Monday, June 13, 2011 2:14 PM
To: realtimefla@aol.com
Cc: bradculverhouselaw
Subject: Re: 1635 Thumb Point Drive

I called you on Saturday and left a voicemail requesting that you call me to set up a time for us to meet.
With best regards,

Sincerely,

Brad Culverhouse

On Mon, Jun 13, 2011 at 12:12 PM, <realtimefla@aol.com> wrote:
Brad:

Despite the fact that I contacted you several times and did not hear back from you, I spent several hours and expended funds on your behalf today to protect your permit status.

You should call me.

Steve Weaver
772-344-7100

Brad Culverhouse

From: Brad Culverhouse
Sent: Tuesday, August 02, 2011 8:40 PM
To: realtimefla@aol.com
Cc: Brad Culverhouse, Attorney At Law, Chartered
Subject: 1635 Thumb Point Drive

Dear Steve,
Please advise when we can get Together this week.
Brad

Brad Culverhouse
Attorney at Law, Chartered
W.E. Gary Professional Building
320 South Indian River Drive
Suite 100
Fort Pierce, Florida 34950
Office Telephone: (772) 465-7572
CellularTelephone: (561)716-4726
BradCulverhouseLaw@gmail.com
By___Brad__Culverhouse___

Brad Culverhouse

om: Brad Culverhouse <bradculverhouselaw@gmail.com>
Sent: Saturday, August 06, 2011 9:25 AM
To: realtimefla@aol.com
Cc: bradculverhouselaw
Subject: Re: 1635 Thumb Point; Rick Reed Issues

Dear Steve, I have a deadline to meet until 3:30 PM today, then I will be free. Brad
With best regards,

Sincerely,
BRAD CULVERHOUSE
ATTORNEY AT LAW, CHARTERED
W.E. Gary Professional Building
320 South Indian River Drive, Suite 100
Fort Pierce, Florida 34950
Office Telephone : (772) 465-7572
Cellular Telephone : (561) 716-4726
E-Mail: BradCulverhouseLaw@gmail.com

By_____Brad__Culverhouse_____

On Sat, Aug 6, 2011 at 8:55 AM, <realtimefla@aol.com> wrote:
Brad:

We both need each other's help **TODAY!!!**

You have asked me for certain things; and I have asked you for certain things. I have left you numerous messages.

I cannot overstate the importance of us getting together today.
Steve Weaver
772-344-7100

mobile mini inc.
www.mobilemini.com

Quotation

Branch Location:
500 Rock Road North
Fort Pierce, FL 34945
Phone: 772.460.5557 Ext 170023
Fax: 772.460.2708
Salesperson: Sativa Keil
Email: skeil@mobilemini.com

Customer:	**Deliver To:**	**Quotation:** Rental Offsite Standard
Brad Culverhouse	Brad Culverhouse	**Number:** 170004588
320 S Indian River Dr	1635 THUMB POINT DR	**Date:** 09-19-2011
Fort Pierce, Fl 34950	FORT PIERCE, FL 34949	**Expires:** 10-16-2011

Qty	Product Description	Amount	Period	Taxable
1	25'x 10' Premium doors on both ends	128.00	per period	Y
	Fuel Surcharge Pick Up	0.00	one time	N
	Loss Limitation Waiver	18.56	per period	Y
	PickUp Zone A	0.00	one time	N
	Delivery Zone A	0.00	one time	N
	Fuel Surcharge Delivery	0.00	one time	N
	Personal Property Expense	5.38	per period	Y
	[Other Fees and Charges CA, CO, AR, MO, MI, NV]			

Total Rental Charges	$151.94
Total One Time Charges	$0.00
Sales Tax	$9.88
Total Initial Charges	$161.82

Clarifications: This Quotation is based on the standard terms and conditions of the Mobile Mini Rental or Sale Agreement. Customer is responsible for all taxes, permits, fees, licenses, utility connections, foundation engineering, and the preparation of a level, compact 2000psf soil bearing capacity and accessible site. Mobile Mini does not warrant that the equipment meets any local or state code not specifically listed. Customer must insure all Mobile Mini leased equipment. One period equals four weeks. **Two-month minimum lease required on all office units. When scheduling a PICK-UP, we require 10 business days notice. Rental charges apply for the earlier of 5 days after pick-up request or actual pick-up date.**

Brad Culverhouse

bm: Brad Culverhouse
Sent: Wednesday, February 08, 2012 5:39 AM
To: realtimefla@aol.com; kim@reliablepolyjohn.com
Cc: kim@reliablepolyjohn.com; bradculverhouselaw@gmail.com; Brad Culverhouse
Subject: Re: 1635 thumb point Invoice from RELIABLE POLY JOHN

Dear Kim,
Please contact me on my cell at 561-716-4726 this morning before 9:30am or
After 1pm today and I will give you a credit card to charge the monthly rentals
On.
Thank you'

Sent from my iPad

On Feb 6, 2012, at 12:54 PM, "realtimefla@aol.com" <realtimefla@aol.com> wrote:

> PLease contact Mr culverhouse about this invoice. @561 716 4726
>
> Steven M. Weaver, Sr.
> RealTime Property and Development Services, Inc.
> Cell: 772-344-7100 Office: 772-882-7744
>
> -----Original Message-----
> From: RPJ <kim@reliablepolyjohn.com>
> To: realtimefla <realtimefla@aol.com>
> Sent: Mon, Feb 6, 2012 11:17 am
> Subject: Invoice from RELIABLE POLY JOHN
>
> Dear Customer :
>
> Your invoice appears below. Please remit payment at your earliest convenience.
>
> Thank you for your business - we appreciate it very much.
>
> Sincerely,
> Kim Kofke
> RELIABLE POLY JOHN
> (772) 562-4604
> (772) 569-8901 Fax

View Invoice

SECURE PAYMENT SYSTEM

Your invoice has been uploaded to a secure Web site for online viewing.
Click View Invoice to go online and view your invoice.

Invoice Summary

If you'd like to see a summary of your invoice displayed here in future messages, click here.

By selecting this option, you will also receive your forms as PDF file attachments.

If you elect to have summary information displayed in the e-mail message, the sender receives confirmation when the message is viewed. Learn more

Please note that anyone you forward this e-mail to will be able to view your online forms.

Brad Culverhouse

From: Sativa Keil <skeil@mobilemini.com>
Sent: Wednesday, February 08, 2012 11:15 AM
Cc: bradculverhouselaw@gmail.com
Subject: RE: Thumbpoint--Mobile Mini Invoices
Attachments: auto pay 03111.doc

Good Afternoon Brad-

I just left you a message. Please let me know if you have any questions.

Will you be able to send me the auto pay paperwork today? I will be on field appointments most of tomorrow and want to take care of your account before the container goes into another billing cycle on Real Times account. Once the unit becomes 90 days past due, my corporate office will be filing paperwork to have the unit repossessed.

Have a great day!

Thank you,
Sativa

From: Sativa Keil
Sent: Tuesday, February 07, 2012 9:41 AM
To: 'realtimefla@aol.com'
Cc: bradculverhouselaw@gmail.com
Subject: RE: Thumbpoint--Mobile Mini Invoices
Importance: High

Good Morning Brad-

Can you please call or email me to resolve this matter at 772-460-5557 x170023.

The account is now past due and 3 months is owed. Total $577.95. Invoiced date 11/18/11 thru 2/9/12

I can take a credit card over the phone. Also I have attached the auto pay (how you want account name to read, billing address, payment, and sign) form to open your account. This will need to be done by 2/10 or the original contract with Real Time will go into another billing cycle.

I look forward to doing business!

Have a great day!

Thank you,
Sativa Keil
772-460-5557 x170023
Fax 772-460-2708
skeil@mobilemini.com

From: realtimefla@aol.com [mailto:realtimefla@aol.com]
Sent: Tuesday, February 07, 2012 8:59 AM
To: Sativa Keil
Cc: bradculverhouselaw@gmail.com
Subject: Re: Thumbpoint--Mobile Mini Invoices

Good morning, I had my office accountant confirm that Mr. Culverhouse paid us to pay you through the last paid invoice only.

In other words, he owes RealTime nothing, RealTime owes Mobile Mini nothing, and Mr. Culverhouse owes Mobile Mini for all the open invoices.

I hope that clarifies!

Sincerely,

Steven M. Weaver, Sr.
RealTime Property and Development Services, Inc.
Cell: 772-344-7100 Office: 772-882-7744

-----Original Message-----
From: Sativa Keil <skeil@mobilemini.com>
To: realtimefla <realtimefla@aol.com>
Sent: Tue, Feb 7, 2012 8:13 am
Subject: RE: Thumbpoint--Mobile Mini Invoices

Thanks Steve! When I talk to Brad is he going to pay the past due invoices or will that be handled by Real Time?

Have a great day!
Sativa

From: realtimefla@aol.com [mailto:realtimefla@aol.com]
Sent: Monday, February 06, 2012 5:31 PM
To: bradculverhouselaw@gmail.com
Cc: Sativa Keil
Subject: Fwd: Thumbpoint--Mobile Mini Invoices

Brad:

Please make contact with Ms. Keil. I don't have any office resources at all right now as I am 100% mobilized in a field office out on Selvitz Road. Ms. Keil's number is listed below. She has tried to call you in the past. Please make contact. I would love to be able to handle this for you but currently don't have anyone in the office.
Steven M. Weaver, Sr.
RealTime Property and Development Services, Inc.
Cell: 772-344-7100 Office: 772-882-7744

-----Original Message-----
From: Sativa Keil <skeil@mobilemini.com>
To: realtimefla <realtimefla@aol.com>
Sent: Mon, Feb 6, 2012 9:56 am
Subject: Thumbpoint--Mobile Mini Invoices

Good Morning Steve-

Attached are the open and last paid invoices for Culverhouse.

Last paid was invoice 1700473621 dated 10/21 to 11/17

3 invoices are open and need payment

I have had no contact/return calls or email from Mr. Culverhouse.

Please call or email with any questions.

Have a great day!

Thank you,

Sativa Keil
Storage Specialist
Mobile Mini
Office: 772-460-5557 ext. 170023
Fax: 772-460-2708
Toll Free: 866-670-6392
skeil@mobilemini.com
500 N Rock Rd.
Fort Pierce, Fl 34945

Brad Culverhouse

From: Sativa Keil <skeil@mobilemini.com>
Sent: Monday, February 13, 2012 4:57 PM
To: realtimefla@aol.com; bradculverhouselaw@gmail.com
Subject: RE: 1635 thumb point Invoice from RELIABLE POLY JOHN

Good Afternoon Mr. Culverhouse-

Please give me a call at 772-460-5557 x170023 to resolve the container rental.

The past due amount is $577.95. I also emailed you the auto pay form for the recurring future payments.

Otherwise, please let me know if the container is ready for removal and I will send a driver to pick up the container.

Thank you,
Sativa Keil

From: realtimefla@aol.com [mailto:realtimefla@aol.com]
Sent: Monday, February 13, 2012 4:50 PM
To: bradculverhouselaw@gmail.com; Sativa Keil
Subject: Fwd: 1635 thumb point Invoice from RELIABLE POLY JOHN

I hope you two make contact again. Let me know if there is any way that I can help. Without communication from Mr. Culverhouse, I will continue to assume that the matter is under control.

Steven M. Weaver, Sr.
RealTime Property and Development Services, Inc.
Cell: 772-344-7100 Office: 772-882-7744

-----Original Message-----
From: Brad Culverhouse <Brad@CulverhouseLaw.com>
To: realtimefla <realtimefla@aol.com>; kim <kim@reliablepolyjohn.com>
Cc: kim <kim@reliablepolyjohn.com>; bradculverhouselaw <bradculverhouselaw@gmail.com>; Brad Culverhouse <Brad@CulverhouseLaw.com>
Sent: Wed, Feb 8, 2012 5:38 am
Subject: Re: 1635 thumb point Invoice from RELIABLE POLY JOHN

Dear Kim,
Please contact me on my cell at 561-716-4726 this morning before 9:30am or
After 1pm today and I will give you a credit card to charge the monthly rentals
On.
Thank you'

Sent from my iPad

On Feb 6, 2012, at 12:54 PM, "realtimefla@aol.com" <realtimefla@aol.com> wrote:

> PLease contact Mr culverhouse about this invoice. @561 716 4726
>
> Steven M. Weaver, Sr.
> RealTime Property and Development Services, Inc.

Cell: 772-344-7100 Office: 772-882-7744

-----Original Message-----
From: RPJ <kim@reliablepolyjohn.com>
To: realtimefla <realtimefla@aol.com>
Sent: Mon, Feb 6, 2012 11:17 am
Subject: Invoice from RELIABLE POLY JOHN

Dear Customer :

Your invoice appears below. Please remit payment at your earliest convenience.

Thank you for your business - we appreciate it very much.

Sincerely,
Kim Kofke
RELIABLE POLY JOHN
(772) 562-4604
(772) 569-8901 Fax

View Invoice

Your invoice has been uploaded to a secure Web site for online viewing.
Click View Invoice to go online and view your invoice.

Invoice Summary

If you'd like to see a summary of your invoice displayed here in future messages, click here.

By selecting this option, you will also receive your forms as PDF file attachments.

If you elect to have summary information displayed in the e-mail message, the sender receives confirmation when the message is viewed. Learn more

Please note that anyone you forward this e-mail to will be able to view your online forms.

Brad Culverhouse

From: Brad Culverhouse
Sent: Tuesday, February 21, 2012 11:05 PM
To: Sativa Keil
Cc: Brad Culverhouse; Brad Culverhouse, Attorney At Law, Chartered
Subject: Re: CONTAINER 1635 thumb point Storage Container -

I was in Federal Court all day today and I will be in there until noon on Wednesday. At that point I can give you my Amex or give you a check . I should return by 2:30pm At the latest.
Thank you, I will also do the auto check.
Thank you,

Brad Culverhouse Attorney at Law, Chartered
W.E. Gary Professional Centre
320 South Indian River Dr.
Ste:100
Fort Pierce, FL 34950
Office: (772) 465-7572
Cell: (561) 716-4726
Bradculverhouselaw@gmail.com
By___Brad_Culverhouse____

On Feb 21, 2012, at 10:54 AM, "Sativa Keil" <skeil@mobilemini.com> wrote:

> Hi Brad-
>
> Can you please give me a call today to resolve the accounts. 772-460-5557 x170023
>
> Thank you,
> Sativa Keil

From: Sativa Keil
Sent: Monday, February 20, 2012 10:08 AM
To: 'Brad Culverhouse'
Subject: FW: 1635 thumb point Storage Container -
Importance: High

Hi Brad-

I will be calling you or please call me first to pay the check by phone. Past due amount is $577.95. Also, did you have a chance to fill out the auto pay (AMEX)? Please fax to 772-460-2708 so I can put the unit on rent in your name.

Thank you,
Sativa

From: Sativa Keil
Sent: Friday, February 17, 2012 10:21 AM

To: 'Brad Culverhouse'
Subject: FW: 1635 thumb point Storage Container -

Hi Brad-

Very nice speaking with you. Attached is the auto pay to put the contract into your name and take Real Time off the contract. Please fill out the credit card section—sign and send to 772-460-2708 or email skeil@mobilemini.com.

I can take a check by phone on Monday for the past due amount of 577.95.

Have a great day!

Talk to you on Monday.

Thank you,
Sativa Keil
772-460-5557
X170023

From: Sativa Keil
Sent: Wednesday, February 15, 2012 8:29 AM
To: 'Brad Culverhouse'
Cc: Brad Culverhouse; BC2; Realtimefla
Subject: RE: 1635 thumb point Storage Container -

Good Morning Brad-

I think you might have me confused with another vendor. Mobile Mini accepts American Express. I have attached the auto pay. Please fill out the credit card section and sign the bottom to authorize payment. Mobile Mini also can set you up on automatic bank draft. On the auto pay form we have a section to automatically withdraw from your checking account. If you choose the banking account option, I will need a copy of a voided check.

I have written in the total amount we need to bill on the first payments.

Please call or email me with any questions. I look forward to doing business.

Fax 772-460-2708
Or
skeil@mobilemini.com

Have a great day!

Thank you,
Sativa

From: Brad Culverhouse [mailto:bradculverhouselaw@gmail.com]
Sent: Wednesday, February 15, 2012 7:17 AM
To: Sativa Keil
Cc: bradculverhouselaw; Brad Culverhouse; BC2; Realtimefla
Subject: Re: 1635 thumb point Storage Container -

Dear Ms. Keil,

I tried to pay you by American Express and so that you could automatically charge the card each month but you do not accept the card. I offered to do a

automatic draft on my bank account, I also ned the account switched over to my name. How do we do that ?

I have been in Court continuously. Where is your office located and when will somebody physically be there and I will have a check brought out to you by a courier. I do not have the time to wrangle over this. That is why I tried to give you a credit card so we would not waste your time or mine.

Sincerely,
*BRAD CULVERHOUSE
ATTORNEY AT LAW, CHARTERED*
W.E. Gary Professional Building
320 South Indian River Drive, Suite 100
Fort Pierce, Florida 34950
Office Telephone : (772) 465-7572
Cellular Telephone : (561) 716-4726
E-Mail: BradCulverhouseLaw@gmail.com

By_____*Brad Culverhouse_____*

On Tue, Feb 14, 2012 at 3:36 PM, Sativa Keil <skeil@mobilemini.com> wrote:

Good Afternoon Mr. Culverhouse-

I tried call you on your cell but the mailbox is full and I left a message at your office. Please give me a call this afternoon or between 8 am to 5 pm tomorrow to settle the past due amount of $577.95 and set up the rental moving forward of the container. Please let me know if you need me to resend the auto pay paperwork.

Otherwise the account is now delinquent and our corporate office has filed the paperwork to repossess the container and send the past due invoices to a collection agency. The unit is still unfortunately on rent under Real Times account.

I hope we can resolve this matter.

Have a great day!

Thank you,

Sativa Keil

772-460-5557

X170023

From: Sativa Keil
Sent: Monday, February 13, 2012 4:57 PM
To: 'realtimefla@aol.com'; bradculverhouselaw@gmail.com
Subject: RE: 1635 thumb point Invoice from RELIABLE POLY JOHN

Good Afternoon Mr. Culverhouse-

Please give me a call at 772-460-5557 x170023 to resolve the container rental.

The past due amount is $577.95. I also emailed you the auto pay form for the recurring future payments.

Otherwise, please let me know if the container is ready for removal and I will send a driver to pick up the container.

Thank you,

Sativa Keil

From: realtimefla@aol.com [mailto:realtimefla@aol.com]
Sent: Monday, February 13, 2012 4:50 PM
To: bradculverhouselaw@gmail.com; Sativa Keil
Subject: Fwd: 1635 thumb point Invoice from RELIABLE POLY JOHN

pe you two make contact again. Let me know if there is any way that I can help. Without unication from Mr. Culverhouse, I will continue to assume that the matter is under control.

. Weaver, Sr.

roperty and Development Services, Inc.

7100 Office: 772-882-7744

-----Original Message-----
From: Brad Culverhouse <Brad@CulverhouseLaw.com>
To: realtimefla <realtimefla@aol.com>; kim <kim@reliablepolyjohn.com>
Cc: kim <kim@reliablepolyjohn.com>; bradculverhouselaw <bradculverhouselaw@gmail.com>; Brad Culverhouse <Brad@CulverhouseLaw.com>
Sent: Wed, Feb 8, 2012 5:38 am
Subject: Re: 1635 thumb point Invoice from RELIABLE POLY JOHN

Dear Kim,

Please contact me on my cell at 561-716-4726 this morning before 9:30am or

After 1pm today and I will give you a credit card to charge the monthly rentals

On.

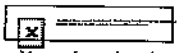
Thank you'

Sent from my iPad

On Feb 6, 2012, at 12:54 PM, "realtimefla@aol.com" <realtimefla@aol.com> wrote:

> PLease contact Mr culverhouse about this invoice. @561 716 4726
>
> Steven M. Weaver, Sr.
>
> RealTime Property and Development Services, Inc.
>
> Cell: 772-344-7100 Office: 772-882-7744

> -----Original Message-----
> From: RPJ <kim@reliablepolyjohn.com>
> To: realtimefla <realtimefla@aol.com>
> Sent: Mon, Feb 6, 2012 11:17 am
> Subject: Invoice from RELIABLE POLY JOHN
>
> Dear Customer :
>
> Your invoice appears below. Please remit payment at your earliest convenience.
>
> Thank you for your business - we appreciate it very much.
>
> Sincerely,
> Kim Kofke
> RELIABLE POLY JOHN
> (772) 562-4604
> (772) 569-8901 Fax



Your invoice has been uploaded to a secure Web site for online viewing.
Click View Invoice to go online and view your invoice.

Invoice Summary

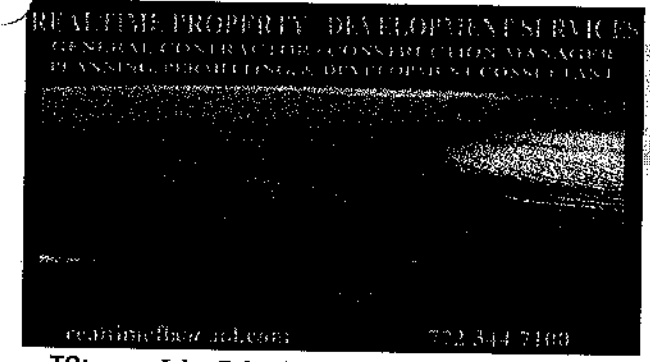
If you'd like to see a summary of your invoice displayed here in future messages, click here.

By selecting this option, you will also receive your forms as PDF file attachments.

If you elect to have summary information displayed in the e-mail message, the sender receives confirmation when the message viewed. Learn more

Please note that anyone you forward this e-mail to will be able to view your online forms.

<SKMBT_50012021500470.pdf>



PROJECT DRAW 1

TO: **John Culverhouse**
1635 Thumb Point Drive
Fort Pierce, FL 34949

INVOICE NO.
DATE
Project Address 1635 Thumb Point Drive
Fort Pierce, Florida 34949

DATE		REFERENCE	DIRECT PASS THROUGH BILLING: THIRD PARTY INVOICES	VENDOR PAYMENT	OVERHEAD	AMOUNT
		COFP	Plan review and Routing (City Of Fort Pierce)	$ 445.00		
						$ 445.00

DATE		REFERENCE	RTPD VENDOR PAYMENTS & RELATED CONTRACTORS OVERHEAD	VENDOR PAYMENT	OVERHEAD	TOTAL
11/13/12		Jim Gilgenbach	Architect Fees: Revisions and updates. RTPD PAID 50% CK #4156	$ 600.00	$ 90.00	
112/14		Jim Gilgenbach	Energy Calculation and FedEx fees	$ 156.00	$ 23.40	
11/13/12		Culpepper & Terpening	Survey Fees: Update the FEMA flood zone delineation lines. RTPD PAID CK#4175	$ 350.00	$ 52.50	
			Total Due for RTPD Vendor Payments and Releated Contractor's Overhead	$ 1106.00	$ 165.90	$ 1271.90

DATE		REFERENCE	LABOR, SUPERVISION & PROJECT MANAGEMENT	QUANTITY	SUB TOTAL	TOTAL
			RealTIme Administrative and Overhead Fees	$800	$ 500.00	$ 500.00

			PAID IN FULL - 1/2013	
			Total amount due	**$2,216.90**

Please make all checks payable to: RealTime Property & Development Services
110 S. Ocean, Suite #2, Fort Pierce, FL 34949 Office: (772) 595-0360
Thank you for your business!

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

Certifice of Liability Insurance

realtimefla@aol.com <realtimefla@aol.com> Tue, Jan 7, 2014 at 3:58 PM
To: bradculverhouselaw@gmail.com

Brad:

Attached is the Certificate of Liability Insurance naming you and Susan as additional insured. It is a little bit cold today to meet on site, but we need to talk about your move forward plans.
Steven M. Weaver, Sr.
RealTime Property and Development Services, Inc.
Cell 772-344-7100

John_and_Susan_Culverhouse.pdf
80K

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

Susan's requested revisions to the Plans for the House

bradculverhouselaw@gmail.com Sun, Feb 2, 2014 at 12:19 PM
<bradculverhouselaw@gmail.com>
To: Steve Weaver <realtimefla@aol.com>
Cc: jbculverhouse@gmail.com, "susanculverhouse@gmail.com" <susanculverhouse@gmail.com>

Dear Steve,
Susan looked at the house plans last night and the following are her requests:
1. The second floor should go all the way across the 1st floor;
2. At least three bedrooms;
3. A large shower upstairs separate from the whirlpool tub;
4. At least ten foot ceilings;
5. Gas range in kitchen;
6. Lots of cabinets in the kitchen;
7. As much balcony/veranda on the river side as possible, and
8. The storage area should have/be capable of having/ air conditioning.

Susan is taking a keen interest in the rebuilding as is John and all are eager to move forward with you.

Sent from my iPhone

Brad Culverhouse

Subject:	1635 Thumb Point Drive
Start:	Tue 2/11/2014 2:00 PM
End:	Tue 2/11/2014 3:00 PM
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	marc meyers/cfp

Meeting with Steve Weaver, John and Brad Culverhouse

Brad Culverhouse

bject:	1635 Thumb Point Drive
Start:	Tue 2/11/2014 2:00 PM
End:	Tue 2/11/2014 3:00 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	marc meyers/cfp
Resources:	2nd Floor Conference Room/Cityhall; 2nd Floor Conference Room Multimedia Services/Multimedia/Cityhall

Invitation: 1635 Thumb Point Drive

02/11/2014 -

Chair:
marc meyers/cfp

Sent By:
Mechelle Arbuzow/cfp

Rooms:
2nd Floor Conference Room/Cityhall@cfp

marc meyers

has invited marc meyers to a meeting. You have not yet responded.

Required:
bradculverhouselaw@gmail.com, Danny Hawkins/cfp@cfp, Kristie Kirstein/cfp@cfp, realtimefla@aol.com

sources:
d Floor Conference Room Multimedia Services/Multimedia/Cityhall@cfp

Description

Meeting with Steve Weaver, John and Brad Culverhouse

* * * * * LEGAL DISCLAIMER * * * * *
Mail is intended for work preparation purposes only. No legal definite promise.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This document should only be read by those persons to whom it is addressed and is not intended to be relied upon by any person without subsequent written confirmation of its contents. Accordingly, The City of Fort Pierce disclaims all responsibility and accepts no liability (including in negligence) for the consequences for any person acting, or refraining from acting, on such information prior to the receipt by those persons of subsequent written confirmation.

If you have received this e-mail message in error, please notify us immediately by telephone. Please also destroy and delete the message from your computer.

Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this e-mail message is strictly prohibited.


pic17963.gif


Untitled attachment 0210...

* * * * * LEGAL DISCLAIMER (autocreated by iQ.Suite Trailer) * * * * *


c165344.ics

Brad Culverhouse

From: Google Calendar <calendar-notification@google.com>
Sent: Tuesday, February 11, 2014 1:50 PM
To: Brad Culverhouse
Subject: Reminder: 1635 Thumb Point Drive @ Tue Feb 11, 2014 2pm - 3pm (bradculverhouselaw@gmail.com)

more details »

1635 Thumb Point Drive

Meeting with Steve Weaver, John and Brad Culverhouse

When Tue Feb 11, 2014 2pm – 3pm Eastern Time

Calendar bradculverhouselaw@gmail.com

Who
- marc meyers/cfp - organizer
- Brad Culverhouse - creator
- 2nd Floor Conference Room Multimedia Services/Multimedia/Cityhall
- Kristie Kirstein/cfp
- Danny Hawkins/cfp
- 2nd Floor Conference Room/Cityhall
- realtimefla@aol.com

Going? **Yes** - **Maybe** - **No** more options »

Invitation from Google Calendar

You are receiving this email at the account bradculverhouselaw@gmail.com because you are subscribed for reminders on calendar bradculverhouselaw@gmail.com.

To stop receiving these notifications, please log in to https://www.google.com/calendar/ and change your notification settings for this calendar.

On Tue, Feb 25, 2014 at 5:46 PM, <realtimefla@aol.com> wrote:
please respond asap!

Steven M. Weaver, Sr.

-----Original Message-----
From: James Gilgenbach <jegarch@comcast.net>
To: realtimefla <realtimefla@aol.com>
Sent: Tue, Feb 25, 2014 5:21 pm
Subject: CULVERHOUSE RESIDENCE

STEVE,

1. Has Mr Culverhouse decided how high we will raise the slab on the ground floor? 6" as before or 18" to the next higher flood plane?

2. I assume that we are adding the 2 new Bedrooms over the first floor Master Bedroom/Bathroom area.

3. Are we eliminating the big 2nd floor storage area over the Car Garage to save money?

Thanks,

JAMES E GILGENBACH
RCHITECT AR7457
1239 E NEWPORT CENTER DRIVE
SUITE #107
DEERFIELD BEACH, FL 33442
PH: (954)426-1652
FX: (954)426-1653
jegarch@comcast.net

Brad Culverhouse

From: Brad Culverhouse <bradculverhouselaw@gmail.com>
Sent: Tuesday, February 25, 2014 11:26 PM
To: Steven M Weaver Sr; jegarch@comcast.net
Cc: Brad Culverhouse; John Culverhouse; Susan Culverhouse
Subject: Re: CULVERHOUSE RESIDENCE

Dear Mr. Gilgenbach,

The following are the answers to the questions:

1. Does the Porch/Veranda along the part of the rear of the house get extended across the entire rear when the Bedrooms are added to the 2nd floor? - Yes- Can we use the oversized trusses to get a roof or covered veranda/porch? Also, is it feasible to put a stairway in the middle or near the middle of the veranda/porch so that we can go down the stairs to the pool? or would it be better for security to have the stairway to the pool area inside he house itself?
2. Has Mr Culverhouse decided how high we will raise the slab on the ground floor? 6" as before or 18" to the next higher flood plane? Yes, 18 inches

3. I assume that we are adding the 2 new Bedrooms over the first floor Master Bedroom/Bathroom area. YES

4. Are we eliminating the big 2nd floor storage area over the Car Garage to save money? NO - KEEP THE STORAGE OVER THE GARAGE.. Please make the ceiling high enough so that a 6' man can stand up straight. We will also need wide access to the storage area so that we can store furniture, etc.

Could you also design the pool area so that the Screen enclosure goes up to the top of the porch/veranda on the second floor.

Can you design the stairways so that a chair type elevator can be used for elderly folks such as myself?

Thank You,

With best regards,

Sincerely,
Brad Culverhouse
320 South Indian River Drive, Suite 100
Fort Pierce, Florida 34950
Office Telephone 772. 465.7572
Cellular Telephone 561.716.4726
E-Mail: BradCulverhouseLaw@gmail.com

By ***/s/ Brad Culverhouse***

Brad Culverhouse

From: Brad Culverhouse <bradculverhouselaw@gmail.com>
Sent: Thursday, February 27, 2014 3:26 PM
To: Steven M Weaver Sr
Cc: Susan Culverhouse; John Culverhouse; Brad Culverhouse
Subject: Re: Culverhouse last day for permit app is monday

Fine, I thought that I had done everything I was supposed to do - What do I need to do ?
Please call me on my cell when you get this so we can take care of whatever I need to do.
Thank you,

With best regards,

Sincerely,
Brad Culverhouse
Attorney At Law, Chartered:
320 South Indian River Drive, Suite 100
Fort Pierce, Florida 34950
Office Telephone 772. 465.7572
Cellular Telephone 561.716.4726
E-Mail: BradCulverhouseLaw@gmail.com

By /s/ Brad Culverhouse

On Thu, Feb 27, 2014 at 3:12 PM, <realtimefla@aol.com> wrote:
see attached letter and lets make the DEADLINE !!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!
Steven M. Weaver, Sr.

Brad Culverhouse

From: KristieKirstein@city-ftpierce.com
Sent: Wednesday, March 05, 2014 8:41 AM
To: realtimefla@aol.com
Cc: bradculverhouselaw@gmail.com; jegarch@comcast.net; kkirstein@city-ftpierce.com
Subject: Re: 1635 construction submittal

Good morning Steve,

Which Product approvals will not be submitted? In the past we have worked with applicants regarding the truss package, but we are not normally able to approve a plan without the product approvals. (the plans will be rejected without all proper product approval)

Kristie Kirstein
Senior Permit Specialist
City of Fort Pierce
Building Department
P: 772-467-3198
F: 772-467-3849
Email: kkirstein@city-ftpierce.com

From:	realtimefla@aol.com
To:	kkirstein@city-ftpierce.com,
Cc:	bradculverhouselaw@gmail.com, jegarch@comcast.net
Date:	03/05/2014 08:31 AM
Subject:	1635 construction submittal

The rebuilding of the Culverhouse Residence vertical construction submittal will occur today as discussed.

As recommended, we have raised the new FFE to the next full FEMA increment.

The truss engineering and with your approval some of the Product approvals will be submitted as part of a comprehensive plan review based revision.

A disc containing the drawing files is being prepared this morning.

My clients are reviewing pool safety fence options and we will submit for that permit separately, along with the temp power and dock repairs.
Steven M. Weaver, Sr.

****** LEGAL DISCLAIMER *******
Mail is intended for work preparation purposes only. No legal definite promise.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records

request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This document should only be read by those persons to whom it is addressed and is not intended to be relied upon by any person without subsequent written confirmation of its contents. Accordingly, The City of Fort Pierce disclaims all responsibility and accepts no liability (including in negligence) for the consequences for any person acting, or refraining from acting, on such information prior to the receipt by those persons of subsequent written confirmation.

If you have received this e-mail message in error, please notify us immediately by telephone. Please also destroy and delete the message from your computer.

Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this e-mail message is strictly prohibited.
***** LEGAL DISCLAIMER (autocreated by iQ.Suite Trailer) *****

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

1635 construction submittal

2 messages

realtimefla@aol.com <realtimefla@aol.com> Wed, Mar 5, 2014 at 8:32 AM
To: kkirstein@city-ftpierce.com
Cc: bradculverhouselaw@gmail.com, jegarch@comcast.net

The rebuilding of the Culverhouse Residence vertical construction submittal will occur today as discussed.

As recommended, we have raised the new FFE to the next full FEMA increment.

The truss engineering and with your approval some of the Product approvals will be submitted as part of a comprehensive plan review based revision.

A disc containing the drawing files is being prepared this morning.

My clients are reviewing pool safety fence options and we will submit for that permit separately, along with the temp power and dock repairs.
Steven M. Weaver, Sr.

KristieKirstein@city-ftpierce.com <KristieKirstein@city-ftpierce.com> Wed, Mar 5, 2014 at 8:40 AM
To: realtimefla@aol.com
Cc: bradculverhouselaw@gmail.com, jegarch@comcast.net, kkirstein@city-ftpierce.com

Good morning Steve,

Which Product approvals will not be submitted? In the past we have worked with applicants regarding the truss package, but we are not normally able to approve a plan without the product approvals. (the plans will be rejected without all proper product approval)

Kristie Kirstein
Senior Permit Specialist
City of Fort Pierce
Building Department

P: 772-467-3198
F: 772-467-3849
Email: kkirstein@city-ftpierce.com

From: realtimefla@aol.com
To: kkirstein@city-ftpierce.com,
Cc: bradculverhouselaw@gmail.com, jegarch@comcast.net
Date: 03/05/2014 08:31 AM
Subject: 1635 construction submittal

[Quoted text hidden]

***** LEGAL DISCLAIMER *****

Mail is intended for work preparation purposes only. No legal definite promise.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This document should only be read by those persons to whom it is addressed and is not intended to be relied upon by any person without subsequent written confirmation of its contents. Accordingly, The City of Fort Pierce disclaims all responsibility and accepts no liability (including in negligence) for the consequences for any person acting, or refraining from acting, on such information prior to the receipt by those persons of subsequent written confirmation.

If you have received this e-mail message in error, please notify us immediately by telephone. Please also destroy and delete the message from your computer.

Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this e-mail message is strictly prohibited.

***** LEGAL DISCLAIMER (autocreated by iQ.Suite Trailer) *****

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

Fwd: 1635 thumb point CULVERHOUSE - PDF FILES

2 messages

realtimefla@aol.com <realtimefla@aol.com> Mon, Apr 25, 2016 at 10:32 AM
To: bradculverhouselaw@gmail.com, jbculverhouse@gmail.com

plumbing bid patriot is ready to meet you and/ or get started early next week.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

----Original Message----
From: patriot plumbing <patriot.plumbing@att.net>
To: realtimefla <realtimefla@aol.com>
Sent: Mon, Apr 25, 2016 9:58 am
Subject: Re: Fwd: 1635 thumb point CULVERHOUSE - PDF FILES

Steve, here is proposal for Culverhouse thanks Ken.

On Wednesday, April 20, 2016 4:05 PM, "realtimefla@aol.comrealtimefla@aol.com" <realtimefla@aol.comrealtimefla@aol.com> wrote:

bid this asap ready to go stem wall done and backfilled need a plumber

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

----Original Message----
From: realtimefla <realtimefla@aol.comrealtimefla@aol.com>
To: cc0441 <cc0441@staplescopycenter.comcc0441@staplescopycenter.com>
Sent: Thu, Jul 17, 2014 1:01 pm
Subject: Fwd: 1635 CULVERHOUSE - PDF FILES

Pleae make 3CDs each with all of the attached files on them. Thanks

Steven M. Weaver, Sr.
772-344-7100

—Original Message—
From: realtimefla <realtimefla@aol.com>
To: wsr <wsr@wsrvero.com>
Sent: Thu, Jul 17, 2014 9:27 am
Subject: Fwd: 1635 CULVERHOUSE - PDF FILES

Good Morning,

Please prepare 6 sets on 24 by 36 black and white.
if you email back with the cost, i will have a check waiting for the delivery to 515 South Indian River Drive, Fort Pierce FL

Several projects finally starting. Looking forward to working with you!

Steven M. Weaver, Sr.
772-344-7100

—Original Message—
From: realtimefla <realtimefla@aol.com>
To: customtrussllc <customtrussllc@gmail.com>
Sent: Tue, Jul 15, 2014 11:33 am
Subject: 1635 CULVERHOUSE - PDF FILES

please bid floor and roof trusses. asap. thanks

Steven M. Weaver, Sr.
772-344-7100

—Original Message—
From: James Gilgenbach <jegarch@comcast.net>
To: realtimefla <realtimefla@aol.com>
Sent: Mon, Mar 3, 2014 4:21 pm
Subject: CULVERHOUSE - PDF FILES

JAMES E GILGENBACH
ARCHITECT AR7457
1239 E NEWPORT CENTER DRIVE
SUITE #107
DEERFIELD BEACH, FL 33442
PH: (954)426-1652
FX: (954)426-1653

jegarch@comcast.net

Scan0438.pdf
618K

realtimefla@aol.com <realtimefla@aol.com> Wed, May 4, 2016 at 10:51 AM
To: bradculverhouselaw@gmail.com, patriot.plumbing@att.net

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

—Original Message—
From: patriot plumbing <patriot.plumbing@att.net>
To: realtimefla <realtimefla@aol.com>
Sent: Mon, Apr 25, 2016 9:58 am
Subject: Re: Fwd: 1635 thumb point CULVERHOUSE - PDF FILES

Steve, here is proposal for Culverhouse thanks Ken.

On Wednesday, April 20, 2016 4:05 PM, "realtimefla@aol.com" <realtimefla@aol.com> wrote:

bid this asap ready to go stem wall done and backfilled need a plumber

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

—Original Message—
From: realtimefla <realtimefla@aol.com>
[Quoted text hidden]
[Quoted text hidden]

Scan0438.pdf
618K

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

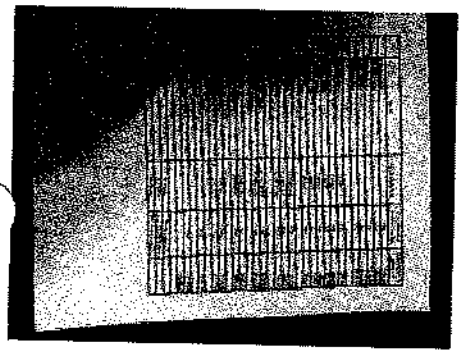
Executed Patriot Plumbing Contract

Brad Culverhouse <bradculverhouselaw@gmail.com> Wed, May 4, 2016 at 10:37 PM
To: Steve Weaver <realtimefla@aol.com>
Cc: Aaa - Office <bradculverhouselaw@gmail.com>
Bcc: johnculverhouse2012@gmail.com

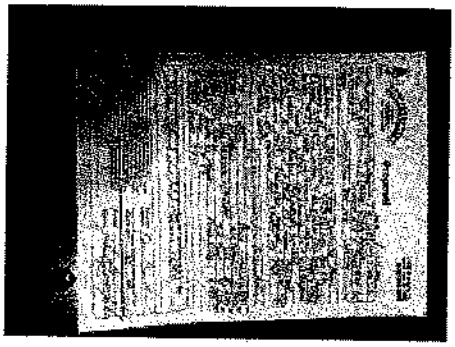
Dear Steve,
I do not have Ken's email address so please forward the attached contract executed by John B. Culverhouse, Sr., on to him via email. I will be available tomorrow morning until noon then I have to go to West Palm Beach and will not return until about 8:30pm in the evening.
Please ask Ken to initial where I have initialed and to please return a copy of the contract to me. I apologize for sending the contract in a horizontal format, but my scanner is on the fritz and I had to take photographs of the contract with my iPhone and email them that way. You and Ken can reach me at my cell at 561.716.4726.
Thank you ,
/s/ John B. Culverhouse, Sr.
Even though this email is sent on the email of the law office of Brad Culverhouse, Attorney At Law, Chartered (P.A.) neither the P.A.or any of its attorney employees or shareholders have represented, or given any legal advice to, either of the parties in regards to this contract.

Sent from my iPhone

2 attachments



IMG_1862.JPG
105K



IMG_1861.JPG
128K

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

Fwd: PERMIT 14-607 1635 THUMB POINT DR CULVERHOUSE <Watchdog: Virus checked>

2 messages

realtimefla@aol.com <realtimefla@aol.com> Mon, Jul 14, 2014 at 9:50 AM
To: bradculverhouselaw@gmail.com

Brad, see below regarding permit fee of $7100.00

That is not in my area of yes and/or no but I have referred your question to Mr.Marc Meyers, Building Official.

Steven M. Weaver, Sr.
772-344-7100

----Original Message----
From: realtimefla <realtimefla@aol.com>
To: SusanKeller <SusanKeller@city-ftpierce.com>
Sent: Mon, Jul 14, 2014 9:09 am
Subject: Re: PERMIT 14-607 1635 THUMB POINT DR CULVERHOUSE <Watchdog: Virus checked>

we are rebuilding Mr. Culverhouse's home, the original foundation and underground plumbing and electric remain. does that change the basis of the calculation??

Steven M. Weaver, Sr.
772-344-7100

----Original Message----
From: Susan Keller <SusanKeller@city-ftpierce.com>
To: realtimefla <realtimefla@aol.com>
Sent: Mon, Jul 14, 2014 8:51 am
Subject: Re: PERMIT 14-607 1635 THUMB POINT DR CULVERHOUSE <Watchdog: Virus checked>



SOO KELLER
City of Fort Pierce

Building Department
(772) 467-3725 (772) 467-3849 (Fax)
skeller@city-ftpierce.com

*** * * * * LEGAL DISCLAIMER * * * * ***
Mail is intended for work preparation purposes only. No legal definite promise.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This document should only be read by those persons to whom it is addressed and is not intended to be relied upon by any person without subsequent written confirmation of its contents. Accordingly, The City of Fort Pierce disclaims all responsibility and accepts no liability (including in negligence) for the consequences for any person acting, or refraining from acting, on such information prior to the receipt by those persons of subsequent written confirmation.

If you have received this e-mail message in error, please notify us immediately by telephone. Please also destroy and delete the message from your computer.

Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this e-mail message is strictly prohibited.
*** * * * * LEGAL DISCLAIMER (autocreated by iQ.Suite Trailer) * * * * ***

---

realtimefla@aol.com <realtimefla@aol.com> Tue, Jul 15, 2014 at 9:54 AM
To: bradculverhouselaw@gmail.com

brad, the city applies a formula to the square footage of the house and arrives at a permit fee. the calculation breakdown is attached.

Steven M. Weaver, Sr.
772-344-7100

—Original Message—
From: Susan Keller <SusanKeller@city-ftpierce.com>
To: realtimefla <realtimefla@aol.com>
Sent: Mon, Jul 14, 2014 8:51 am
Subject: Re: PERMIT 14-607 1635 THUMB POINT DR CULVERHOUSE <Watchdog: Virus checked>



SOO KELLER
City of Fort Pierce
Building Department
(772) 467-3725 (772) 467-3849 (Fax)
skeller@city-ftpierce.com

*** * * * * LEGAL DISCLAIMER * * * * ***
Mail is intended for work preparation purposes only. No legal definite promise.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This document should only be read by those persons to whom it is addressed and is not intended to be relied upon by any person without subsequent written confirmation of its contents. Accordingly, The City of Fort Pierce disclaims all responsibility and accepts no liability (including in negligence) for the consequences for any person acting, or refraining from acting, on such information prior to the receipt by those persons of subsequent written confirmation.

If you have received this e-mail message in error, please notify us immediately by telephone. Please also destroy and delete the message from your computer.

Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this e-mail message is strictly prohibited.
*** * * * * LEGAL DISCLAIMER (autocreated by iQ.Suite Trailer) * * * * ***

DOC071414.pdf
170K

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

Fwd: 1635 CULVERHOUSE - PDF FILES

2 messages

realtimefla@aol.com <realtimefla@aol.com> Thu, Jul 17, 2014 at 1:01 PM
To: cc0441@staplescopycenter.com

Pleae make 3CDs each with all of the attached files on them. Thanks

Steven M. Weaver, Sr.
772-344-7100

—Original Message—
From: realtimefla <realtimefla@aol.com>
To: wsr <wsr@wsrvero.com>
Sent: Thu, Jul 17, 2014 9:27 am
Subject: Fwd: 1635 CULVERHOUSE - PDF FILES

Good Morning,

Please prepare 6 sets on 24 by 36 black and white.
if you email back with the cost, i will have a check waiting for the delivery to 515 South Indian River Drive, Fort Pierce FL

Several projects finally starting. Looking forward to working with you!

Steven M. Weaver, Sr.
772-344-7100

—Original Message—
From: realtimefla <realtimefla@aol.com>
To: customtrussllc <customtrussllc@gmail.com>
Sent: Tue, Jul 15, 2014 11:33 am
Subject: 1635 CULVERHOUSE - PDF FILES

please bid floor and roof trusses. asap. thanks

Steven M. Weaver, Sr.
772-344-7100

—Original Message—
From: James Gilgenbach <jegarch@comcast.net>

To: realtimefla <realtimefla@aol.com>
Sent: Mon, Mar 3, 2014 4:21 pm
Subject: CULVERHOUSE - PDF FILES

JAMES E GILGENBACH
ARCHITECT AR7457
1239 E NEWPORT CENTER DRIVE
SUITE #107
DEERFIELD BEACH, FL 33442
PH: (954)426-1652
FX: (954)426-1653
jegarch@comcast.net

---

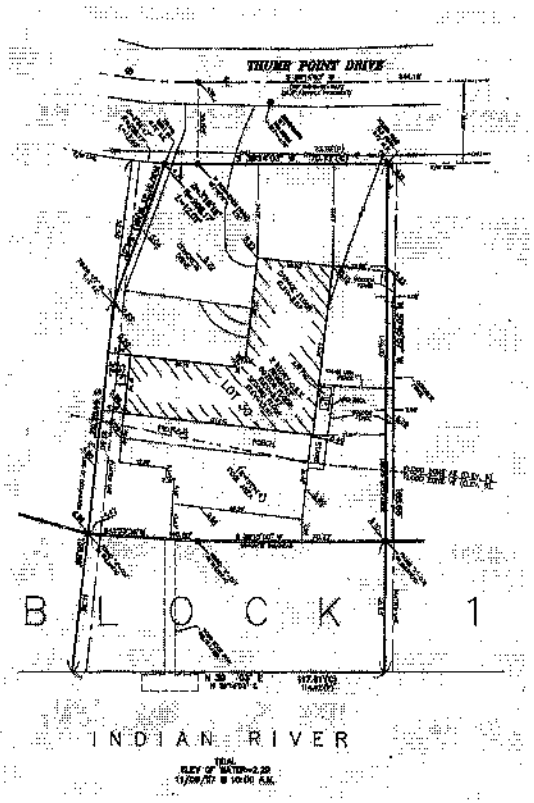
14 attachments

- **A1-SITE_&_DEMO_PLAN.pdf** 1517K
- **A2-1ST_FLR_ARCH.pdf** 445K
- **A3-2ND_FLR_ARCH.pdf** 284K
- **A4-FOUNDATION.pdf** 680K
- **A5-FLOOR_FRAMING.pdf** 426K
- **A6-ROOF_PLAN.pdf** 279K
- **A7-1ST_FLR_ELECT.pdf** 204K
- **A8-2ND_FLR_ELECT-HVAC.pdf** 145K
- **A9-1ST_FLR_HVAC.pdf** 175K
- **A10-ELEVATION_PLAN.pdf** 144K
- **MANUAL_J.pdf** 73K
- **WIND_LOADS.pdf** 18K
- **ENERGY_CALCS.pdf** 43K
- **Output.pdf** 21K

---

realtimefla@aol.com <realtimefla@aol.com> Thu, Jul 24, 2014 at 2:21 PM
To: bradculverhouselaw@gmail.com, jegarch@comcast.net.

call me today!! very important



SITE PLAN

SCALE: 1" = 20'-0"

NORTH

LEGAL DESCRIPTION:

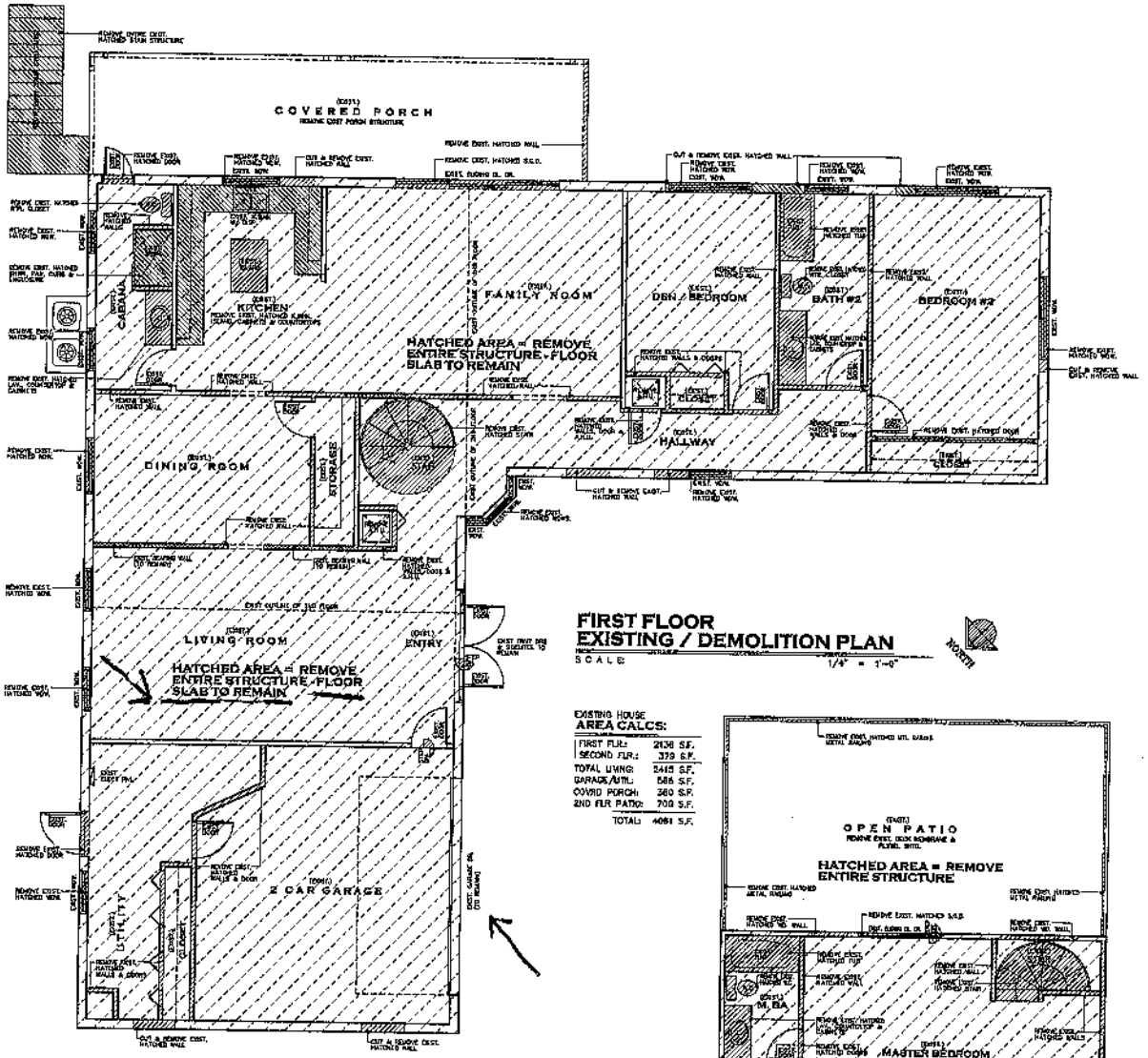
LOT 30, BLK 1, THUMB POINT
FORT PIERCE, ST LUCIE COUNTY, FL

PROPERTY ADDRESS:

1635 SO THUMB POINT DRIVE
FORT PIERCE, ST LUCIE COUNTY, FL

INDEX OF DRAWINGS

A1 SITE PLAN & DEMOLITION PLAN
A2 ARCHITECURAL 1ST FLOOR PLAN
A3 ARCHITECURAL 2ND FLOOR PLAN
A4 FOUNDATION PLAN
A5 FLOOR FRAMING PLAN
A6 ROOF FRAMING PLAN
A7 1ST FLR ELECT PLAN & PLBG RISER
A8 2ND FLOOR ELECT & HVAC PLAN
A9 1ST FLOOR HVAC PLAN
A10 BUILDING ELEVATIONS



FIRST FLOOR EXISTING / DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

NORTH

EXISTING HOUSE
AREA CALCS:

FIRST FLR.:	2638 S.F.
SECOND FLR.:	379 S.F.
TOTAL LIVING:	3445 S.F.
GARAGE/UTIL.:	586 S.F.
COVRD PORCH:	280 S.F.
2ND FLR PATIO:	700 S.F.
TOTAL:	4061 S.F.

SECOND FLOOR EXISTING / DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

JAMES E. GILGENBACH ARCHITECTURE & PLANNING
SUITE 107
1239 E. NEWPORT CENTER DR.
DEERFIELD BEACH
FLORIDA 33442
(954) 428 - 1812

REVISIONS:

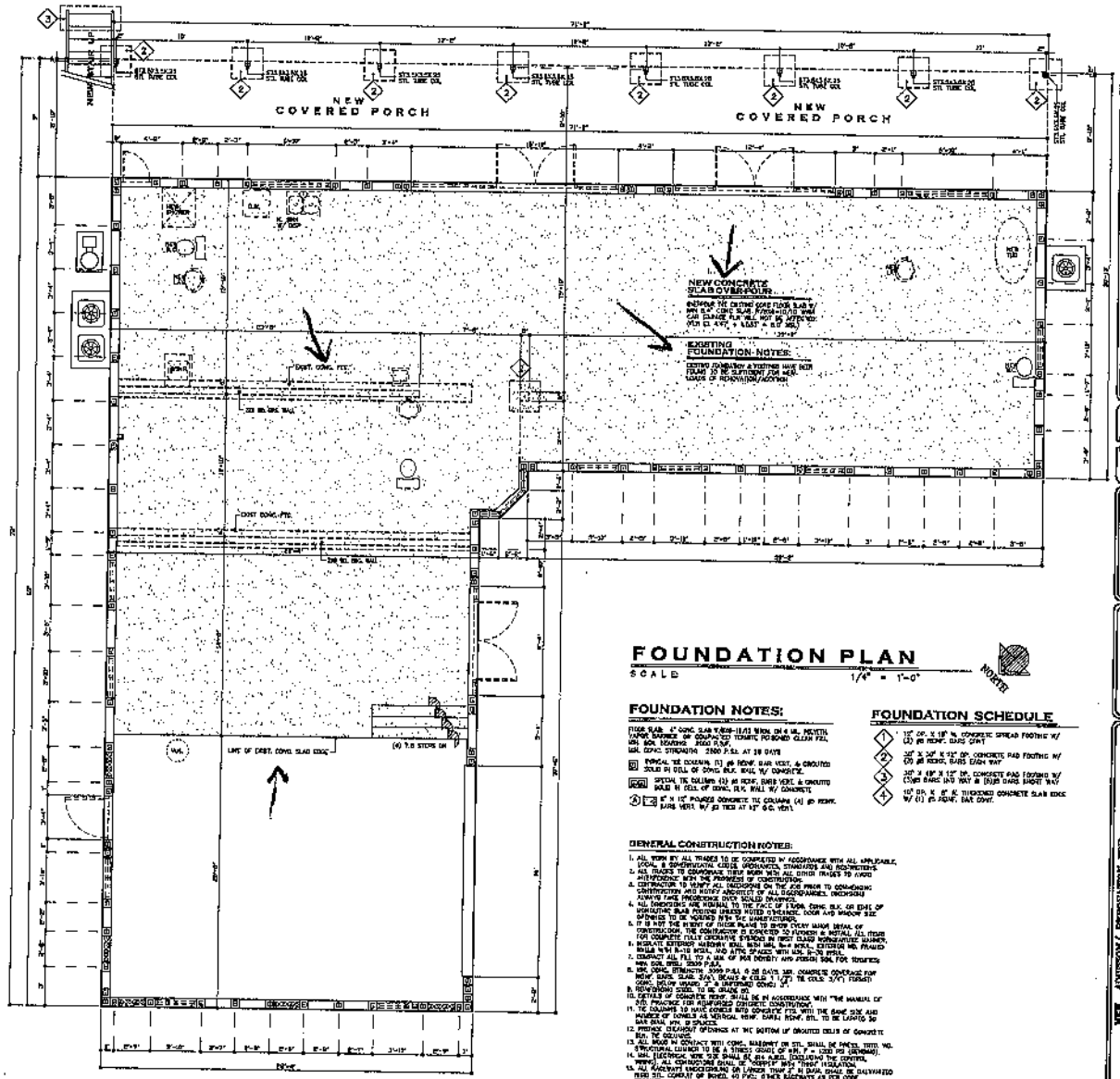
NEW ADDITION/ RENOVATION TO:

CULVERHOUSE RESIDENCE

LOT 30, BLOCK 1 OF THUMB POINT
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
1635 S. THUMB POINT DRIVE

DATE: 27 FEB '14
PROJECT NO: 09 - 004
SHEET: A1 of 10

A-1



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

NORTH

FOUNDATION NOTES:

FLOOR SLAB 4" CONC. SLAB W/6x6-10.10 WWM ON 4 MIL. MIN/STN. VAPOR BARRIER ON COMPACTED CLEAN FILL MIN. 6" OVER NATURAL GRADE. MIN. COMPRESSIVE STRENGTH OF CONC. 2500 P.S.I. AT 28 DAYS

TYPICAL 12" CONCRETE FTG. W/ (2) #5 REINF. BAR VERT. & GROUTED SOLID IN CELL OF CONC. BLK. WALL W/ CONCRETE.

TYPICAL 8" CONCRETE FTG. W/ (2) #5 REINF. BAR VERT. & GROUTED SOLID IN CELL OF CONC. BLK. WALL W/ CONCRETE.

8" X 16" POURED CONCRETE TIE COLUMN (4) #5 REINF. BARS VERT. W/ #3 TIES AT 12" O.C. VERT.

FOUNDATION SCHEDULE

1. 12" OD. X 18" W. CONCRETE SPREAD FOOTING W/ (2) #5 REINF. BARS CONT.
2. 24" X 24" X 12" DP. CONCRETE PAD FOOTING W/ (5) #5 REINF. BARS EACH WAY
3. 30" X 30" X 12" DP. CONCRETE PAD FOOTING W/ (5)#5 BARS (E-W) WAY & (5)#5 BARS NORTH WAY
4. 10" DP. X 8'-0" X TURNDOWN CONCRETE SLAB EDGE W/ (1) #5 REINF. BAR CONT.

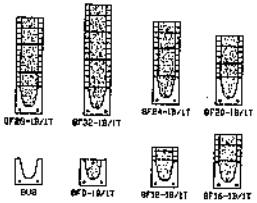
GENERAL CONSTRUCTION NOTES:

1. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE, LOCAL & GOVERNMENTAL CODES, ORDINANCES, STANDARDS AND REGULATIONS.
2. ALL TRADES TO CONSULT THE PLANS AND ALL OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ARCHITECT OF ALL DISCREPANCIES. DO NOT SCALE DRAWINGS.
4. ALL DIMENSIONS ARE NOMINAL TO THE FACE OF FINISH (CONC. BLK. OR EDGE OF NON-MASONRY BLOCK FINISH UNLESS NOTED OTHERWISE. DOOR AND WINDOW SIZE DIMENSIONS TO BE VERIFIED WITH THE MANUFACTURER.
5. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH & INSTALL ALL ITEMS FOR COMPLETE, FULLY OPERATIVE SYSTEMS IN FIRST CLASS WORKMANLIKE MANNER.
6. INSULATE EXTERIOR WALLS WITH R11 BATT INSL. IN 2x4 WALL, EXTERIOR WALLS FINISHED WALLS WITH R-19 BATT INSUL. AND ATTIC SPACES WITH MIN. R-30 BATTS.
7. COMPACT ALL FILL TO A MIN. OF 95% MAX DENSITY AND PROVIDE SOIL FOR TERMITES WHERE REQUIRED.
8. MIN. CONC. STRENGTH = 2500 P.S.I. @ 28 DAYS MIN. REINFORCEMENT COVERAGE FOR CONC. BANDS, BEAMS, SLAB, BEAMS & COLUMNS = 1 1/2" TO COLS. 3/4" FORMED CONC. EXPOSED TO WEATHER = 2" & CONFINED CONC. = 1 1/2".
9. REFER TO SHOP DRAWINGS TO BE GRADE 60.
10. DETAILS OF CONSTRUCTION NOT SHOWN TO BE IN ACCORDANCE WITH "THE MANUAL OF STD. PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION".
11. TIE COLUMNS TO WALL DOWELS INTO CONCRETE PTS. WITH THE SAME SIZE AND NUMBER OF DOWELS AS VERTICAL REINF. BARS. REINF. STL. TO BE LAPPED 30 BAR DIAM. MIN. @ SPLICES.
12. PROVIDE CLEANOUT OPENINGS AT THE BOTTOM OF EXPOSED CELLS OF CONCRETE BLK. TO GRADE.
13. ALL WORK IN CONTACT WITH CONC., MASONRY OR STL. SHALL BE PAINTED WITH NO. 5 BITUMINOUS COATING TO BE A STRESS GRADE OF MIN. F = 1200 PSI (MINIMUM).
14. MIN. ELECTRICAL WIRE SIZE SHALL BE #14 AWG. EXCLUDING THE CONTROL WIRES. ALL CONDUCTORS SHALL BE "COPPER" WITH THHW INSULATION.
15. ALL ASSEMBLY ENCIRCLING OR LARGER THAN 1" IN DIAM. SHALL BE GALVANIZED PER STL. CONSIST OF BOLTS, NUTS, WASHERS AS PER CODE REQUIRE.
16. PROVIDE "OPEN" RECEPTACLES IN BAT-ROOMS AT KITCHEN COUNTERS, IN GARAGE AND OUTSIDE LOCATIONS.
17. SANITARY FLOW PIPING TO HAVE MIN. 1/8" PER FT. PITCH AT ALL HORIZ. RUNS. PROVIDE CLEANOUTS AT THE BASE OF WASTE STACKS.
18. ALL UNDERSINK, BATH PIPING SHALL BE COPPER TYPE 'L'; ALL OTHER WATER PIPING SHALL BE COPPER TYPE 'L'.
19. PROVIDE ICE CHAMBERS AND SHUT OFF VALVES FOR ALL WATER SUPPLY PIPING AT REFRIGERATORS. PROVIDE VACUUM BREAKER AND SHUT-OFF VALVE ON ALL HOSE BIBBS.

BASE LATERAL LOADS FOR 8" PRECAST w/ 8" RECESS DOOR U-LINTELS

LENGTH \ TYPE	BARLIB	BARFB	ROOF CAMBER
1'-4" (32") PRECAST	958	757	1303
1'-8" (54") PRECAST	894	695	1248
2'-0" (80") PRECAST	408	402	734
6'-10" (70") PRECAST	382	389	680
6'-8" (80") PRECAST	388	768	510
7'-4" (88") PRECAST	506	674	383
8'-0" (104") PRECAST	396	490	227

* SEE NOTE 18



BASE LATERAL LOADS FOR 8" PRECAST & PRESTRESSED LINTELS

LENGTH \ TYPE	BASE LOAD PLF		
	BLIB	BFB	ROOF CAMBER
6'-10" (84") PRECAST	1293	1042	2130
5'-8" (101") PRECAST	1029	1024	1826
4'-0" (48") PRECAST	765	761	1286
4'-8" (56") PRECAST	992	991	2057
5'-4" (64") PRECAST	411	411	734
8'-11"(107") PRECAST	340	338	827
6'-8" (78") PRECAST	509	721	462
3'-0" (30") PRECAST	424	634	367
9'-4" (112") PRECAST	328	312	227
20'-0" (228") PRESTRESSED	284	401	176
11'-6" (126") PRECAST	280	452	152
12'-0" (144") PRECAST	244	402	129
13'-4" (160") PRECAST	217	324	109
14'-0" (168") PRECAST	205	283	98
14'-8" (178") PRESTRESSED	N.R.	284	88
15'-4" (184") PRESTRESSED	N.R.	250	82
16'-4" (208") PRESTRESSED	N.R.	194	63
18'-4" (220") PRESTRESSED	N.R.	148	51
21'-4" (256") PRESTRESSED	N.R.	125	42
22'-0" (264") PRESTRESSED	N.R.	110	38
24'-0" (288") PRESTRESSED	N.R.	91	33

* SEE NOTE 18

ENGINEERING

SPECIFICATIONS

PRODUCT DESCRIPTION

MATERIALS

GENERAL NOTES

BASE LOAD TABLE NOTES

BASE GRAVITY LOADS FOR 8" PRECAST w/ 8" RECESS DOOR U-LINTELS

LENGTH \ TYPE	BASE LOAD - POUNDS PER LINEAR FOOT
4'-4" (52") PRECAST	1935
4'-8" (56") PRECAST	1494
5'-4" (64") PRECAST	806
5'-10" (70") PRECAST	815
6'-8" (80") PRECAST	787
7'-4" (88") PRECAST	680
8'-8" (104") PRECAST	611

(#) THE NUMBERS IN PARENTHESIS ARE PERMENT REDUCTIONS FOR GRAD FIELD ADDED REBAR. SEE NOTE NO. 4

BASE UPLIFT LOADS FOR 8" PRECAST w/ 8" RECESS DOOR U-LINTELS

LENGTH \ TYPE	BASE LOAD - POUNDS PER LINEAR FOOT
4'-4" (52") PRECAST	805
4'-8" (56") PRECAST	1005
5'-4" (64") PRECAST	1262
5'-10" (70") PRECAST	1479
6'-8" (80") PRECAST	1830
7'-4" (88") PRECAST	2180
8'-8" (104") PRECAST	2886

(#) THE NUMBERS IN PARENTHESIS ARE PERMENT REDUCTIONS FOR GRAD FIELD ADDED REBAR. SEE NOTE NO. 4

BASE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

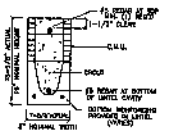
LENGTH \ TYPE	BASE LOAD - POUNDS PER LINEAR FOOT
8'-10" (94") PRECAST	2231
9'-4" (112") PRECAST	2251
9'-8" (116") PRECAST	1968
9'-4" (112") PRECAST	1599
9'-4" (112") PRECAST	1317
9'-10" (118") PRECAST	1062
8'-8" (104") PRECAST	908
7'-8" (92") PRECAST	743
8'-4" (112") PRECAST	591
10'-8" (128") PRECAST	476
11'-4" (136") PRECAST	382
12'-0" (144") PRECAST	327
12'-4" (148") PRECAST	296
14'-0" (168") PRECAST	279
14'-8" (176") PRESTRESSED	N.R.
12'-4" (184") PRESTRESSED	N.R.
15'-4" (208") PRESTRESSED	N.R.
16'-4" (232") PRESTRESSED	N.R.
21'-4" (256") PRESTRESSED	N.R.
22'-0" (264") PRESTRESSED	N.R.
24'-0" (288") PRESTRESSED	N.R.

(#) THE NUMBERS IN PARENTHESIS ARE PERMENT REDUCTIONS FOR GRAD FIELD ADDED REBAR. SEE NOTE NO. 4

BASE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

LENGTH \ TYPE	BASE LOAD - POUNDS PER LINEAR FOOT
8'-10" (94") PRECAST	1902
9'-4" (112") PRECAST	1598
9'-4" (112") PRECAST	1400
9'-10" (118") PRECAST	1258
8'-8" (104") PRECAST	1080
8'-4" (112") PRECAST	1000
10'-8" (128") PRECAST	800
11'-4" (136") PRECAST	680
12'-0" (144") PRECAST	580
12'-4" (148") PRECAST	520
14'-0" (168") PRECAST	480
14'-8" (176") PRESTRESSED	420
12'-4" (184") PRESTRESSED	380
15'-4" (208") PRESTRESSED	340
16'-4" (232") PRESTRESSED	300
21'-4" (256") PRESTRESSED	260
22'-0" (264") PRESTRESSED	240
24'-0" (288") PRESTRESSED	220

(#) THE NUMBERS IN PARENTHESIS ARE POUNDS REDUCTIONS FOR GRAD FIELD ADDED REBAR. SEE NOTE NO. 4



TYPE DESIGNATION

8F16-1B/1T

F = FILLED WITH GROUT / U = UNFILLED

QUANTITY OF #5 REBAR AT BOTTOM OF LINTEL CAVITY

QUANTITY OF #5 REBAR AT TOP

NOMINAL HEIGHT

NOMINAL WIDTH

JAMES E. GILGENBACH
ARCHITECTURE & PLANNING
SUITE 107 NEWPORT COMMERCE CENTER
1236 E. NEWPORT CENTER DR DEERFIELD BEACH
(954) 426 - 1532 FLORIDA 33442

ARCHITECT NO. AR 14707

REVISIONS:

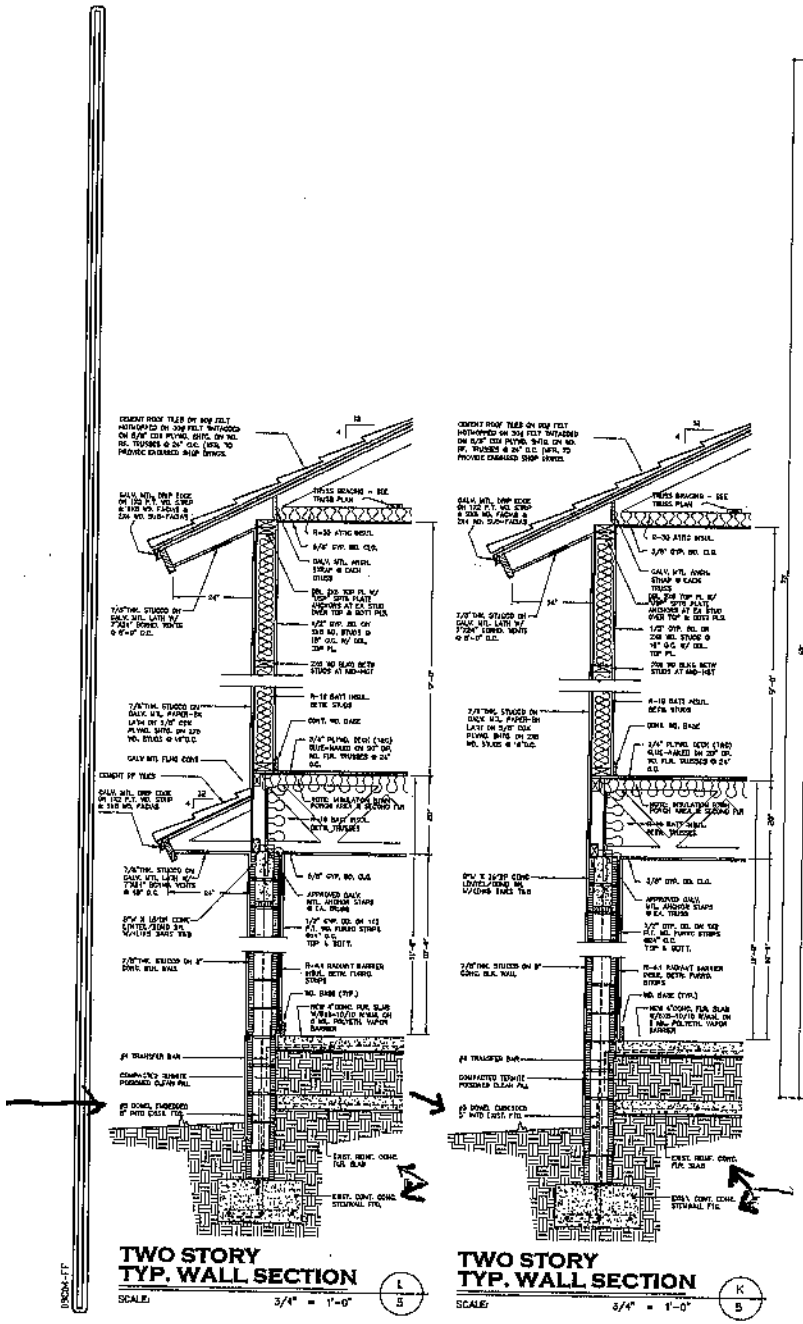
NEW ADDITION/ RENOVATION FOR:

CULVERHOUSE RESIDENCE

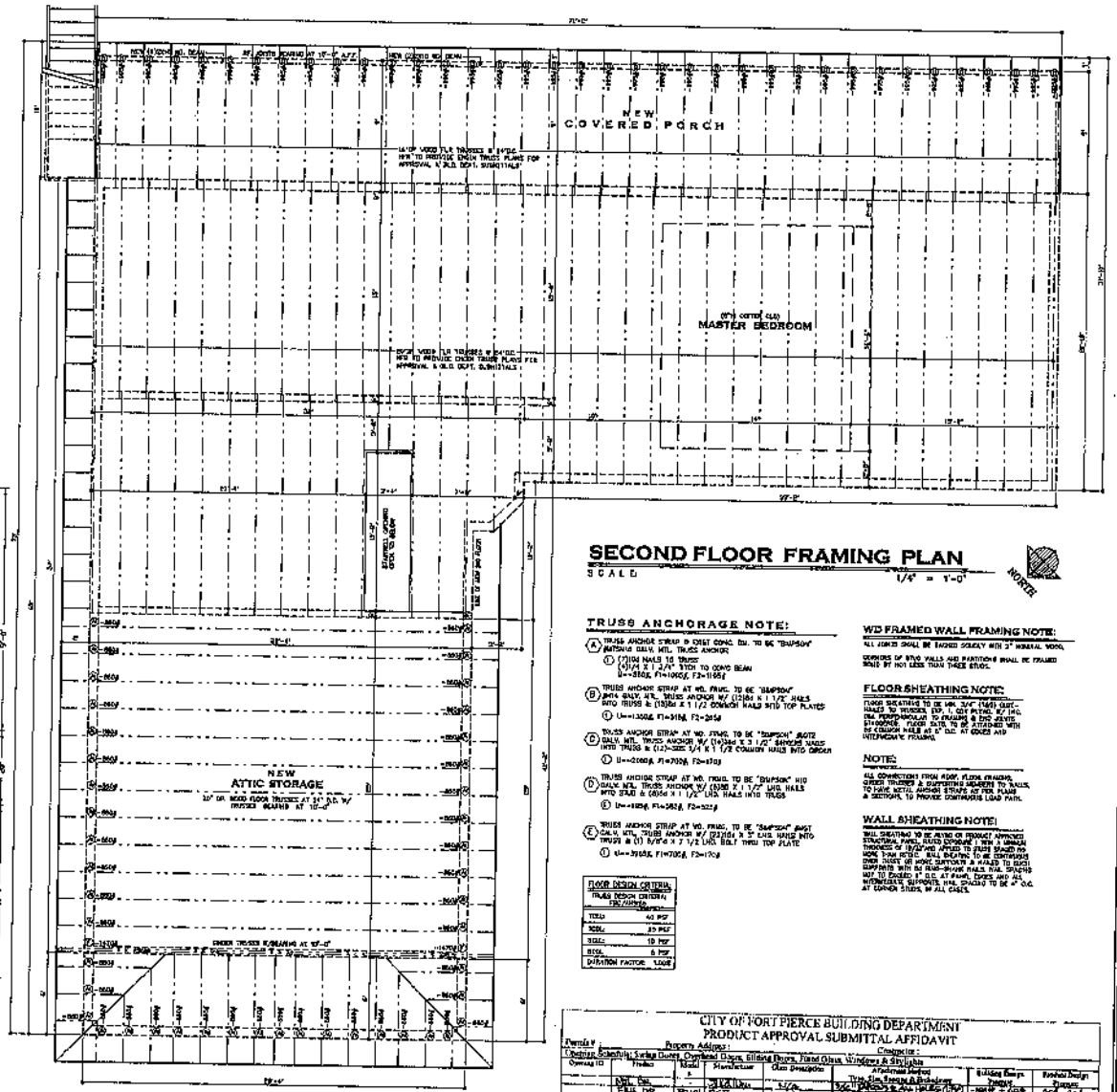
LOT 30 BLOCK 1 OF THUMB POINT 1835 S. THUMB POINT DRIVE
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

DATE: 29 FEB '04
PROJECT NO: 03 - 004
SHEET: A4 of 10

A-4



A-5



SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NORTH

TRUSS ANCHORAGE NOTE:

(A) TRUSS ANCHOR STRAP @ FIRST CONC. EXT. TO BE "SIMPSON" MST24G GALV. MTL. TRUSS ANCHOR
① (10)16 NAILS TO TRUSS (10)16 X 1 3/4" STICH TO CONC BEAM U=-350#, F1=1005#, F2=1165#

(B) TRUSS ANCHOR STRAP AT WD. FRMG. TO BE "SIMPSON" MST24 GALV. MTL. TRUSS ANCHOR W/ (16)16d X 1 1/2" NAILS INTO TRUSS & (10)16d X 1 1/2 COMMON NAILS INTO TOP PLATES
① U=-1300#, F1=918#, F2=265#

(D) TRUSS ANCHOR STRAP AT WD. FRMG TO BE "SIMPSON" MSTB GALV. MTL. TRUSS ANCHOR W/ (14)16d X 3 1/2" DIAMOND NAILS INTO TRUSS & (12)-SEE 1/4 & 1 1/2 COMMON NAILS INTO GIRDER
① U=-2000#, F1=700#, F2=870#

(D) TRUSS ANCHOR STRAP AT WD. FRMG. TO BE "SIMPSON" MTD GALV. MTL. TRUSS ANCHOR W/ (10)8d X 1 1/2" LNG NAILS INTO STUD & (6)16d X 1 1/2" LNG NAILS INTO TRUSS
① U=-1125#, F1=383#, F2=522#

(E) TRUSS ANCHOR STRAP AT WD. FRMG. TO BE "SIMPSON" MST GALV. MTL. TRUSS ANCHOR W/ (22)16d X 3" LNG NAILS INTO TRUSS & (2) 5/8"ø X 7 1/2 LNG BOLT THRU TOP PLATE
① U=-3150#, F1=700#, F2=170#

FLOOR DESIGN CRITERIA TRUSS DESIGN CRITERIA FOR FURNISH	
TOTAL	40 PSF
LIVE	30 PSF
DEAD	10 PSF
SOIL	6 PSF
DURATION FACTOR	1.00

WD FRAMED WALL FRAMING NOTE:

ALL JOINTS SHALL BE FACED SQUARELY WITH 2" NOMINAL WOOD.

SUPERIOR OF STUD WALLS AND PARTITIONS SHALL BE FRAMED DOUBLE BY NOT LESS THAN THESE STUDS.

FLOOR SHEATHING NOTE:

FLOOR SHEATHING TO BE MIN. 3/4" (1982) GLUE-NAILED TO TRUSSES (30) 10 GDY PLYWD. W/ MIN. ONE PERPENDICULAR TO TRUSSES & END JOINTS STAGGERED. FLOOR TILES TO BE ATTACHED WITH 8d COOLIGN NAILS AT 6" O.C. AT EDGES AND INTERMEDIATE FRAMING.

NOTE:

ALL CONNECTIONS FROM ROOF, FLOOR, FRAMING, GIRDER TRUSSES & SUPPORTING MEMBERS TO WALLS, TO HAVE METAL ANCHOR STRAPS AS PER PLANS & SECTIONS, TO PROVIDE CONTINUOUS LOAD PATH.

WALL SHEATHING NOTE:

WALL SHEATHING TO BE (A)USE OR EQUIVALENT APPROVED STRUCTURAL PANEL BOARD CONSISTING OF MIN. 7 MINIMUM THICKNESS OF (15/32)"ø AND APPLIED TO STUDS SPACED NO MORE THAN 24"ø.C. WALL BRACING TO BE CONTINUOUS OVER THESE OR MORE SUBSTRATE & NAILED TO EACH SUPPORTS WITH 8d RING-SHANK NAILS. NAIL SPACING NOT TO EXCEED 6" O.C. AT PANEL EDGES AND ALL INTERMEDIATE SUPPORTS. NAIL SPACING TO BE 6" O.C. AT CORNER STUDS, IN ALL CASES.

CITY OF FORT PIERCE BUILDING DEPARTMENT
PRODUCT APPROVAL SUBMITTAL AFFIDAVIT

Permit #: Property Address: Contractor:
Operation Schedule: Entry Doors, Overhead Doors, Sliding Doors, Fixed Glass, Windows & Skylights

Opening ID	Product	Model	Manufacturer	Glass Description	Attachment Method Type, Size, Spacing & Embedment	Allowable Design Pressure	Provided Design Pressure

Opening ID	Model #	Manufacturer	Attachment Method Type, Size, Spacing & Embedment	Allowable Design Pressure	Provided Design Pressure
MULLIONS					
ROOF					
SIDING					
SOFFIT					
PERMANENT PANELS LESS THAN 4 SPAN	N/A				
MULLIONS PANELS 6' CLEARS	N/A				

JAMES E. GILGENBACH & ASSOCIATES
ARCHITECTURE & PLANNING
SUITE E 1107 NEWPORT COMMERCE CENTER DR
(954) 426 - 1502 DEERFIELD BEACH FLORIDA 33442

ARCHITECT AR-7257

REVISIONS:

NEW ADDITION/ RENOVATION FOR:
CULVERHOUSE RESIDENCE
LOT 39, BLOCK 1 OF THUMB POINT 1655 S. THUMB POINT DRIVE
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

DATE: 27 FEB '14
PROJECT NO: 09 - 004
SHEET: 10 of 10 A5

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

Fwd: Steve Sr./ truss quote for Culverhouse

realtimefla@aol.com <realtimefla@aol.com> Wed, Jul 23, 2014 at 6:00 PM
To: bradculverhouselaw@gmail.com

Steven M. Weaver, Sr.
772-344-7100

—Original Message—
From: Don <don@ectfl.com>
To: realtimefla <realtimefla@aol.com>
Sent: Wed, Jul 23, 2014 3:05 pm
Subject: Steve Sr./ truss quote for Culverhouse

ecl_rptQuoteBidSheet_473.pdf
11K

Steven M. Weaver, Sr.
772-344-7100

—Original Message—
From: Custom Truss <customtrussllc@gmail.com>
To: Steven M Weaver Sr <realtimefla@aol.com>
Sent: Thu, Jul 24, 2014 1:40 pm
Subject: Re: 1635 CULVERHOUSE - PDF FILES

Steve,
Here is the proposal for the above job
Regards,
Josh

On Tue, Jul 15, 2014 at 11:33 AM, <realtimefla@aol.com> wrote:

> please bid floor and roof trusses. asap. thanks
>
> Steven M. Weaver, Sr.
> 772-344-7100
>
> —Original Message—
> From: James Gilgenbach <jegarch@comcast.net>
> To: realtimefla <realtimefla@aol.com>
> Sent: Mon, Mar 3, 2014 4:21 pm
> Subject: CULVERHOUSE - PDF FILES
>
> **JAMES E GILGENBACH**
> **ARCHITECT AR7457**
> 1239 E NEWPORT CENTER DRIVE
> SUITE #107
> DEERFIELD BEACH, FL 33442
> *PH: (954)426-1652*
> *FX: (954)426-1653*
> *jegarch@comcast.net*

–
Custom Truss LLC.
1890 W. Atlantic Ave.
Delray Beach, FL. 33444
Phone: (954) 786-8800
Fax : (954) 786-8804
www.customtrussllc.com

---

2 attachments

140832-CT-Truss_Proposal_and_Contract-07-24-14_13-35-47.pdf
26K

140832-CT-Truss_Proposal_and_Contract-07-24-14_13-35-51.pdf
8K

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

Re: Culverhouse

2 messages

realtimefla@aol.com <realtimefla@aol.com> Mon, Jul 28, 2014 at 10:40 AM
To: eclfrank@aol.com
Cc: bradculverhouselaw@gmail.com

Good Morning,

Are truss to truss connectors included?

The plans talked about attic storage over the garage.

We plan to execute your proposal today, but will need the attic storage over the garage.

Looking forward to talking to you about this minor matter at your first convenient time this morning, Thank You!

Steven M. Weaver, Sr.
772-344-7100

—Original Message—
From: Frank Fulknier <eclfrank@aol.com>
To: realtimefla <realtimefla@aol.com>

Good afternoon Steve, attached is our truss bid for the Culverhouse project.

Have a great day,

Frank Fulknier
East Coast Truss
Ph. 772 473.9541
Fax 772 466.5336
EMAIL: ECLFRANK@AOL.COM

realtimefla@aol.com <realtimefla@aol.com> Tue, Jul 29, 2014 at 8:20 AM

To: eclfrank@aol.com
Cc: bradculverhouselaw@gmail.com

Good Morning Frank,

The answers you have provided support our decision to move ahead with ECT's proposal.

We have executed the agreement and want you to get the engineering ready for immediate submittal. Talk to you shortly, and Thank You

Steven M. Weaver, Sr.
772-344-7100

—Original Message—
From: Frank Fulknier <eclfrank@aol.com>
To: realtimefla <realtimefla@aol.com>
Sent: Tue, Jul 29, 2014 8:12 am
Subject: Re: Culverhouse

All truss to truss connectors are included for new trusses. The price does include attic type storage trusses over the garage. I will give you a call later.

Have a great day,

Frank Fulknier
East Coast Truss
Ph. 772 473.9541
Fax 772 466.5336
EMAIL: ECLFRANK@AOL.COM

[Quoted text hidden]

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

ELECTRICAL CONTRACT

Brad Culverhouse <bradculverhouselaw@gmail.com> Thu, Aug 21, 2014 at 11:31 AM
To: Steven M Weaver Sr <realtimefla@aol.com>
Cc: John Culverhouse <jbculverhouse@gmail.com>, Brad Culverhouse <BradCulverhouseLaw@gmail.com>

With best regards,

Sincerely,
Brad Culverhouse
Attorney At Law, Chartered:
505 Beach Court
Fort Pierce, Florida 34950
Office Telephone 772. 465.7572
Cellular Telephone 561.716.4726
E-Mail: BradCulverhouseLaw@gmail.com

By ***/s/ Brad Culverhouse***

JOE'S ELECTRIC.pdf
39K

Joe's Electric of St. Lucie Co. Inc.

951 Wagner Pl.
FT. Pierce, Fl 34982
Ph 772 465 2363
Email: joeselecstlucie@aol.com

8-13-14

Realtime Properties

Ref: Electrical bid for: Culverhouse Res., Thumb Point Dv., Ft. Pierce, Fl.

Wiring for residence to include:

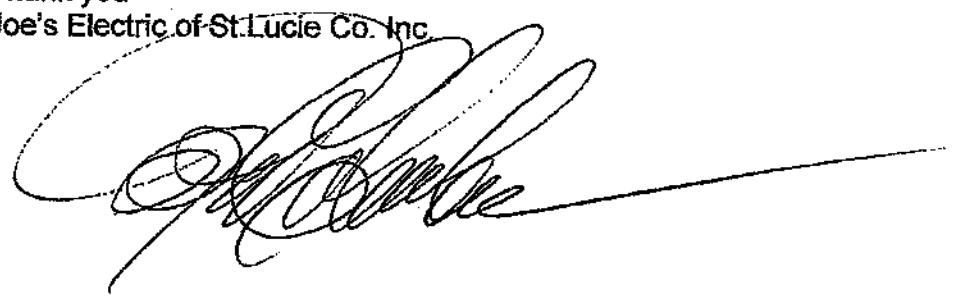
- Switches, receptacles, and lighting outlets per plan
- 3 Power for heat / AC systems
- Circuits for Range, Dryer, Water heater, washer, refrigerator, dishwasher, disposal, garage door opener and whirlpool tub
- Pool equipment wiring (no specifications provided a $1200.00 allowance is included
- 4 each TV and Phone prewire
- 58 Standard recessed lights and basic trim
- 1 Mini recessed light (niche)
- 5 Shower/tub recessed fixtures
- 3 Bath exhaust fans (QT type)
- 2 Bath fan light combination (QT type)
- 3 Carbon monoxide det.
- 7 Smoke det.
- 1 chime (wiring only)
- 8 Installation of owner provided paddle fans

New 200 amp Electrical service (includes installation of conduit only from existing power pole to service on house)

Total $ 21,000.00

Note: Includes installation of owner supplied lighting fixtures. The only fixtures included in quote are the recessed fixtures, bath fans and smoke and carbon monoxide detectors noted above.

Thank you
Joe's Electric of St Lucie Co. Inc



Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

1635 Thumb Point Drive Stem Wall and Foundation Draw Request 102314

realtimefla@aol.com <realtimefla@aol.com> Thu, Oct 23, 2014 at 9:14 PM
To: bradculverhouselaw@gmail.com, jbculverhouse@gmail.com

Good Evening,

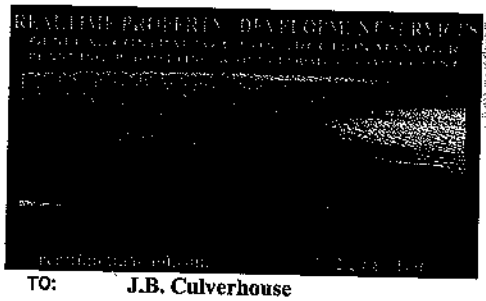
As discussed, please find attached our Draw Request towards forthcoming Stem Wall and Foundation improvements.

We respectfully request payment on or before Tuesday October 28th.

With Appreciation,

Steven M. Weaver, Sr.
772-344-7100

1635 draw 10 23 14.pdf
90K



pay request

INVOICE NO. 10/23/14-1635

DATE 10/23/14

Project Address 1635 Thumb Point Drive

TO: **J.B. Culverhouse**

DATE		REFERENCE	CAPITAL RESERVE AND CARRY-FORWARD CREDITS:			AMOUNT
			Request is for $3600.00 Capital Reserve and Operating Funds advance fully attrubutable to future RTPD fees and construction costs.			
			Client ackowledges RTPD will utilize these funds towards general cash flow requirements of RTPD/Weaver. Funds advance fully attrubutable to future RTPD fees and construction costs inclusive of Stem wall Improvements and Foundation prep for New raised floor slab.			
			This advance equals an additional $3600 Carry Forward Credit against items unbilled as of the date of this Invoice			$3,600.00
			Net Amount of this Draw Request			$3,600.00
			Thank You!			

Please make all checks payable to: RealTime Property & Development Services
1615 Thumb Point Drive Fort Pierce, FL 34949 Office: (772) 882-7744
Thank you for your business!

REVISIONS FOR PERMITTED PROJECTS

Date Received: _____

Date of Revision: NOV 6, 2014 Permit#: 14-607

Number of Plans: 3 △ SIGNED AND SEALED △ CD

Commercial (3 Sets of Signed & Sealed Plans w/CD)
Residential: (2 Sets Signed & Sealed Plans)

Project Name:
1635 THUMB POINT DRIVE CULVERHOUSE

Project Address:
1635 THUMB POINT DRIVE

Contractor's Name:
RENTIME PROPERTY DEVELOPMENT

RECEIVED
FEB 13 2015
Building Department

Phone #: 778-3700384 Fax/Cell#: _____

Contact Person To Call: STEVE WERNER

Detailed Description of Revision:
TOP COURSE OF BOND BEAM INSIDE WALL OF BLOCK REMOVED TO IMPROVE CONTINUITY OF SLAB OVER AND THROUGH ALL BLOCK CELLS

TROSS STRAP TYPE "E" ADDED

REVISIONS:
1. **Must be accompanied with a narrative of changes and/or corrections.**
2. **Must be CLOUDED.**
3. **Revisions 1st Time Submittal: $100.00.**
   2nd-3rd Time: $50.00 Per Page.
   4th and Additional: 1/3 Building Permit Fee.

$50.00

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

1635 Thumb point square footage

realtimefla <realtimefla@aol.com> Mon, Jul 6, 2015 at 3:54 PM
Reply-To: realtimefla <realtimefla@aol.com>
To: Brad Culverhouse <bradculverhouselaw@gmail.com>

Sent from my T-Mobile 4G LTE Device



20150706_155319_resized.jpg
556K

ST FLR:	[illegible]
ECOND FLR:	[illegible]
TAL LIVING:	[illegible]
ARAGE:	[illegible]
OVRD PORCH:	[illegible]
ALCONY:	[illegible]
MIC STORAGE:	[illegible]
TOTAL:	[illegible]

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

1635 Thumb Point construction and permitting mgt Payment status

realtimefla@aol.com <realtimefla@aol.com> Mon, Oct 5, 2015 at 8:41 AM
To: bradculverhouselaw@gmail.com

Talked to you Wednesday September 30th, and dropped off hard copy of invoice at your home office mail slot same day Wednesday evening.

Hoping to pick up payment today, if possible.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

1635 Thumb Point Dr Draw Request

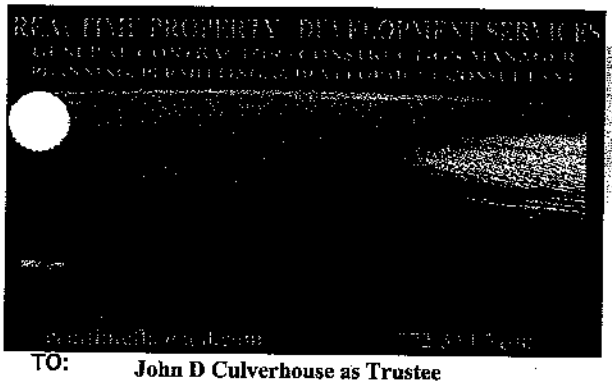
realtimefla@aol.com <realtimefla@aol.com> Tue, Oct 6, 2015 at 5:44 PM
To: jbculverhouse@gmail.com, bradculverhouselaw@gmail.com

Please find Draw Request attached.

Thank you.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

1635 Thumb Point Draw 10-5-15.pdf
65K



PROJECT DRAW

INVOICE NO.

DATE 08/11/15

Project Address 1635 Thumb Point Drive
Fort Pierce, Florida 34949
PID #2401-605-0030-000-3

TO: **John D Culverhouse as Trustee**
1635 Thumb Point Drive
Fort Pierce, FL 34949

DATE	REFERENCE	Scope of Work	QUANTITY	SUBTOTAL	TOTAL
		1635 Thumb Point Drive ongoing construction, Permit Management, Extended general conditions (6 months), 6 month permit extension; complete saw cutting, excavating and compaction of qty 8 isolated footings for river side second floor deck, provide all materials, labor, supervision, Building Department interaction to build and install rebar mats per approved drawings, flat fee $2K; prior advances and expenses nothwithstanding.			$2,000.00
		Total amount of this Draw Request due to RealTime Property & Development Services:			$2,000.00
DATE	**REF**	**Labor This Period**			**Included**
DATE	**REF**	**Materials This Period**			**Included**
DATE	**REF**	**Permits and Permit Management This Period**			**Included**

Please make all checks payable to: RealTime Property & Development Services
Mailing address: 101 A Seaway Drive, Fort Pierce, FL 34950
Overnight packages (FedEx/UPS/USPS): 607 Malabar Ave, Fort Pierce, FL 34950
Office: (772) 344-7100
Thank You for your business!

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

Fwd: CULVERHOUSE Permit 1635 Thumb Point Drive - Engineer's Lettet

1 message

Brad Culverhouse <bradculverhouselaw@gmail.com> Wed, Feb 3, 2016 at 4:52 PM
To: "mmeyers@city-ftpierce.com" <mmeyers@city-ftpierce.com>
Cc: Brad Culverhouse <BradCulverhouseLaw@gmail.com>, Steven M Weaver Sr <realtimefla@aol.com>

---------- Forwarded message ----------
From: <realtimefla@aol.com>
Date: Wednesday, February 3, 2016
Subject: Fwd: CULVERHOUSE
To: bradculverhouselaw@gmail.com

Steven M. Weaver, Sr.

From: James Gilgenbach <jegarch@comcast.net>
Date: Wednesday, February 3, 2016
Subject: CULVERHOUSE
To: realtimefla <realtimefla@aol.com>

JAMES E GILGENBACH
ARCHITECT AR7457
1239 E NEWPORT CENTER DRIVE
SUITE #107
DEERFIELD BEACH, FL 33442
PH: (954)426-1652
FX: (954)426-1653
jegarch@comcast.net

This email has been sent from a virus-free computer protected by Avast.
www.avast.com

--

With best regards,

Sincerely,

Brad Culverhouse
Attorney At Law, Chartered:
505 Beach Court
Fort Pierce, Florida 34950
Office Telephone 772. 465.7572
Cellular Telephone 561.716.4726
E-Mail: BradCulverhouseLaw@gmail.com

By ***/s/ Brad Culverhouse***

EPSON047.PDF
279K

JAMES E.
GILGENBACH
ARCHITECT

ARCHITECTURE
&
PLANNING
FL AR-7457

SUITE 107
NEWPORT CENTER

1239 E. NEWPORT CENTER DRIVE
DEERFIELD BEACH, FLORIDA 33442
(954) 426-1652

03 FEBRUARY 2016

09B04

CITY OF FORT PIERCE
BUILDING AND ZONING DEPT.
101 NORTH US#1 STREET
FORT PIERCE, FLORIDA

RE: CULVERHOUSE RESIDENCE
1635 THUMB POINT DRIVE
FORT PIERCE, FLORIDA
PERMIT #14-607

Dear sirs:

I inspected the photograph evidence for this project relating to the rust found on the existing exposed reinforcing bars/dowels, the result of the slow pace of construction for the project. I do find rust on the bars but with closer inspection, brushing the bars with a wire brush, the rust is found to be only surface rust. This surface rust does not compromise the ultimate strength of the reinforcing bars and actually adds to the bonding of the reinforcing bars with the concrete. At this point, I find no reason for concern relating to the rust on the reinforcing bars.

To the best of my knowledge and evaluation, the project's rusted reinforcing bars as now exists does not compromise the project and still meets the requirements of the Florida Building Code 2014. If you have any questions concerning this matter, please feel free to contact me.

Sincerely Yours,

James E. Gilgenbach
Architect

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

1635 rebar condition

realtimefla@aol.com <realtimefla@aol.com> Wed, Feb 3, 2016 at 1:29 PM
To: Realtimefla@aol.com
Cc: bradculverhouselaw@gmail.com

Steven M. Weaver, Sr.

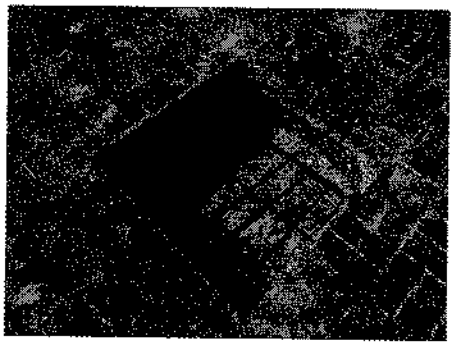
3 attachments



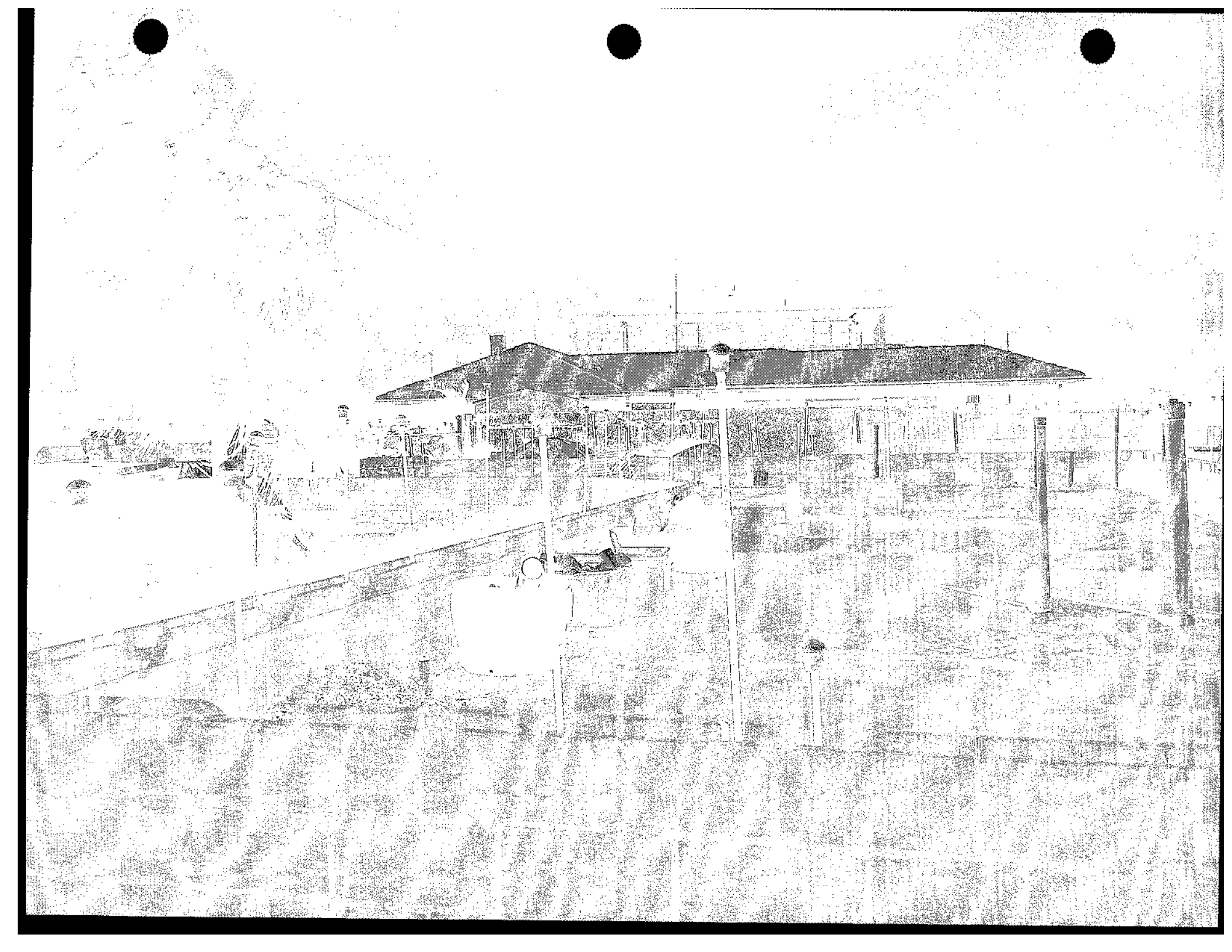
20160203_132542.jpg
2438K

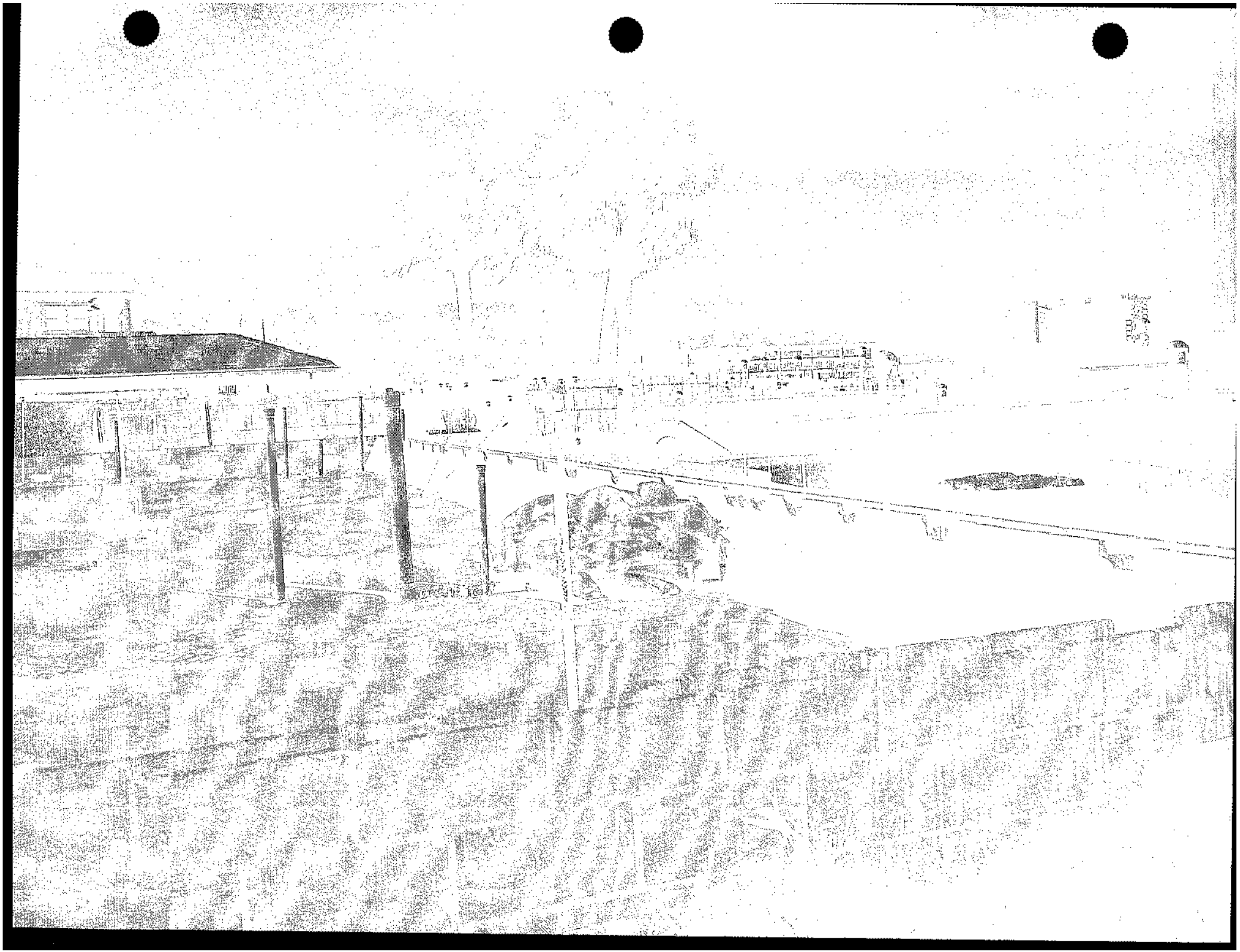


20160203_132538.jpg
2514K



20160203_132506.jpg
2745K







Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

1635 ThumbPoint Permit 14-607 recomencement

realtimefla@aol.com <realtimefla@aol.com> Fri, Feb 26, 2016 at 11:09 AM
To: bradculverhouselaw@gmail.com, jbculverhouse@gmail.com

Brad, John,
I was contacted by Mark Meyers Building Official.
He directed me to do the following as we get started again:

- substantial safety fence around the pool
- drain the pool
- no more dummy locking of the gate-property needs to be truly secure at all times
- comply with FBC regarding dumpster and porta john (ordered from reliable septic for delivery monday)

I believe I have your authorization to proceed on the above items and intend to do so starting immediately.
Thereafter, step one is the recalling of the 2-2-16 footing inspection, so that we can pour the stem wall and prep for back-fill and plumbing underground.

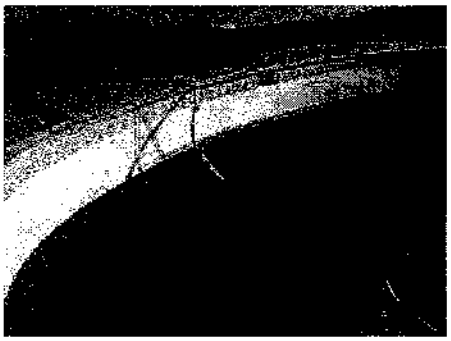
Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

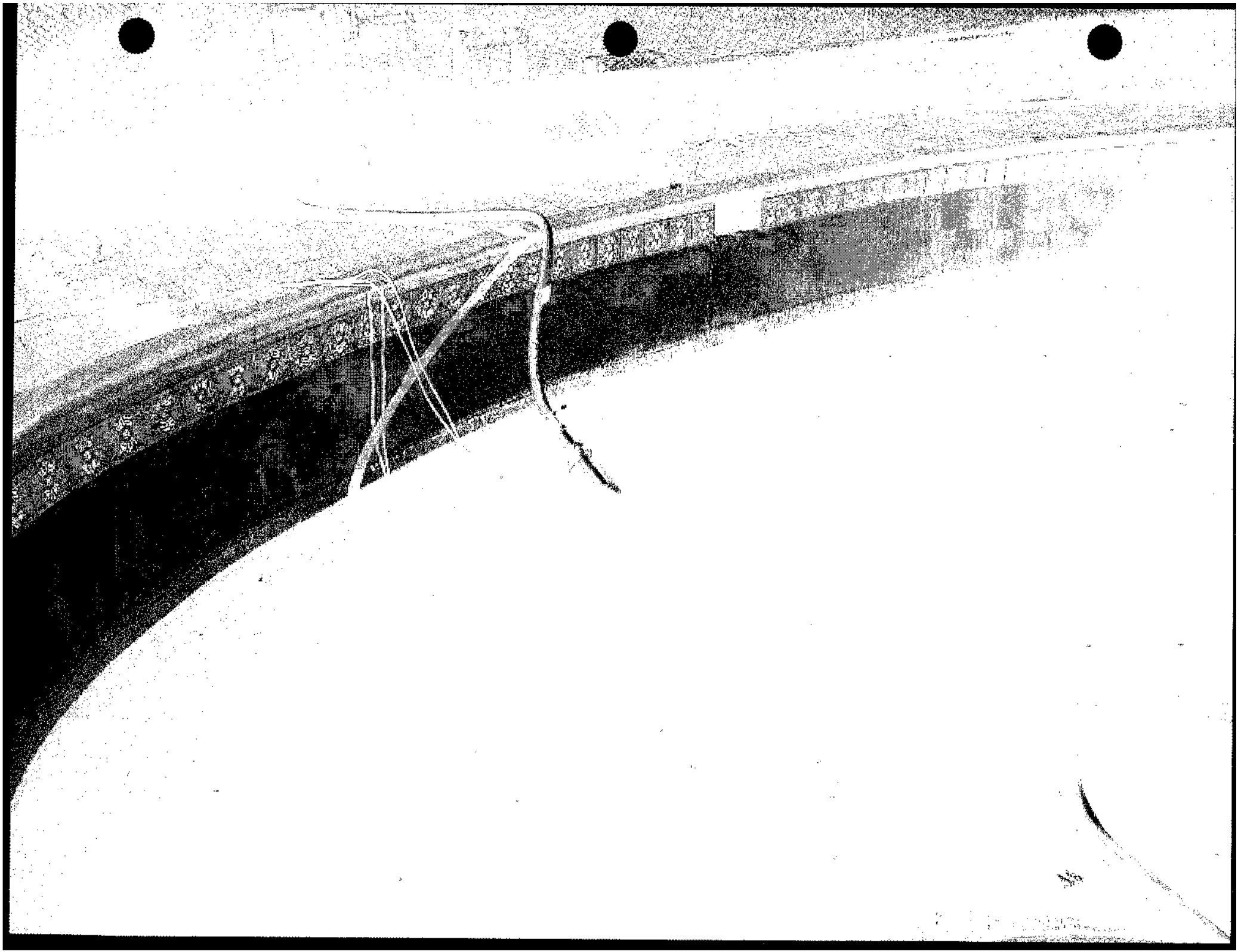
1635 pool rehab

realtimefla <realtimefla@aol.com> Sun, Feb 28, 2016 at 9:16 PM
Reply-To: realtimefla <realtimefla@aol.com>
To: realtimefla <realtimefla@aol.com>, Brad Culverhouse <bradculverhouselaw@gmail.com>

Sent from my T-Mobile 4G LTE Device



20160227_161417_resized.jpg
206K



Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

Fwd: 1635 ThumbPoint Temp Power Pole Inspection Scheduled for Tomorrow FPUA ACCOUNT SETUP

1 message

realtimefla@aol.com <realtimefla@aol.com> Tue, Mar 1, 2016 at 12:38 PM
To: kware@fpua.com
Cc: bradculverhouselaw@gmail.com, jbculverhouse@gmail.com, joeselecstlucie@aol.com

Ms. Ware,
Our construction project at 1635 ThumbPoint Drive is recompensing.

The owner Mr.Culverhouse wants us to have the account all set up and any fees paid so the temp power pole can be energized as soon as possible.

We were in earlier this week and Laurie B. thought we would only be required to bring in 150 for the deposit and nothing further. Please advise thank you.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

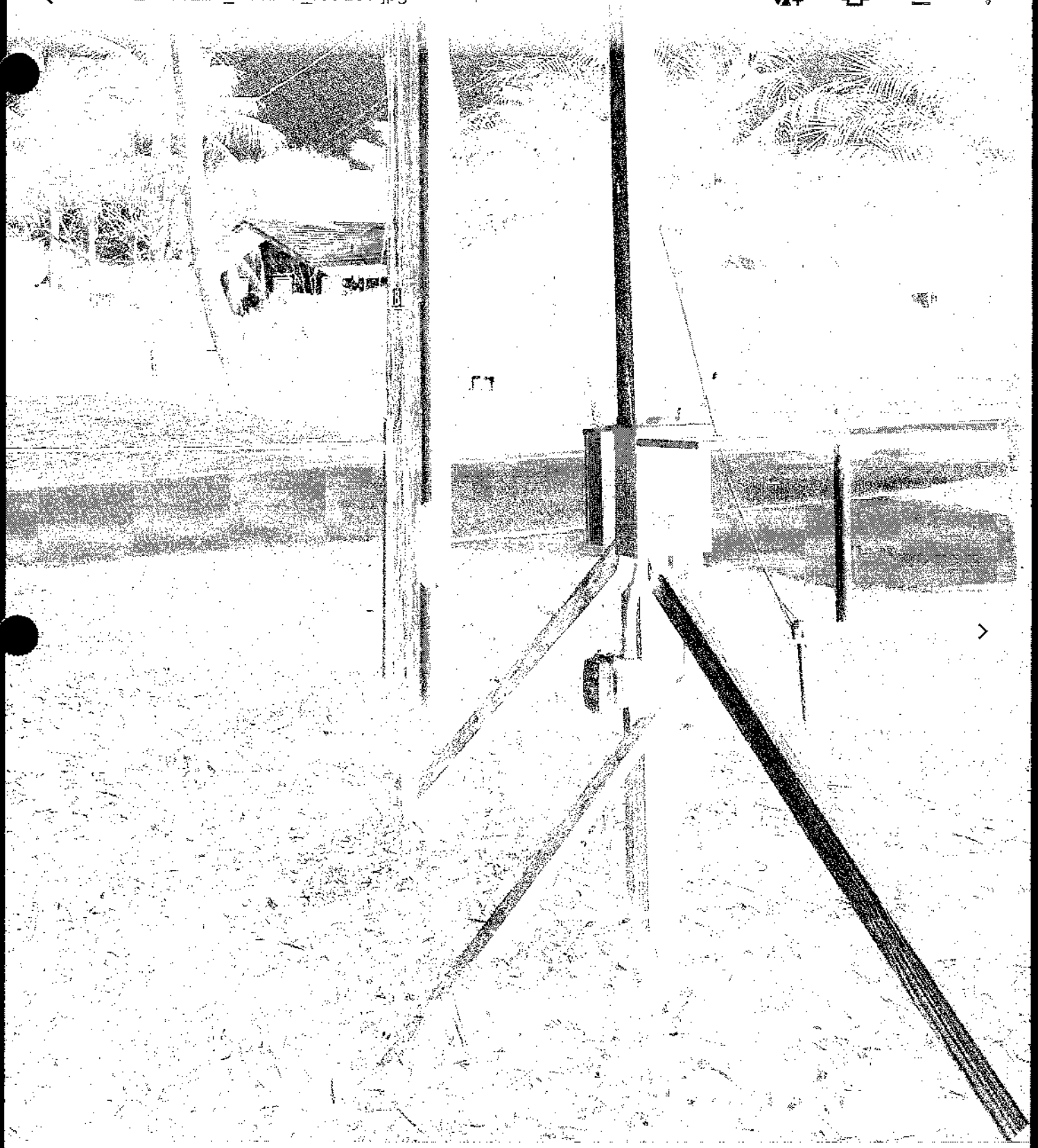
----Original Message----
From: realtimefla <realtimefla@aol.com>
To: joeselecstlucie <joeselecstlucie@aol.com>
Cc: bradculverhouselaw <bradculverhouselaw@gmail.com>; jbculverhouse <jbculverhouse@gmail.com>
Sent: Tue, Mar 1, 2016 12:35 pm
Subject: 1635 ThumbPoint Temp Power Pole Inspection Scheduled for Tomorrow

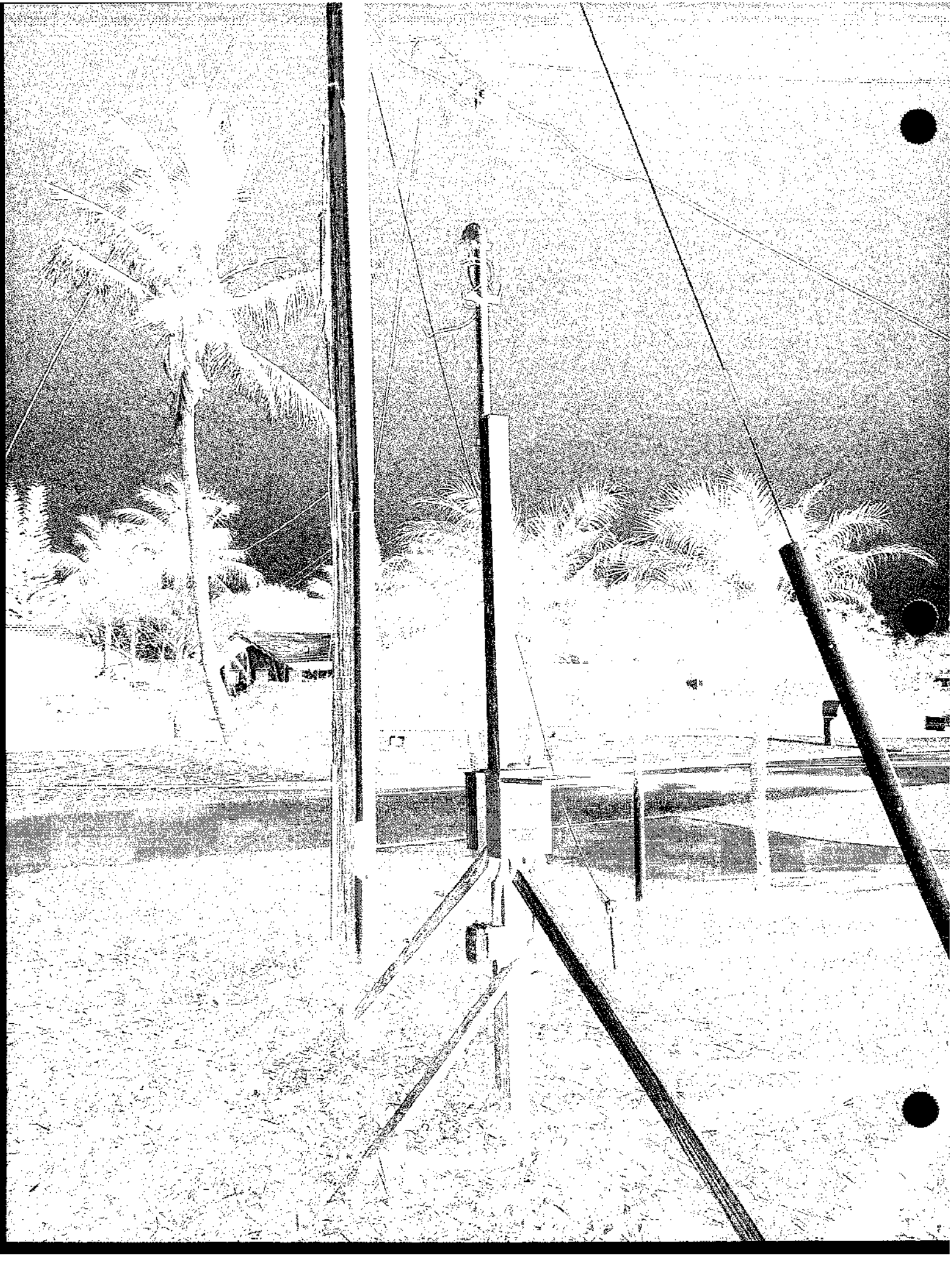
Randy,
As per your request the temp power pole inspection is scheduled for tomorrow. Please make sure we are ready! The permit will be on site.

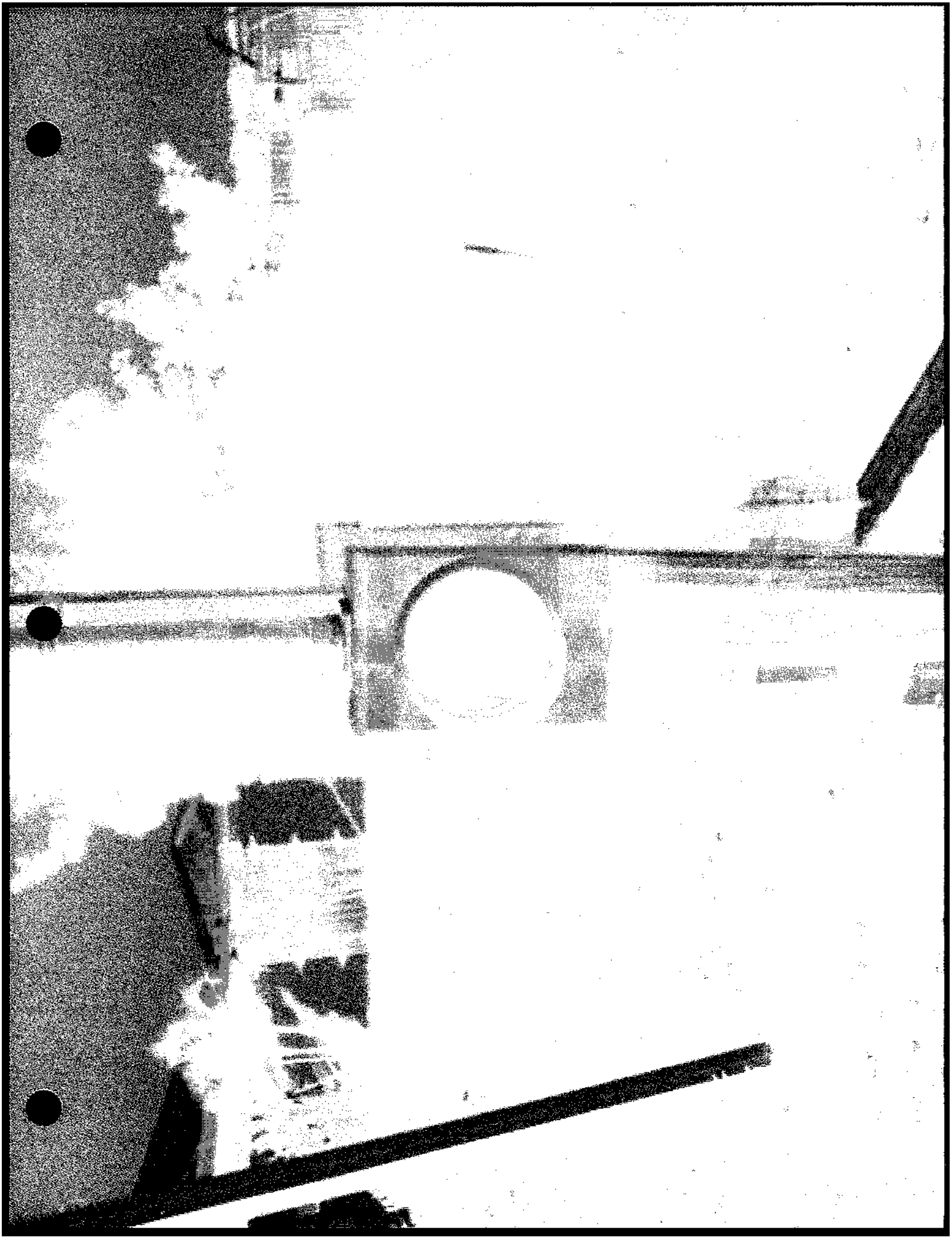
Thank you,
Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors

772-370-0384

20160227_161217_resized.jpg Open with







Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

1635 Temp Power Account Follow Up

2 messages

realtimefla@aol.com <realtimefla@aol.com> Thu, Mar 3, 2016 at 10:38 AM
To: kware@fpua.com
Cc: KimWest@city-ftpierce.com, plaguerre@fpua.com, bradculverhouselaw@gmail.com, jbculverhouse@gmail.com, joeselecstlucie@aol.com

Ms. Ware,
Yesterday we passed our temp power pole inspection at 1635 ThumbPoint. We are trying to expedite the hook up. I am certain you have received the inspection results from the City at this time.

Has the hook up crew been notified? When can we expect the meter to be energized?

I know you are busy, however FPUA has ample personnel resources, and with the construction picking up I am hoping that there are no bottlenecks between hook ups being ready to go and field crews being notified to proceed.

We again ask if there is a need for a deposit or anything else at this time. Please expedite. Time is of the essence. Thank you.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

---

realtimefla@aol.com <realtimefla@aol.com> Thu, Mar 3, 2016 at 11:02 AM
To: bradculverhouselaw@gmail.com

We would like to come by with a check for $175 for FPUA.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors

772-370-0384

----Original Message----
From: Karissa Ware <kware@fpua.com>
To: 'realtimefla@aol.com' <realtimefla@aol.com>
Sent: Thu, Mar 3, 2016 10:45 am
Subject: RE: 1635 Temp Power Account Follow Up

Hello Mr Weaver,

In regards to the temp pole hookup for 1635 Thumb Point Dr, all that is needed on the Customer Service end is payment of the fee of 175.00 for the temp pole. This can be made with check, credit card, or cash with customer service via telephone or in the lobby.

Thank you

-Karissa Ware

From: realtimefla@aol.com [mailto:realtimefla@aol.com]
Sent: Thursday, March 03, 2016 10:39 AM
To: Karissa Ware <kware@fpua.com>
Cc: KimWest@city-ftpierce.com; Paul Laguerre <plaguerre@fpua.com>; bradculverhouselaw@gmail.com; jbculverhouse@gmail.com; joeselecstlucie@aol.com
Subject: 1635 Temp Power Account Follow Up
[Quoted text hidden]

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

Fwd: Culverhouse Proposal

realtimefla@aol.com <realtimefla@aol.com> Sat, Mar 5, 2016 at 1:57 PM
To: bradculverhouselaw@gmail.com

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

—Original Message—
From: Penny <joeselecstlucie@aol.com>
To: realtimefla <realtimefla@aol.com>
Sent: Fri, Mar 4, 2016 2:34 pm
Subject: Culverhouse Proposal

Steve,

Here is a copy of Culverhouse's Signed Proposal as requested.

Thank You,

Penny
Joe's Electric of St Lucie Cnty., Inc.
772 465-2363



Culverhouse Proposal.jpg
606K

Joe's Electric of St. Lucie Co. Inc.

951 Wagner Pl.
FT. Pierce, Fl 34982
Ph 772 465 2363
Email: joeselecstlucie@aol.com

8-13-14 OK 3-4-16 per plan dated 27 Feb 14 pg 17 & 8

Realtime Properties

Ref: Electrical bid for: Culverhouse Res., Thumb Point Dv., Ft. Pierce, Fl.

Wiring for residence to include:

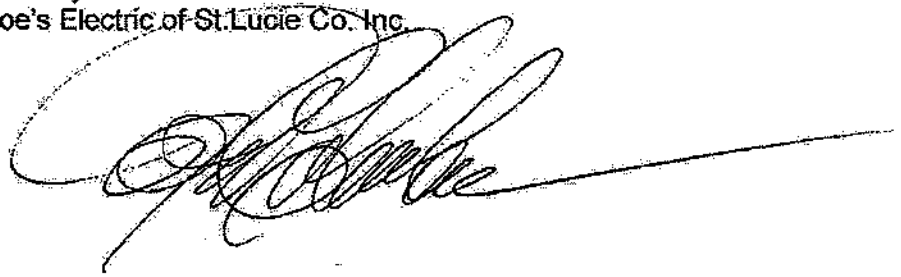
- Switches, receptacles, and lighting outlets per plan
- 3 Power for heat / AC systems
- Circuits for Range, Dryer, Water heater, washer, refrigerator, dishwasher, disposal, garage door opener and whirlpool tub
- Pool equipment wiring (no specifications provided a $1200.00 allowance is included
- 4 each TV and Phone prewire
- 58 Standard recessed lights and basic trim
- 1 Mini recessed light (niche)
- 5 Shower/tub recessed fixtures
- 3 Bath exhaust fans (QT type)
- 2 Bath fan light combination (QT type)
- 3 Carbon monoxide det.
- 7 Smoke det.
- 1 chime (wiring only)
- 8 Installation of owner provided paddle fans

New 200 amp Electrical service (includes installation of conduit only from existing power pole to service on house)

Total $ 21,000.00

Note: Includes installation of owner supplied lighting fixtures. The only fixtures included in quote are the recessed fixtures, bath fans and smoke and carbon monoxide detectors noted above.

Thank you
Joe's Electric of St.Lucie Co. Inc.



Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

1635 ThumbPoint Water Meter Needed for Construction

realtimefla@aol.com <realtimefla@aol.com> Wed, Mar 9, 2016 at 10:27 AM
To: bradculverhouselaw@gmail.com
Cc: kware@fpua.com, jbculverhouse@gmail.com

Ms. Ware,
We are rebuilding Mr. Culverhouse's home at 1635 ThumbPoint Dr.

We need water for construction.

There is a water meter box in front of the property. Inside the box there is no meter, only a valve that is not locked off.

We want the water meter installed at this time.

We have already verified to Lori B that we have Mr. Culverhouse's authorization to do this. We will be by shortly with a check. Hopefully you will let costumer service know how much to make the check out for.

Since there is no required construction and is only the meter itself, we would expect you to notify the reconnect crew immediately to install the water meter at this time.

Thank you for your prompt attention to this matter.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

INVOICE

Document No: 9429687232
Reference No.:

Invoice Date: 10/31/2014
Payment Due On: 11/15/2014

1635

For All Inquiries Call: 800-337-0699

Job No. 14007702
Legal Address: 1635 THUMB POINT DR - STOCK
Customer Job:
Terms: 1% 15th prox, net 16th
Incoterms: DEL

Account: 3082556
Billed To: REAL TIME PROPERTY & DEV

101 A SEAWAY DR
FORT PIERCE, FL, 34950-0000

PO Number Delivery Address

Date Shipped	Deliv No.	Ref. #	Product Code	Product Description	Delivered Quantity	UOM	By	Priced UOM	Units	Net Unit Price	Mat. Amt	Freight
verbal steve			1635 THUMB POINT DR, FORT PIERCE, 34949-3570									
10/31/2014	8064158902		000001030262	8X8X16,BOND BEAM,STUCCO,081	720.000	PC	1	PC	720.000	1.49	1,072.80	0.00
10/31/2014	8064158902		000001516894	FUEL SURCHARGE: SOUTH DIVISION-	1.000	PC	1	PC	1.000	25.50	25.50	0.00
10/31/2014	8064163679		000001201935	PALLET	1.000	PC	1	PC	1.000	15.00	15.00	0.00
10/31/2014	8064163679		000001511774	AMERIMIX,TYPE M,AMX500M,80#	40.000	BAG	1	BAG	40.000	6.30	252.00	0.00

PO Totals *** Yards: 0.00 Tons: 0.00 Mat $: 1,365.30 Frt $: 0.00 Other $: 0.00 Tax $: 88.75 Amt $: 1,454.05

Invoice Totals *** Yards: 0.00 Tons: 0.00 Mat $: 1,365.30 Frt $: 0.00 Other $: 0.00 Tax $: 88.75 Amt $: 1,454.05

Total Discount 13.65-

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

1635 ThumbPoint Temp Power Pole Inspection Scheduled for Tomorrow

realtimefla@aol.com <realtimefla@aol.com> Tue, Mar 1, 2016 at 12:35 PM
To: joeselecstlucie@aol.com
Cc: bradculverhouselaw@gmail.com, jbculverhouse@gmail.com

Randy,
As per your request the temp power pole inspection is scheduled for tomorrow. Please make sure we are ready! The permit will be on site.

Thank you,
Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

Reliable Septic & Services

P.O. BOX 1116
VERO BEACH, FL 32961
PH: (772) 562-4242
FAX: (772) 567-7183
Email: reliablesepticoffice@gmail.com
Website: reliableseptic.net

INVOICE

DATE	INVOICE#
4/11/2016	51941

BILLING ADDRESS

REAL TIME PROPERTY DEVELOPMENT
STEVE WEAVER
101A SEAWAY DRIVE
FT. PIERCE, FL 34950

JOB ADDRESS

1635 THUMB POINT DR
FT. PIERCE, FL 34949

TERMS	STREET ADDRESS	CITY,STATE, ZIP	HOME PHONE#	Alt Phone #	Rep
Due on receipt	1635 THUMB POINT D...	FT. PIERCE, FL 34949	772-344-7100		TLF

Description	DAYS	RATE	AMT
MONTHLY MAINTENANCE OF PORTABLE TOILET -- MONTH OF: March (Pro-rated: Delivered toilet 3/2/16)	31	2.57452	79.81T
PARTIAL MONTH BILLED			
$85/mo - 1x wk cleaning			
St Lucie Co Sales Tax		6.50%	5.19

Effective September 1, 2014:
Any new toilet(s) that are delivered in Indian River County after September 1st will be charged the new monthly rates:
Single toilet 1x wk cleaning - $ 85 (includes sales tax)
Single toilet 2x wk cleaning - $105 (includes sales tax)

Thank you for your business.

Pricing available upon request for weekend / party rates. Please call our office to schedule a portable toilet for your next event.

If our schedule allows, we will attempt to handle your request within the same day. In certain circumstances, this will not be possible and we will notify you of any delay.

This invoice	$85.00
Pmts applied	$0.00
This invoice Bal Due	$85.00

To avoid posting errors, please include your invoice # with your payment.

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

Fwd: Receipts for 1635 Thumb Point

realtimefla@aol.com <realtimefla@aol.com> Wed, Apr 13, 2016 at 7:57 AM
To: bradculverhouselaw@gmail.com

Steve

Steve:

Good morning. These are the receipts that go with the Draws that we forwarded to Brad last night.

Ann E Baese

---

3 attachments

Culverhouse Draw 3-3-14 Receipts.pdf
320K

Culverhouse Draw 12-23-14 Receipts.pdf
410K

Culverhouse Draw 12-30-15 Receipts.pdf
439K

Joseph E. Smith, Clerk
201 S. Indian River Dr.
Fort Pierce, FL 34950
(772) 462-6900

Transaction #: **1103438**
Receipt #: **1034855**
Cashier Date: **3/6/2014 11:13:35 AM**
(TARLESHIA BARR)

1103438
Print Date:
3/6/2014 11:13:37 AM

www.slcclerkofcourt.com

Customer Information	Transaction Information		Payment Summary	
() STEVEN WEAVER	DateReceived:	03/06/2014		
	Source Code:	North County		
	Return Code:	Over the Counter	Total Fees	$13.00
	Trans Type:	Recording	Total Payments	$13.00
	Agent Ref Num:			

1 Payments

CHECK 5158	$13.00

1 Recorded Items

(NC) NOTICE OF COMMENCEMENT — *BK/PG: 3610/247 CFN:3931720 Date:3/6/2014 11:13:34 AM*
*From: To: **WEAVER,STEVEN M***

Recording @ 1st=$10 Addt'l=$8.50 ea.	1	$10.00
Indexing @ 1st 4 Names Free, Addt'l=$1 ea.	4	$0.00
COPIES - not more than 8.5x14 - $1 per page (1) Copy	1	$1.00
CERTIFY FEE	1	$2.00

0 Search Items

0 Miscellaneous Items

EAST COAST LUMBER FT PIERCE
308 AVENUE A
FORT PIERCE, FL 34950
FAX: (772) 461-5957
PHONE: (772) 461-5950

SOLD TO: REALTIME PROPERTY & DEV
GENERAL
1615 THUMB POINT DR
FORT PIERCE FL 34949
(772) 344-7100

SHIP TO:

CUSTOMER NO: 600272
TERMS: NET
PURCHASE ORDER: COLVER
JOB NO: 000

DATE / TIME: 2/7/14 8:20
CLERK / TERM: BRADKEI 612
SALESPERSON:
TAX CODE: FC1 ST LUCIE 6.5%

REWARD NO: 19201805244

PO # COLVER

INVOICE: 625214/6

QUANTITY	UM	ITEM	DESCRIPTION	UNITS	SUGG	PRICE /PER	EXTENSION
1	EA	1005694	PATCH STUCCO 25# BAG	1		17.99 EA	17.99
1	BG	80SAND	80# SAND MIX	1		6.49 BG	6.49

REPRINT

		TAXABLE	24.48
		NON-TAXABLE	0.00
** AMOUNT CHARGED TO STORE ACCOUNT **	26.07	SUB-TOTAL	24.48
		TAX AMOUNT	1.59
		TOTAL AMOUNT	**26.07**

x _____
Received By

(STEVE)

^ь600272000625214|

EAST COAST LUMBER FT PIERCE
308 AVENUE A
FORT PIERCE, FL 34950
FAX: (772) 461-5957
PHONE: (772) 461-5950

SOLD TO: REALTIME PROPERTY & DEV
GENERAL
1615 THUMB POINT DR
FORT PIERCE FL 34949
(772) 344-7100

SHIP TO:

CUSTOMER NO: 600272
TERMS: NET
PURCHASE ORDER: COLVER
JOB NO: 000

PO # COLVER

DATE / TIME: 2/7/14 11:05
CLERK / TERM: BRADKEI 612
SALESPERSON:
TAX CODE: FC1 ST LUCIE 6.5%

REWARD NO: 19201805244

INVOICE: 625224/6

QUANTITY	UM	ITEM	DESCRIPTION	UNITS	SUGG	PRICE /PER	EXTENSION
1	EA	1005594	PATCH STUCCO 25# BAG	1		17.99 EA	17.99

REPRINT

** AMOUNT CHARGED TO STORE ACCOUNT ** 19.16

TAXABLE	17.99
NON-TAXABLE	0.00
SUB-TOTAL	17.99
TAX AMOUNT	1.17
TOTAL AMOUNT	**19.16**

X _____
Received By

(WESS)

^b600272000625224!

EAST COAST LUMBER FT PIERCE
308 AVENUE A
FORT PIERCE, FL 34950
FAX: (772) 461-5957
PHONE: (772) 461-5950

SOLD TO: REAL TIME PROPERTY & DEV
GENERAL
1615 THUMB POINT DR
FORT PIERCE FL 34949
(772) 344-7100

SHIP TO:

CUSTOMER NO: 600272
TERMS: NET
PURCHASE ORDER: 1635
JOB NO: 000

PO # 1635

DATE / TIME: 2/10/14 2:11
CLERK / TERM: BOTTSTE 612
SALESPERSON:
TAX CODE: FC1 ST LUCIE 6.5%

REWARD NO: 19201805244

INVOICE: K25308/6

QUANTITY	UM	ITEM	DESCRIPTION	UNITS	SUGG	PRICE /PER	EXTENSION
1	EA	1201698	MORTAR VERSABOND GRY 50#	1		15.99 EA	15.99

REPRINT

** AMOUNT CHARGED TO STORE ACCOUNT ** 17.03

TAXABLE	15.99
NON-TAXABLE	0.00
SUB-TOTAL	15.99
TAX AMOUNT	1.04
TOTAL AMOUNT	**17.03**

X _____
Received By

(STEVE)

^b600272000K25308I

REVISIONS FOR PERMITTED PROJECTS

Date Received: _____

Date of Revision: NOV 6, 2014 Permit#: 14-607

Number of Plans: 3 △ SIGNED AND SEALED △ CD

Commercial (3 Sets of Signed & Sealed Plans w/CD)
Residential: (2 Sets Signed & Sealed Plans)

Project Name:
1635 THUMB POINT DRIVE CULVERHOUSE

Project Address:
1635 THUMB POINT DRIVE

Contractor's Name:
REALTIME PROPERTY DEVELOPMENT

RECEIVED
FEB 13 2015
Building Department

Phone #: 778-3700384 Fax/Cell#: _____

Contact Person To Call: STEVE WEAVER

Detailed Description of Revision:
TOP COURSE OF BOND BEAM INSIDE WALL OF BLOCK
REMOVED TO IMPROVE CONTINUITY OF SLAB OVER AND
THROUGH ALL BLOCK CELLS
TROSS STRAP TYPE "F" ADDED

REVISIONS:
1. **Must be accompanied with a narrative of changes and/or corrections.**
2. **Must be CLOUDED.**
3. **Revisions 1st Time Submittal: $100.00.**
   2nd-3rd Time: $50.00 Per Page.
   4th and Additional: 1/3 Building Permit Fee.

$ 50.00

CITY OF FORT PIERCE
*** CUSTOMER RECEIPT ***

Batch ID: ALMA 2/13/15 01 Receipt no: 4628

Year	Number	Type	SvcCd	Description	Amount
2014	607 PM			BLDG-PERMITS	

REALTIME PROPERTY MANAGEM $53.00
1635 THUMB POINT DR
FT PIERCE, FL 34949

Tender detail
CR MC/VISA CRED
Total tendered: $53.00
Total payment: $53.00
$53.00

Trans date: 2/13/15 Time: 10:11:00

THANK YOU!

518267

1635

[ORIGINAL]

A TO Z JEWELRY AND PAWN INC
3183 North US-1
Fort Pierce, FL 34946
772.882.9819

Receipt: 006407
Trx: 505237
Sale

M/T: 00001
Date: 02/12/15 00001
Time: 12:48

ITEM	CATEGORY	DESCRIPTION	AMOUNT
001860901	24144807 USED	BOSCH HAMMER DRILL 11236VS BLUE POWER HAND TOOL SER#586001026 IN CASE	$117.37

ALL SALES FINAL, NO CASH REFUNDS!

SUB-TOTAL $117.37
SALES TAX $7.63
TOTAL SALES AMOUNT $125.00

PAID BY CREDIT CARD: ENDING 7627

[CUSTOMER]

A TO Z JEWELRY AND PAWN INC
3183 North US-1
Fort Pierce, FL 34946
772.882.9819

Receipt: 006407
Trx: 505237
Sale

M/T: 00001
Date: 02/12/15 00001
Time: 12:48

ITEM	CATEGORY	DESCRIPTION	AMOUNT
001860901	24144807 USED	BOSCH HAMMER DRILL 11236VS BLUE POWER HAND TOOL SER#586001026 IN CASE	$117.37

ALL SALES FINAL, NO CASH REFUNDS!

SUB-TOTAL $117.37
SALES TAX $7.63
TOTAL SALES AMOUNT $125.00

PAID BY CREDIT CARD: ENDING 762

EAST COAST LUMBER FT PIERCE
308 AVENUE A
FORT PIERCE, FL 34950
FAX: (772) 461-5957
PHONE: (772) 461-5950

SOLD TO: REALTIME PROPERTY & DEV
GENERAL
101 A SEAWAY DR
FORT PIERCE FL 34950
(772) 344-7100

SHIP TO:

CUSTOMER NO: 600272
TERMS: NET
PURCHASE ORDER: CULVER HOUSE

JOB NO: 000

DATE / TIME: 2/12/15 10:17
CLERK / TERM: STELDON 553
SALESPERSON:
TAX CODE: FC1 ST LUCIE 6.5%

REWARD NO: 19201805244

PO#CULVERHOUSE

INVOICE: 636185/6

QUANTITY	UM	ITEM	DESCRIPTION	UNITS	SUGG	PRICE /PER	EXTENSION
1	EA	17016	SPRYPNT ACE GLS ORANGE	1		3.99 EA	3.99
2	EA	SETXP	SET PAC XP 8.5 SINGLE TUBE	2		25.49 EA	50.98

** AMOUNT CHARGED TO STORE ACCOUNT ** 58.54

TAXABLE	54.97
NON-TAXABLE	0.00
SUB-TOTAL	54.97
TAX AMOUNT	3.57
TOTAL AMOUNT	**58.54**

X

Received By

(STEVE KULL)

1635

EAST COAST LUMBER FT PIERCE
308 AVENUE A
FORT PIERCE, FL 34950
FAX: (772) 461-5957
PHONE: (772) 461-5950

SOLD TO: REALTIME PROPERTY & DEV
GENERAL
101 A SEAWAY DR
FORT PIERCE FL 34950
(772) 344-7100

SHIP TO:

CUSTOMER NO: 600272
TERMS: NET
PURCHASE ORDER: 1635
JOB NO: 000

DATE / TIME: 2/13/15 12:21
CLERK / TERM: PINKTAM 552
SALESPERSON:
TAX CODE: FC1 ST LUCIE 6.5%

REWARD NO: 19201805244

PO # 1635

INVOICE: 636231/6

QUANTITY	UM	ITEM	DESCRIPTION	UNITS	SUGG	PRICE /PER	EXTENSION
1	RL	TIE	TIE WIRE	1	5.09	3.23 RL	3.23
2	EA	SETXP	SET PAC XP 8.5 SINGLE TUBE	2	25.49	23.41 EA	46.83

REPRINT

** AMOUNT CHARGED TO STORE ACCOUNT ** 53.31

TAXABLE	50.06
NON-TAXABLE	0.00
SUB-TOTAL	50.06
TAX AMOUNT	3.25
TOTAL AMOUNT	**53.31**

X _____
Received By

(STEVE)

^b600272000636231

1635

EAST COAST LUMBER FT PIERCE
308 AVENUE A
FORT PIERCE, FL 34950
FAX: (772) 461-5957
PHONE: (772) 461-5950

SOLD TO: REALTIME PROPERTY & DEV
GENERAL
101 A SEAWAY DR
FORT PIERCE FL 34950
(772) 344-7100

SHIP TO:

CUSTOMER NO: 600272
TERMS: NET
PURCHASE ORDER: 1635
JOB NO: 000

PO # 1635

DATE / TIME: 2/13/15 10:06
CLERK / TERM: PINKTAM 580
SALESPERSON:
TAX CODE: FC1 ST LUCIE 6.5%

REWARD NO: 19201805244

INVOICE: 636224/6

QUANTITY	UM	ITEM	DESCRIPTION	UNITS	SUGG	PRICE /PER	EXTENSION
1	EA	EINMOR60	EINSTONE MORTAR MIX 60# BAG	1		7.49 EA	7.49

REPRINT

** AMOUNT CHARGED TO STORE ACCOUNT ** 7.98

TAXABLE	7.49
NON-TAXABLE	0.00
SUB-TOTAL	7.49
TAX AMOUNT	0.49
TOTAL AMOUNT	**7.98**

X _____
Received By

(STEVE)

^b600272000636224

1635

EAST COAST LUMBER FT PIERCE
308 AVENUE A
FORT PIERCE, FL 34950
FAX: (772) 461-5957
PHONE: (772) 461-5950

SOLD TO: REALTIME PROPERTY & DEV
GENERAL
101 A SEAWAY DR
FORT PIERCE FL 34950
(772) 344-7100

SHIP TO:

CUSTOMER NO: 600272
TERMS: NET
PURCHASE ORDER: 1635
JOB NO: 000

DATE / TIME: 2/13/15 12:26
CLERK / TERM: MONTTAY 553
SALESPERSON:
TAX CODE: FC1 ST LUCIE 6.5%

REWARD NO: 19201805244

PO # 1635

INVOICE: 636232/6

QUANTITY	UM	ITEM	DESCRIPTION	UNITS	SUGG	PRICE /PER	EXTENSION
1	EA	11969	CAULKGUN SMOOTHROD1/10GL	1		3.99 EA	3.99

** AMOUNT CHARGED TO STORE ACCOUNT ** 4.25

TAXABLE	3.99
NON-TAXABLE	0.00
SUB-TOTAL	3.99
TAX AMOUNT	0.26
TOTAL AMOUNT	**4.25**

X _____
Received By

(STEVE)

PARK'S RENTAL SALES INC.
2506 OKEECHOBEE RD
FT PIERCE FL 34950
772-461-2905

05/[illegible]/2015	
Merchant ID:	14:33:04
Device ID	[illegible]1475
Terminal ID:	0503
	PD04.

CREDIT CARD

VISA REFUND

CARD #	
TRANS #	[illegible]
Batch #	018
Approval Code	
Entry Method:	
Mode:	Manual Offline

REFUND AMOUNT $74.55

CUSTOMER COPY

Park's Rental Inc. Ft Pierce
2306 Okeechobee Road
Fort Pierce, FL 34950
772 461-2905
Processed On 03-31-15

INVOICE 026962

John W. Thomas
Entered by JWT on 03-31-1

PLEASE PAY FROM THIS INVOICE/CONTRACT

049941

03-31-15

Real-Time Property Development
110 S Ocean Dr.

772 344-7100
772 882-7744

01:30pm

04-01-1[illegible]

Ft. Pierce,, FL 34949

01:30pm

.AME

03-31-15

Steve Weaver

03:18pm

		Meter Out/In		Minimum	Day	Week	4 Weeks	Extended
	0144-0029			4 HRS	SERIAL # 409000256			
1	Jack Hammer 65lb Elec		12.33	51.00	74.00	290.00	858.00	10.0[illegible]
	p/u by steven kull III							
	1983 se fairfield st. psl 34983							
	passport #444567996 tel#772.985.1565							
	jobsite is 1605 thumbpointe fp							
	0262-0005			8 HRS				
1	Extension Cord 10 Ga 50'		1.00	6.00	6.00	18.00	52.00	

10.00

SUB TOTAL	10.0
TAX	0.6
GRAND TOTAL	10.6
AMOUNT PAID	10.6
BALANCE DUE	0.0

Refund 03-31-15 by[VS] 74.55- Payment 03-31-15 by[VS] 85.20

I HAVE RECIEVED :
SAFETY SHEET
{ }

HOURS:
MON-FRI 7:00a-5:00p
SATURDAY 8:00a-12:00
CLOSED SUNDAY
Terms: Net 30 Days

** THANK YOU FOR YOUR BUSINESS!! _____ **

Pauls Rental Inc. Ft Pierce
[illegible] Okeechobee Road
Ft. Pierce, FL 34950
772 461-2905
Processed On 04-01-15

INVOICE 026963
RESERVATION 94062

Bryan J Pollock
Entered by JRD on 04-01-1

PLEASE PAY FROM THIS INVOICE/CONTRACT

049941

Real-Time Property Development
110 S Ocean Dr.

772 344-7100
772 882-7744

Ft. Pierce,, FL 34949

1605 Thumbpoint

Steve Weaver

04-01-15
08:28am
04-02-15
08:28am
04-01-15
11:53am

		Meter Out/In		Minimum	Day	Week	4 Weeks	Extended
0144-0023				4 HRS	SERIAL # 591001016			
1	Jack Hammer 65lb Elec		12.33	51.00	74.00	290.00	858.00	51.00
0262-0005								
1	Extension Cord 10 Ga 50'							

54
95 small
145

10.00

SUB TOTAL	51.00
TAX	3.32
GRAND TOTAL	54.32
[illegible]	[illegible]
BALANCE DUE	0.00

Payment 04-01-15 by[VS] 78.81 Refund 04-01-15 by[VS] 24.49-

I HAVE RECIEVED :
SAFETY SHEET
( )

HOURS:
MON-FRI 7:00a-5:00p
SATURDAY 8:00a-12:00
CLOSED SUNDAY
Terms: Net 30 Days

** THANK YOU FOR YOUR BUSINESS!! _____ **

TREASURE COAST RECYCLING

4880 GLADES CUT-OFF RD
FORT PIERCE, FL 34981
(772) 461-5833 OFC / (772) 595-0009
FAX

Sales Receipt

DATE	SALE NO.
6/16/2015	36

SOLD TO
REAL TIME 1635 THUMB POINT FT. PIERCE 34949

1635

CHECK NO.	PAYMENT METH...	PROJECT
	American Express	

DESCRIPTION	QTY	RATE	AMOUNT
PULL & RETURN	1	175.00	175.00
$30.00/TON C&D DEBRIS	9.62	30.00	288.60
NON-TAXABLE		0.00%	0.00
		Total	$463.60

1635 Revised

CITY OF FORT PIERCE
*** CUSTOMER RECEIPT ***

Batch ID: ALMA 11/18/14 01 Receipt no: 1614

Year	Number	Type	SvcCd	Description	Amount
2014	607 PM			SLDS-PERMITS	$100.00

REALTIME PROPERTY MANAGE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Tender detail
[illegible]: 3309 $100.00
Total tendered: $100.00
Total payment: $100.00

Trans date: 11/18/14 Time: 16:01:45

THANK YOU!

517597

? 1635

EAST COAST LUMBER FT PIERCE
308 AVENUE A
FORT PIERCE, FL 34950
FAX: (772) 461-5957
PHONE: (772) 461-5950

SOLD TO: REAL TIME PROPERTY & DEV
GENERAL
1615 THUMB POINT DR
FORT PIERCE FL 34949
(772) 344-7100

SHIP TO:

CUSTOMER NO: 600272
TERMS: NET
PURCHASE ORDER: 1635
JOB NO: 000

1635

DATE / TIME: 11/17/14 9:06
CLERK / TERM: SECOJOE 552
SALESPERSON:
TAX CODE: FC1 ST LUCIE 6.5%

REWARD NO: 19201805244

INVOICE: 633775/6

QUANTITY	UM	ITEM	DESCRIPTION	UNITS	SUGG	PRICE /PER	EXTENSION
2	EA	EINMOR60	EINSTONE MORTAR MIX 60# BAG	2		7.49 EA	14.98

** AMOUNT CHARGED TO STORE ACCOUNT ** 15.95

TAXABLE	14.98
NON-TAXABLE	0.00
SUB-TOTAL	14.98
TAX AMOUNT	0.97
TOTAL AMOUNT	**15.95**

x _____
Received By

(STEVE)

^ь600272000633775

EAST COAST LUMBER FT PIERCE
308 AVENUE A
FORT PIERCE, FL 34950
FAX: (772) 461-5957
PHONE: (772) 461-5950

1635

SOLD TO: REALTIME PROPERTY & DEV
GENERAL
1615 THUMB POINT DR
FORT PIERCE FL 34949
(772) 344-7100

SHIP TO:

CUSTOMER NO: 600272
TERMS: NET
PURCHASE ORDER: 1635
JOB NO: 000

DATE / TIME: 11/25/14 3:06
CLERK / TERM: BRADKEI 612
SALESPERSON:
TAX CODE: FC1 ST LUCIE 6.5%

REWARD NO: 19201805244

PO # 1635

INVOICE: 634051/6

QUANTITY	UM	ITEM	DESCRIPTION	UNITS	SUGG	PRICE /PER	EXTENSION
1	EA	49806	PRIMER PVC PURPLE 4OZ	1		4.99 EA	4.99
1	EA	43994	COUPLE 4"DWV X4"SCH40HXH	1		3.79 EA	3.79

** AMOUNT CHARGED TO STORE ACCOUNT ** 9.35

TAXABLE	8.78
NON-TAXABLE	0.00
SUB-TOTAL	8.78
TAX AMOUNT	0.57
TOTAL AMOUNT	**9.35**

X

Received By

(STEVE)

CONSTRUCTION MATERIALS, INC.
3101 Industrial Avenue 3 • Ft. Pierce, FL 34946
(772) 461-1243 • Fax (772) 461-9208 • Toll Free 1-800-238-3402
www.constructionmaterialsltd.com

In case of emergency, dial 1-800-424-9300 Chemtrec 24 hours.

TERMS AND CONDITIONS: Net - 10th of month. A Service Charge of 1.5% per month (18% per annum) will be charged on all past due accounts. Buyer agrees to pay all attorney's fees incurred by Seller in the collection of this debt; including without limitation, fees and costs incurred in defending any actions, claims or counterclaims by the Buyer, and including all fees and all costs incurred in obtaining a supplemental judgment for attorney's fees and costs. No returned goods will be accepted without prior authorization and will be subject to a restocking charge for handling and inspection. Special ordered merchandise is non-returnable unless authorized by manufacturer. THIS SLIP MUST ACCOMPANY ALL CLAIMS AND RETURNED GOODS.
DISCLAIMER: The sale carries only the warranties, if any, that may be made to Buyer by the manufacturer of the goods described in this invoice. CONSTRUCTION MATERIALS MAKES NO EXPRESSED OR IMPLIED WARRANTIES OF ANY SORT INCLUDING SPECIFICALLY ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
The remedies provided herein above are in addition to any and all other remedies Construction Materials, Inc. may have under any credit agreement with Buyer, as well as other remedies provided for by law. By signing this delivery ticket, the signer is acknowledging and representing that he or she has the authority to sign for the Buyer, that he or she has inspected the goods identified in the delivery ticket, both as to quantity, quality, and type of goods, and that the goods are being accepted after inspection.

ORDER PRINT

MAIN
DEC - 2 2014
BY:_____

CHARGE SALE

Sold To: CASH SALES...FORT PIERCE
** ALL CASH SALES ARE FINAL **
** ALL CASH SALES ARE FINAL **
FORT PIERCE, FL 34946

Ship To: real time properties
pick up
FORT PIERCE, FL 34946

C0000000000
Customer: 9999997 Payment Terms: PAST DUE AFTER 10TH

Cust. P.O. No.: real time
Shipped Via: CPU

Salesrep No.: 00705
Entry Date: 12/02/14
Our Order No.: 1239103 - 000

Qty Order	Qty Ship		Item Number/Description	Price	Per	Amount
5	5	EA	PWRS0005POWERS T309+QUIK SHOT EPOXY	14.95	EA	74.75
WHEN SHIPPING LTL ITEM SHIPS VIA CONSUMER COMMODITY - CRM-D						
			** MSDS FORM REQUIRED			
1	1	EA	ACCE0307CAULK GUN 9 OZ	7.95	EA	7.95

------- Taxes -------
Sales: 5.37

ESTIMATED AMOUNT ==> 88.07

Loaded By
Checked By
Shipped By

CUSTOMER SIGNATURE & DATE

COMPANY

CUSTOMER COPY

Thanks
Bob

Robert W Irish
Account Manager – Indian River & St. Lucie Counties
Office: 772-794-3555
Mobile: 772-216-5661
Address: 3150 53rd Street, Vero Beach, Fl 32967
Email: rirish@cemexusa.com
—— Forwarded by Robert W Irish/US/Cemex on 03/15/2016 10:53 AM ——

From: <lohnt.kiefer@cemex.com>
To: "" <robertw.irish@cemex.com>
Date: 03/14/2016 04:59 PM
Subject: Scan from the Vero Beach Cemex

Please open the attached document. It was scanned and sent to you using a DELL MFP. For more information on DELL products and solutions, please visit http://www.dell.com.
[attachment "Untitled_20160314_054111.pdf" deleted by Lola M Sundstrom/US/Cemex]

This email message and any attachments are for the sole use of the intended recipient(s) and contain confidential and/or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message and any attachments. Thank you.

From: Robert W Irish <robertw.irish@cemex.com>
To: realtimefla <realtimefla@aol.com>
Subject: Cemex
Date: Tue, Mar 15, 2016 2:09 pm



Robert W Irish
Account Manager – Indian River & St. Lucie Counties
Office: 772-794-3555
Mobile: 772-216-5661
Address: 3150 53rd Street, Vero Beach, Fl 32967
Email: rirish@cemexusa.com

— Forwarded by Robert W Irish/US/Cemex on 03/15/2016 02:06 PM —

From: Lola M Sundstrom/US/Cemex
To: Robert W Irish/US/Cemex@CEMEX
Date: 03/15/2016 11:06 AM
Subject: Re: payment request

---

chk#5315 on 12/29/14

Lola M. Sundstrom
Business Services Organization-USA
Credit Specialist Cocoa
3365 E. Industry Rd.
Cocoa, Fl. 32926
Office: 321-633-0699
Fax: 321-633-1630
Email: lolam.sundstrom@cemex.com

*Please note, our lockbox address has changed to:

PO BOX 730197
DALLAS, TX, 75373-0197*

From: Robert W Irish/US/Cemex
To: Lola M Sundstrom/US/Cemex@CEMEX,
Date: 03/15/2016 10:54 AM
Subject: payment request

Lola, can you tell me when this was paid?

Florida Region | INVOICE DISPLAY | Date Displayed: 03/14/2016 | Page #: 1

INVOICE

Document No: 9429687232
Reference No.:

For All Inquiries Call: 800-337-0599

Invoice Date: 10/31/2014
Payment Due On: 11/15/2014

1635

Job No. 14007702
Legal Address: 1635 THUMB POINT DR - STOCK
Customer Job:
Terms: 1% 15th prox, net 16th
Incoterms: DEL

Account: 3082556
Billed To: REAL TIME PROPERTY & DEV

101 A SEAWAY DR
FORT PIERCE, FL, 34950-0000

PO Number

Delivery Address

Date Shipped	Deliv No.	Ref. #	Product Code	Product Description	Delivered Quantity	UOM	By	Priced UOM	Units	Net Unit Price	Mat. Amt	Freight
verbal steve			1635 THUMB POINT DR, FORT PIERCE, 34949-3570									
10/31/2014	8064158902		000001030262	8X8X16,BOND BEAM,STUCCO,001	720.000	PC	1	PC	720.000	1.49	1,072.80	0.00
10/31/2014	8064158902		000001516894	FUEL SURCHARGE: SOUTH DIVISION-	1.000	PC	1	PC	1.000	25.50	25.50	0.00
10/31/2014	8064163679		000001201935	PALLET	1.000	PC	1	PC	1.000	15.00	15.00	0.00
10/31/2014	8064163679		000001511774	AMERIMIX,TYPE M,MMX500M,80#	40.000	BAG	1	BAG	40.000	6.30	252.00	0.00

PO Totals ** Yards: 0.00 Tons: 0.00 Mat $: 1,365.30 Frt $: 0.00 Other $: 0.00 Tax $: 88.75 Amt $: 1,454.05

Invoice Totals *** Yards: 0.00 Tons: 0.00 Mat $: 1,365.30 Frt $: 0.00 Other $: 0.00 Tax $: 88.75 Amt $: 1,454.05

Total Discount 13.65-

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

Executed Patriot Plumbing Contract

2 messages

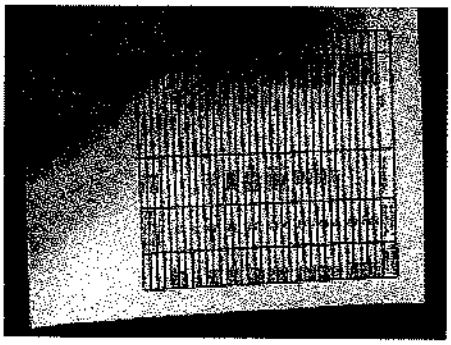
Brad Culverhouse <bradculverhouselaw@gmail.com> Wed, May 4, 2016 at 10:37 PM
To: Steve Weaver <realtimefla@aol.com>
Cc: Aaa - Office <bradculverhouselaw@gmail.com>
Bcc: johnculverhouse2012@gmail.com

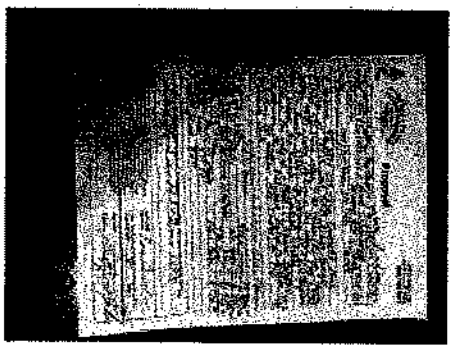
Dear Steve,
I do not have Ken's email address so please forward the attached contract executed by John B. Culverhouse, Sr., on to him via email. I will be available tomorrow morning until noon then I have to go to West Palm Beach and will not return until about 8:30pm in the evening.
Please ask Ken to initial where I have initialed and to please return a copy of the contract to me. I apologize for sending the contract in a horizontal format, but my scanner is on the fritz and I had to take photographs of the contract with my iPhone and email them that way. You and Ken can reach me at my cell at 561.716.4726.
Thank you ,
/s/ John B. Culverhouse, Sr.
Even though this email is sent on the email of the law office of Brad Culverhouse, Attorney At Law, Chartered (P.A.) neither the P.A.or any of its attorney employees or shareholders have represented, or given any legal advice to, either of the parties in regards to this contract.

Sent from my iPhone

2 attachments

IMG_1862.JPG
105K





IMG_1861.JPG
128K

---

realtimefla@aol.com <realtimefla@aol.com> Thu, May 5, 2016 at 2:07 PM
To: bradculverhouselaw@gmail.com

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

—Original Message—
From: patriot plumbing <patriot.plumbing@att.net>
To: realtimefla <realtimefla@aol.com>
Sent: Thu, May 5, 2016 8:52 am
Subject: Re: Fwd: Executed Patriot Plumbing Contract

Steve, contracts for Culverhouse.

On Thursday, May 5, 2016 7:09 AM, "realtimefla@aol.com" <realtimefla@aol.com> wrote:

Steven M. Weaver Sr.
Owner/ President

RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384
[Quoted text hidden]
Sent from my iPhone

---

thumbpoint.pdf
369K

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

1635 Thumb Point Drive

realtimefla@aol.com <realtimefla@aol.com> Mon, May 9, 2016 at 6:22 PM
To: eclfrank@aol.com
Cc: jegarch@comcast.net, bradculverhouselaw@gmail.com, jbculverhouse@gmail.com

Frank:

1635 Thumb Point Drive is your job # 27341. There is 2nd floor floor trusses and a roof system. The proposal and engineering is from August 2014.

Please advise as to the appropriateness of the Engineering regarding any code changes since august 2014. As well, we are optimistic that you will honor the truss proposal amount. We are ready to proceed and want to get this squared away, as we are anticipating needing the trusses the first or second week of June.

I hope to hear back from you tomorrow so that we can plan accordingly.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

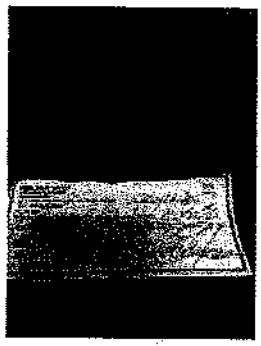
Check for James Gilgenbach PE

Brad Culverhouse <bradculverhouselaw@gmail.com> Thu, May 12, 2016 at 2:42 PM
To: Steve Weaver <realtimefla@aol.com>
Cc: Brad Culverhouse <brad@culverhouselaw.com>, John Culverhouse <johnculverhouse2012@gmail.com>
Bcc: bradculverhouselaw@gmail.com

Dear Steve,
Attached is a photo of the check that is being mailed out this afternoon for the fees for the plans changes relating to the 2nd floor.

Brad

Sent from my iPhone



IMG_1871.JPG
98K

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

May 20, 2016

Sender's Email: tkiernan@ct-eng.com
Project: 05-013.101

VIA Client Pick-up

Mr. Steven M. Weaver
Realtime Property & Development Services, Inc.
723 North US Hwy No. 1
Fort Pierce, FL 34950

RE: Professional Surveying Services – Update Flood Zone Delineation
Lot 30, Block 1, Thumb Point, Plat Book 10, Page 79, St. Lucie County

Dear Mr. Weaver:

On behalf of the firm of Culpepper & Terpening, Inc., I am pleased to enclose four (4) signed & sealed Under Construction Stemwall Tie-in Surveys and Three (3) signed and sealed FEMA Elevation Certificates (Under Const) for the property at 1635 Thumb Point Drive in Fort Pierce.

We appreciate the opportunity to provide our Professional Services. Should you have any questions or comments concerning this information, please do not hesitate to contact us at 772-464-3537.

Sincerely,
CULPEPPER & TERPENING, INC.

Thomas P. Kiernan, P.S.M.
Vice President – Director of Survey

TPK:
cc. Brad Culverhouse, Esq

Enclosure; as stated

U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

IMPORTANT: FOLLOW THE INSTRUCTIONS ON PAGES 8-15

OMB Control Number: 1660-0008
Expiration: 11/30/2018

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: Culverhouse (C&T# 05-013.101)	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1635 Thumb Point Dr.	Company NAIC Number:

City: Fort Pierce | State: FL | Zip Code: 34949

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lot 30, Block 1, Thmb Point S/D

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)

A5. Latitude/Longitude: Lat. 27°27'36" N Long. 80°17'47" W Horizontal Datum: ○ NAD 1927 ⊗ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number: 1B

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): n/a sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: n/a

c) Total net area of flood openings in A8.b: n/a sq in

d) Engineered flood openings? ○ Yes ○ No

A9. For a building with an attached garage:

a) Square footage of attached garage: 500 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: n/a

c) Total net area of flood openings in A9.b: n/a sq in

d) Engineered flood openings? ○ Yes ⊗ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
Fort Pierce, City of 120286	St. Lucie	FL

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth
1211C0183J	J	February 16, 2012	February 16, 2012	AE	5

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
○ FIS Profile ⊗ FIRM ○ Community Determined ○ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ○ NGVD 1929 ⊗ NAVD 1988 ○ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ○ Yes ⊗ No
Designation Date: ○ CBRS ○ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ○ Construction Drawings* ⊗ Building Under Construction* ○ Finished Construction
* A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations: Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: local Vertical Datum: NAVD'88

Indicate elevation datum used for the elevations in items a) through h) below. ○ NGVD 1929 ⊗ NAVD 1988
○ Other/Source:

Datum used for building elevations must be the same as that used for the BFE. Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	6 . 51	⊗ feet	○ meters
b) Top of the next higher floor	n/a .	⊗ feet	○ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	n/a .	⊗ feet	○ meters
d) Attached garage (top of slab)	4 . 11	⊗ feet	○ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	n/a .	⊗ feet	○ meters
f) Lowest adjacent (finished) grade next to building (LAG)	3 . 8	⊗ feet	○ meters
g) Highest adjacent (finished) grade next to building (HAG)	5 . 8	⊗ feet	○ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	n/a .	⊗ feet	○ meters

IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1635 Thumb Point Dr.	Policy Number:
City: Fort Pierce — State: FL — Zip Code: 34949	Company NAIC Number:

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ○ No

Certifier's Name	License Number		
Thomas P Kiernan	6199		
Title	**Company Name**		
Vice President - Director of Survey	Culpepper & Terpening		
Address	**City**	**State**	**Zip Code**
2980 South 25th St.	Ft. Pierce	FL	34981
Signature	**Date**	**Telephone**	
	5/13/16	(772)464-3537	

PLACE SEAL HERE

Copy all pages of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

Signature _____ Date 5/13/16

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ○ feet ○ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ○ feet ○ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ . _____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and /or equipment servicing the building is _____ . _____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ○ Yes ○ No ○ Unknown. The local official must certify this information in Section G.

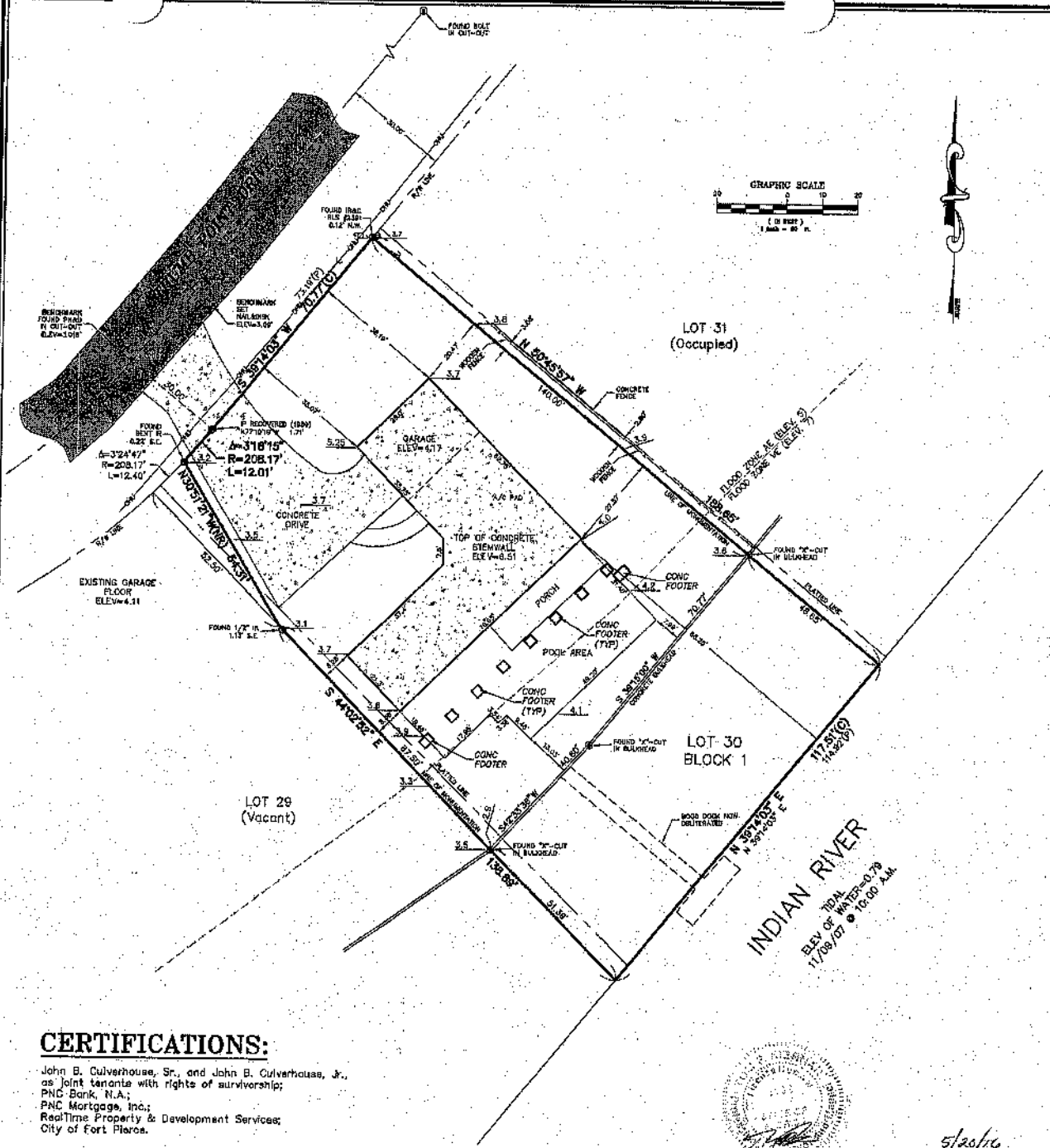
SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	**City**	**State**	**ZIP Code**
Signature	**Date**	**Telephone**	

Comments

☐ Check here if attachments.



LEGEND & ABBREVIATIONS

℄	DENOTES CENTERLINE
(P)	DENOTES PLAT DATA
(C)	DENOTES CALCULATED FROM FIELD MEASUREMENTS
P.S.M.	DENOTES PROFESSIONAL SURVEYOR AND MAPPER
I.R.	DENOTES IRON ROD
C.M.	DENOTES CONCRETE MONUMENT
IR&C	DENOTES IRON ROD & CAP
Δ	DENOTES CENTRAL ANGLE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
R/W	DENOTES RIGHT-OF-WAY
PK&D	DENOTES P.K. NAIL AND DISK
Ⓢ	DENOTES SANITARY MANHOLE
⌀	DENOTES WOOD POWER POLE
↙	DENOTES GUY ANCHOR
(NR)	DENOTES NON-RADIAL
NGVD	DENOTES NATIONAL GEODETIC VERTICAL DATUM

NOTES:

1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
2) Description shown hereon provided by the client.
3) The last date of field work was May 12, 2016.
4) Overall parcel contains 0.45 Acres, more or less.
5) Lands shown hereon were not abstracted by this office for right-of-ways, Reservations, Agreements, and/or Easements of Record. Such information should be obtained and confirmed by others through appropriate title verification.
6) Bearings shown hereon are assumed and based on the Centerline of Thumb Point Drive with a bearing of S 39°14'03" W.
7) Underground Foundations and Improvements were not located.
8) Said described property is located within an area having a Flood Zone Designation "AE" (EL5) and "VE" (EL7), on Flood Rate Map No. 12111C0183 J with an effective date of revision of February 18, 2012, for Community Panel Number 120286 City of Ft. Pierce, in St. Lucie County, State of Florida.
9) This is an updated survey of a previous boundary survey, Job #89-005JAK, dated January 12, 1989.
10) Elevations shown hereon are in feet and are based upon NAVD 1988 datum.
11) The area above sea level is 0.325 acres, or 14,169 square feet.
12) There is an apparent scrivners error in the description of the lots and excepting parcel. The call that reads "...along the Easterly line of said Lot 30..." should read "...along the Westerly line of said Lot 30..." to be correct.

DESCRIPTION

All of Lot 30, Block 1, of "THUMB POINT", as recorded in Plat Book 10, Page 79, of the Public records of St. Lucie County, Florida.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

A Parcel of land lying in Section 1, Township 35 South, Range 40 East, St. Lucie County, Florida, being a portion of Lot 30, Block 1, of "THUMB POINT", as recorded in Plat Book 10, Page 79, of the public records of St. Lucie County, Florida, said parcel is more particularly described as follows:

BEGIN at an Iron Rod with Cap at the Northwest corner of said Lot 30; Thence run S44°02'52"E, along the Easterly line of said Lot 30, a distance of 52.50 feet; Thence run N30°51'21"W, a distance of 54.31 feet, to a point on the South right-of-way line of Thumb Point Drive, said point being on a curve concave to the Northwest, having a radius of 208.17 feet, the chord of said curve bears S44°14'45"W; Thence run Southwesterly along said right-of-way line and along the arc of said curve, subtending a central angle of 3°24'47", a distance of 12.40 feet, to the POINT OF BEGINNING, containing 324.54 square feet, more or less.

Revised: Added Proposed Finish Floor Elevation - TK - 2/28/13
Revised: Updated Revised FEMA flood line, converted elev. to NAVD 88 - TK - 11/15/12
Revised: Added area above sea level - BCS - 01/02/08
Revised: Added topo - 11/12/07 - DDC

CERTIFICATIONS:

John B. Culverhouse, Sr., and John B. Culverhouse, Jr., as joint tenants with rights of survivorship;
PNC Bank, N.A.;
PNC Mortgage, Inc.;
RealTime Property & Development Services;
City of Fort Pierce.

Thomas P. Kiernan
Professional Surveyor & Mapper
Florida Certificate No. 6199

5/20/16
Date Signed

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB-426

AS-BUILT STEMWALL SURVEY

PREPARED FOR:

Brad Culverhouse

DATE	DRAWN BY	FIELD	SURVEY NO.
5/13/16	GLM	PK	05-013
FILE NAME	F.B., PG.	SCALE	SHEET NO.
05-013 stemwall.dwg		1"=20'	1 OF 1

P:\Proj\2005\05-013 Brad Culverhouse Survey\05-013 stemwall.dwg, 5/20/2016 11:04:11 PM

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

1635 Thumb Point Revisions never received NEED ASAP

2 messages

realtimefla@aol.com <realtimefla@aol.com> Wed, Jun 1, 2016 at 6:23 PM
To: jegarch@comcast.net
Cc: bradculverhouselaw@gmail.com, jbculverhouse@gmail.com

Jim:

I never received the Culverhouse revisions signed and sealed. Please make sure that they include the slab footing revision. I need these right away. We are behind on the agreed upon timeline within the Agreement that Mr. Culverhouse struck with the City.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

Brad Culverhouse <bradculverhouselaw@gmail.com> Thu, Jun 2, 2016 at 2:28 AM
To: Steven M Weaver Sr <realtimefla@aol.com>
Cc: Brad Culverhouse <BradCulverhouseLaw@gmail.com>, John Culverhouse <johnculverhouse2012@gmail.com>

Dear Steve,
Mr. Giglesbach has breached his agreement to provide the signed and sealed revisions timely after he has been paid (and he cashed the check), please get another P.E. to do it and I will sue Mr. Giglesbach for the damages that he has, and is causing, to me.

With best regards,

Sincerely,
Brad Culverhouse
Attorney At Law, Chartered:
505 Beach Court, Suite 1
Fort Pierce, Florida 34950
Office Telephone 772. 465.7572
Cellular Telephone 561.716.4726
E-Mail: BradCulverhouseLaw@gmail.com

By ***/s/ Brad Culverhouse***

[Quoted text hidden]

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

1635 ThumbPoint Culverhouse revisions signed and Sealed

realtimefla@aol.com <realtimefla@aol.com> Wed, May 25, 2016 at 9:10 AM
To: jbculverhouse@gmail.com, bradculverhouselaw@gmail.com, jegarch@comcast.net

Good Morning Jim

Did not see the revisions hard copies yet. Need for pending inspection.
send both the full plans **and the** original Slab Detail Letter Signed and Sealed, today hopefully, thanks.

I will submit the Letter to get the immediate inspection while the revision is processed,but the City wont look at the letter without the revisions being in for review.

Thank You,
Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

1635 Thumb Point Survey and Elevation Certificates Certifications

4 messages

realtimefla@aol.com <realtimefla@aol.com> Wed, May 18, 2016 at 5:44 PM
To: tkiernan@ct-eng.com, bradculverhouselaw@gmail.com

Brad:

Did you provide to Tom Kiernan at C&T the actual name of your lender, as well as the exact names on Title, including as to whether there is a Trust involved?

We need to turn the Elevation Certificate in at City Hall in order to get a slab inspection. Let's get all of the certifications right the first time. Please reply asap and copy Tom.

Thank you.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

Brad Culverhouse <bradculverhouselaw@gmail.com> Wed, May 18, 2016 at 5:57 PM
To: "realtimefla@aol.com" <realtimefla@aol.com>
Cc: "tkiernan@ct-eng.com" <tkiernan@ct-eng.com>, Brad Culverhouse <BradCulverhouseLaw@gmail.com>, John Culverhouse <johnculverhouse2012@gmail.com>

The title is held by:
John B. Culverhouse, Sr., and John B. Culverhouse, Jr., as joint tenants with rights of survivorship. No trust is involved. No lender is lending monies to construct the home. The 1st Mortgage holder is PNC Bank, N.A., and the second mortgage is held by PNC Mortgage, Inc.,
[Quoted text hidden]

--

With best regards,

Sincerely,
Brad Culverhouse

Attorney At Law, Chartered:
505 Beach Court, Suite 1
Fort Pierce, Florida 34950
Office Telephone 772. 465.7572
Cellular Telephone 561.716.4726
E-Mail: BradCulverhouseLaw@gmail.com

By ***/s/ Brad Culverhouse***

---

realtimefla@aol.com <realtimefla@aol.com> Wed, May 18, 2016 at 6:25 PM
To: bradculverhouselaw@gmail.com
Cc: tkiernan@ct-eng.com, BradCulverhouseLaw@gmail.com, johnculverhouse2012@gmail.com

Tom:

Please include certifications to all the entities named below as well as RealTime Property & Development Services and the City of Fort Pierce.

Thank you.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384
[Quoted text hidden]

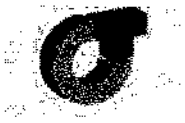
Tom Kiernan <tkiernan@ct-eng.com> Fri, May 20, 2016 at 4:01 PM
To: "realtimefla@aol.com" <realtimefla@aol.com>, "bradculverhouselaw@gmail.com" <bradculverhouselaw@gmail.com>
Cc: "BradCulverhouseLaw@gmail.com" <BradCulverhouseLaw@gmail.com>, "johnculverhouse2012@gmail.com" <johnculverhouse2012@gmail.com>

Good afternoon Steve,

We have completed the tie-in survey and the FEMA form. Please feel free to stop by and collect. Also attached is a scanned image for record retention.

Regards,

Tom



Thomas P. Kiernan, P.S.M.

Vice President - Director of Survey

Culpepper and Terpening, Inc.

Consulting Engineers and Land Surveyors

2980 South 25th Street

Ft. Pierce, FL 34981

Telephone 772-464-3537 Ext. *206

Facsimile 772-467-4967

Cellular 772-370-8291

tkiernan@ct-eng.com

From: realtimefla@aol.com [mailto:realtimefla@aol.com]
Sent: Wednesday, May 18, 2016 6:25 PM
To: bradculverhouselaw@gmail.com
Cc: Tom Kiernan; BradCulverhouseLaw@gmail.com; johnculverhouse2012@gmail.com

[Quoted text hidden]

[Quoted text hidden]

05-013.101 trans stemwall and FEMA cert 2016-05.20.pdf
4238K

PAID BY CLIENT NO 0/14

CITY OF FORT PIERCE
*** CUSTOMER RECEIPT ***

Batch ID: SKELLER 6/21/16 01 Receipt no: 10230

Year	Number	Type	SvcCd	Description	Amount
2014	607	PM		BLDG-PERMITS	$250.00

BRAD CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Tender detail
CH Ref#: 2005 $250.00
Total tendered: $250.00
Total payment: $250.00

Trans date: 6/21/16 Time: 16:47:43

THANK YOU!

524607

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

Request for revised Final Plan Set for 1635 Thumb Point

realtimefla@aol.com <realtimefla@aol.com> Wed, Jun 22, 2016 at 6:28 PM
To: jegarch@comcast.net

Jim:

Things have gotten a bit confusing with the bidding subcontractors. We need to get bids from the block mason and framer that reflect the revised second story exterior wall change to CBS.

In order to solve all of our problems, please assemble the current most recently revised copies of 1635 Thumb Point - Culverhouse Residence plans into one email. PDF's only needed for now, obviously, we will need the floor plan and truss plan in CAD for the truss company shortly.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

1635 Thumb Point Payment Checks and Lien Released for Carter Concrete and Johnson Concrete Pumping

9 messages

realtimefla@aol.com <realtimefla@aol.com> Wed, Aug 24, 2016 at 5:40 PM
To: jacob@bigjohnsonconcreteplacement.com, ccarter146@hotmail.com, bradculverhouselaw@gmail.com

Mr. Culverhouse, Jacob, Chris:

Attached are the Lien Releases Mr. Culverhouse will be trading for the payment checks.

Let me know when the release is ready and I will meet up with you and trade check for release.

Mr. Culverhouse lives in the near downtown Fort Pierce so this should be quick and easy.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

2 attachments

1635 Carter Concrete Final Lien Release Word Draft Template.pdf
67K

1635 Johnson Concrete Final Lien Release 8-24-16.pdf
67K

Jacob Bynum <jacob@bigjohnsonconcreteplacement.com> Thu, Aug 25, 2016 at 8:23 AM
To: Steven M Weaver Sr <realtimefla@aol.com>
Cc: Chris Carter <ccarter146@hotmail.com>, bradculverhouselaw@gmail.com

Good Morning Mr. Weaver, Carter, Culverhouse;

Hope your days are off to a great start. Please see attached for a copy of our executed release of lien. Upon receipt of the check we will mail the original.

Thank you for your time and consideration.
[Quoted text hidden]
--
Jacob Bynum, Esq.
Director of Operations, Big Johnson Concrete Placement, LLC

Phone: 772-220-3435
Fax: 800-862-8189
Email: jacob@bigjohnsonconcreteplacement.com
Website: http://www.bigjohnsonconcreteplacement.com/
Address: PO BOX 340, Palm City, FL 34991

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

ROL Carter's Concrete 08.25.16.pdf
74K

---

realtimefla@aol.com <realtimefla@aol.com> Thu, Aug 25, 2016 at 4:59 PM
To: jacob@bigjohnsonconcreteplacement.com, ccarter146@hotmail.com, bradculverhouselaw@gmail.com

Mr. Culverhouse:

Earlier today, Jacob from Johnson Pumping sent you a copy of his notarized Lien Release. Also, Mr. Carter has his Lien Release ready.

I would like to meet Mr. Carter and exchange the check for the lien release and mail out the Johnson check and they will mail you the original release to your Beach Court address thereafter.

Please reply soon as I committed to getting Carter and Johnson their checks today - tomorrow at the latest.

Thank you.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384
[Quoted text hidden]

---

realtimefla@aol.com <realtimefla@aol.com> Mon, Aug 29, 2016 at 2:47 PM
To: bradculverhouselaw@gmail.com

Steven M. Weaver, Sr.

From: Jacob Bynum <jacob@bigjohnsonconcreteplacement.com>

Date: Thursday, August 25, 2016
Subject: Re: 1635 Thumb Point Payment Checks and Lien Released for Carter Concrete and Johnson Concrete Pumping
To: Steven M Weaver Sr <realtimefla@aol.com>
[Quoted text hidden]

ROL Carter's Concrete 08.25.16.pdf
74K

Brad Culverhouse <bradculverhouselaw@gmail.com> Tue, Aug 30, 2016 at 11:18 AM
To: Jacob Bynum <jacob@bigjohnsonconcreteplacement.com>
Cc: Steven M Weaver Sr <realtimefla@aol.com>, Brad Culverhouse <BradCulverhouseLaw@gmail.com>
Bcc: John Culverhouse <johnculverhouse2012@gmail.com>

Dear Mr. Bynum,

My Son and I want to thank you for your Company's fine work in the rebuilding of our home.

Attached is a requested release form. Please have it executed and we can exchange the check for the release.

Thank you,

With best regards,

Sincerely,
Brad Culverhouse
Attorney At Law, Chartered:
505 Beach Court, Suite 1
Fort Pierce, Florida 34950
Office Telephone 772. 465.7572
Cellular Telephone 561.716.4726
E-Mail: BradCulverhouseLaw@gmail.com

By ***/s/ Brad Culverhouse***

[Quoted text hidden]

1001 - LIEN RELEASE -BIG JOHNSON CONCRETE PLACEMENT LLC - 1635 Thumb Point Drive Partial Lien Release.pdf
142K

Jacob Bynum <jacob@bigjohnsonconcreteplacement.com> Tue, Aug 30, 2016 at 1:40 PM

To: Brad Culverhouse <bradculverhouselaw@gmail.com>
Cc: Steven M Weaver Sr <realtimefla@aol.com>

Good Afternoon Mr. Culverhouse,

It was our pleasure to be apart of your home rebuild.

Please see attached for the requested release of lien.
The original will be mailed upon receipt of your check.

Thank you for your time and consideration.
[Quoted text hidden]

ROL Carter's Concrete 08.30.16.pdf
99K

---

realtimefla@aol.com <realtimefla@aol.com> Tue, Aug 30, 2016 at 2:50 PM
To: bradculverhouselaw@gmail.com

thanks Brad very nicely stated

Steven M. Weaver, Sr.

[Quoted text hidden]

Jacob Bynum <jacob@bigjohnsonconcreteplacement.com> Thu, Sep 29, 2016 at 1:20 PM
To: Brad Culverhouse <bradculverhouselaw@gmail.com>
Cc: Steven M Weaver Sr <realtimefla@aol.com>

Good Afternoon,

Hope you are having a great day. We never received payment for this project, was it already mailed? If so, could you please reissue assuming it has not cleared your bank.

Kindest regards,
[Quoted text hidden]

---

realtimefla@aol.com <realtimefla@aol.com> Thu, Sep 29, 2016 at 4:21 PM
To: jacob@bigjohnsonconcreteplacement.com, bradculverhouselaw@gmail.com

Brad,

I was copied on this email. Certain you have seen it by now. Let me know if I can help expedite payment and resolution.

Thank you,

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

----Original Message----
From: Jacob Bynum <jacob@bigjohnsonconcreteplacement.com>
To: Brad Culverhouse <bradculverhouselaw@gmail.com>
Cc: Steven M Weaver Sr <realtimefla@aol.com>
Sent: Thu, Sep 29, 2016 1:20 pm
Subject: Re: 1635 Thumb Point Payment Checks and Lien Released for Carter Concrete and Johnson Concrete Pumping

[Quoted text hidden]

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

1635 Thumb Point Slab Pour and first lift of block delivery scheduling request

realtimefla@aol.com <realtimefla@aol.com> Tue, Aug 16, 2016 at 4:52 PM
To: RIrish@cemexusa.com, ccarter146@hotmail.com
Cc: redlineconstruct@att.net, bradculverhouselaw@gmail.com, Mmeyers@city-ftpierce.com

Bob:

1635 Thumb Point passed the slab/steel inspection today. We want to schedule the pour as soon as you can schedule us (40 yards plus, 3,000 psi, add corrosion inhibitor, no fiber).

I have copied Chris Carter on this email. When you reply with first available pour date, let's see if Carter is available to place and finish the concrete.

I have also copied Tim at Redline Masonry on this email, and hope you can schedule the first floor block delivery two or three days after the pour date that you can do for us.

Thank you Bob - hoping to hear back from you tomorrow with these two dates. Mr. Culverhouse, the owner of the property, will either pre-pay you for the concrete and the block or pay the day of the pour and the block delivery. That's the plan. Thank you and looking forward to your reply.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

LIEN RELEASE - 1635 THUMB POINT DRIVE

2 messages

Brad Culverhouse <bradculverhouselaw@gmail.com> Tue, Aug 30, 2016 at 11:27 AM
To: ccarter146@hotmail.com
Cc: Steven M Weaver Sr <realtimefla@aol.com>, Brad Culverhouse <BradCulverhouseLaw@gmail.com>
Bcc: John Culverhouse <johnculverhouse2012@gmail.com>

Dear Mr. Carter,

My Son and I want to thank you for your Company's fine work in the rebuilding of our home.

Attached is a requested release form. Please have it executed and we can exchange the check for the release.

Thank you,

With best regards,

Sincerely,
Brad Culverhouse
Attorney At Law, Chartered:
505 Beach Court, Suite 1
Fort Pierce, Florida 34950
Office Telephone 772. 465.7572
Cellular Telephone 561.716.4726
E-Mail: BradCulverhouseLaw@gmail.com

By ***/s/ Brad Culverhouse***

1000 - LIEN RELEASE - CARTERS CONCRETE CONSTRUCTION INC - 1635 Thumb Point Drive Partial Lien Release.pdf
143K

Chris Carter <ccarter146@hotmail.com> Tue, Aug 30, 2016 at 11:52 AM
To: Brad Culverhouse <bradculverhouselaw@gmail.com>

Brad,

I have the release ready, where can we meet and exchange for check?

Chris Carter,
Carter's Concrete Construction, Inc.
5610 Smith Lane
Fort Pierce, Florida 34982
772-519-6087
[Quoted text hidden]

<1000 - LIEN RELEASE - CARTERS CONCRETE CONSTRUCTION INC - 1635 Thumb Point Drive Partial Lien Release.pdf>

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

Fwd: 1635 Thumb Point Block check today and delivery tomorrow

1 message

realtimefla@aol.com <realtimefla@aol.com> Thu, Sep 15, 2016 at 9:35 AM
To: jbculverhouse@gmail.com, bradculverhouselaw@gmail.com, RIrish@cemexusa.com

first and second floor takeoffs and quotes attached.
Still planning on getting first floor check from Brad midday and meeting Bob thereafter.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

—Original Message—
From: Robert W Irish <robertw.irish@cemex.com>
To: realtimefla <realtimefla@aol.com>
Sent: Thu, Aug 4, 2016 4:09 pm
Subject: Re: 1635 Thumb Point Block Takeoff for Quote

CEMEX
Robert W Irish
Account Manager – Indian River & St. Lucie Counties
Office: 772-794-3555
Mobile: 772-216-5661
Address: 3150 53rd Street, Vero Beach, Fl 32967
Email: rirish@cemexusa.com

From: realtimefla@aol.com
To: Robert W Irish/US/Cemex@CEMEX, redlineconstruct@att.net
Date: 08/01/2016 06:04 PM
Subject: 1635 Thumb Point Block Takeoff for Quote

Bob:

The attached block takeoff is divided into 2 delivery/list.

Hoping you will provide 2 separate quotes.

Thank you.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384[attachment "1635 Block Take off.xlsx" deleted by Robert W Irish/US/Cemex]

This email message and any attachments are for the sole use of the intended recipient(s) and contain confidential and/or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message and any attachments. Thank you.

2 attachments

REALTIME PROPERTY - 2ND FLOOR 1635 THUMB POINT.pdf.zip
135K

REALTIME PROPERTY - 1ST FLOOR 1635 THUMB POINT.pdf.zip
136K

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

1635 block first floor

realtimefla@aol.com <realtimefla@aol.com> Fri, Sep 16, 2016 at 2:41 PM
To: jbculverhouse@gmail.com, bradculverhouselaw@gmail.com

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

REALTIME PROPERTY - 1ST FLOOR 1635 THUMB POINT.pdf
141K

CEMEX

Valid from: 08/04/2016
Valid to: 12/31/2016

Terms of Sale: 1% 15th prox, net 16th

Sales Office: VERO BEACH
Sales Employee: ROBERT W IRISH
Phone: 772-794-3555
Fax: 772-794-3599
Address: 3150 53RD STREET
VERO BEACH, FL 32960
email: RIRISH@CEMEXUSA.COM

Prepared for: REALTIME PROPERTY
Contact Name: STEVE WEAVER
Phone:
Fax:
Address:

email:

Project: 1635 THUMB POINT FIRST FLOOR

Address:
City, State, Zip:

THE PRICES STATED HEREIN ARE BASED ON THE ATTACHED STANDARD TERMS AND CONDITIONS, WHICH SHALL CONTROL AND TAKE PRECEDENCE OVER ANY TERMS AND CONDITIONS TO THE CONTRARY IN ANY PURCHASE ORDER OR OTHER DOCUMENT

ITEM	MATERIAL	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
BLOCK						
	1028740	8 X 8 X 16 T-14 REGULAR BLOCK	1850	EA	$1.18	$2,183.00
	1030262	8 X 8 X 16 T-81 BEAM BLOCK	400	EA	$1.43	$572.00
	1031316	8 X 8 X 8 T-150 HALF BLOCK	144	EA	$1.18	$169.92
	1033843	8 X 4 X 16 T-329 HALF HGH	220	EA	$1.48	$325.60
	1031207	8 X 6 X 16 T-130 6 HIGH	210	EA	$1.48	$310.80
	1034328	8 X 9 X 16 T-603 9 HIGH	150	EA	$1.75	$262.50
	1237300	8 X 8 X 16 T-47 INSPECTION BLOCK	100	EA	$1.48	$148.00
LINTELS						
	1027812	LINTEL 17'-4"	2	EA	$219.47	$438.94
	1027809	LINTEL 14'-0"	1	EA	$93.59	$93.59
	1027802	LINTEL 10'-6"	1	EA	$71.63	$71.63
	1027790	LINTEL 7'-6"	2	EA	$45.85	$91.70
	1027773	LINTEL 4'-6"	9	EA	$27.60	$248.40
	1029434	LINTEL 4'-0" RECESSED	1	EA	$37.36	$37.36
	1029446	LINTEL 4'-6" RECESSED	1	EA	$41.71	$41.71
	1258826	SILL 37"	9	EA	$17.12	$154.08
	1258827	SILL 74"	2	EA	$38.61	$77.22
MASONRY	121	H/S MASONRY 80 LB BAG	44	EA	$8.75	$385.00
	122	MASON SAND	7	TON	$40.00	$280.00
	123	CAVITY CAPS (BOX OF 200)	200	EA	$0.12	$24.00
						$0.00
TOTAL						$5,915.45

SUBMITTED BY: ROBERT W IRISH

THE PRICES STATED HEREIN ARE BASED ON THE ATTACHED STANDARD TERMS AND CONDITIONS, WHICH SHALL CONTROL AND TAKE PRECEDENCE OVER ANY TERMS AND CONDITIONS TO THE CONTRARY IN ANY PURCHASE ORDER OR OTHER DOCUMENT

Prepared for: REALTIME PROPERTY

Project: 1635 THUMB POINT FIRST FLOOR

Address: 0

City, State, Zip:

THE PRICES STATED HEREIN ARE BASED ON THE ATTACHED STANDARD TERMS AND CONDITIONS, WHICH SHALL CONTROL AND TAKE PRECEDENCE OV ER ANY TERMS AND CONDITIONS TO THE CONTRARY IN ANY PURCHASE ORDER OR OTHER DOCUMENT

SALES TAX NOT INCLUDED

Accepted this _____ day of _____ 2009
upon Seller's attached Standard Terms and Conditions.

Firm: _____
Signature: _____
Print Name: _____
Title: _____

TAX EXEMPT _____ YES _____ NO

This quotation is offered for acceptance in writing within 30 calendar days. In the event Purchaser fails to accept on or before the date that is 30 days from the date of this quote, the prices set forth shall automatically expire unless waived by Seller.
Seller reserves the right to (i) increase prices on any quotes or accepted orders without notice to reflect any raw material cost increases incurred by Seller and (ii) defer or cancel any quotes or accepted orders in the event Seller becomes delayed or prevented from performing due to shortages or allocations of raw materials. in the event of a delay or cancellation resulting from shortages or allocations of raw materials, Seller shall not be liable to Buyer for any damages incurred by Buyer as a result of any such delay or cancellation.

The prices stated herein are based on the Cemex Construction of Florida, LLC Terms and Conditions (copies of which have previously been provided to you and are available on request), which will control over any terms and conditions to the contrary in any purchase order or other document.

STANDARD TERMS AND CONDITIONS

1. PARTIES. Buyer ("Buyer") acknowledges, understands and agrees that, by accepting this Quotation ("Quotation") it shall be bound by the Standard Terms and Conditions set forth herein and that said Standard Terms and Conditions shall be enforceable against Buyer by CEMEX Construction Materials Florida, LLC and all of its divisions, subsidiaries, affiliates, privies, assigns, associated or affiliated companies, corporations, partnerships, successors, and insurers ("Seller"). Buyer's Credit Application, if any, this Quotation including these Standard Terms and Conditions, and Seller's order confirmation, if any, shall form the sole agreement ("Agreement") under which Buyer shall purchase goods, materials and services ("Materials") from Seller, and acceptance of any purchase order from Buyer is hereby made expressly conditional upon Buyer's acceptance of the terms and conditions contained herein. Any different or additional terms or conditions contained in Buyer's acceptance of this offer, whether by purchase order or otherwise, are hereby objected to by Seller and shall have no effect on, and not become part of, the terms and conditions of this Agreement. Additional terms, changes, and alleged subsequent agreements shall not be effective unless signed by Seller's authorized representative.

2. APPLICABILITY. This Agreement is made between Buyer and Seller. All the terms and conditions herein are intended to and shall apply to all purchases of the Materials set forth in this Quotation.

3. BUYER REPRESENTATIONS. Buyer represents to Seller that, as of the date of this Agreement, it is solvent and that any financial information provided or attached, either as part of this Agreement or previously provided with Buyer's Credit Application, if any, accurately reflects the current financial condition of Buyer. If at any time Seller deems the financial condition of Buyer as unsatisfactory, Seller reserves the right to require payment in full in advance or other security satisfactory to Seller. Buyer further warrants and represents that it has authority to enter this Agreement and that any person signing this Agreement has been duly authorized to execute this Agreement for and on behalf of Buyer. Each representation and the information contained herein is material and given to induce me Seller to provide credit.

4. TECHNICAL ASSISTANCE. In no event shall Seller bear any responsibility for claims arising from technical advice or assistance provided to Buyer. Advice and assistance provided by Seller is for Buyers guidance only and Buyer agrees to rely solely on its own architects, engineers or other technical experts.

5. LIMITED WARRANTY AND LIABILITY DISCLAIMER. Seller warrants that the Materials sold under this Agreement meet solely the description and specifications for the same set forth in this Quotation, if any, and shall be free from defects in material and workmanship for a period of one (1) year from the date of delivery thereof. No other express warranties are made with respect to said Materials. Acceptance by Buyer of the Materials shall constitute confirmation by Buyer that the Materials meet the description and specifications, if any, set forth in this Quotation. The foregoing warranty is subject to standard manufacturing and color variations, efflorescence, tolerances and classifications. Seller is not responsible for installation or defective conditions caused by installation. Buyer's exclusive remedy for breach of this warranty shall be to require Seller, at Seller's option, to refund the purchase price for the Materials sold hereunder, to repair or to replace any nonconforming Materials. Seller shall not be responsible for any removal or installation costs. THE FOREGOING WARRANTY IS IN LIEU OF AND EXCLUDES ALL OTHER WRITTEN OR ORAL WARRANTIES OR CONTRACTUAL AGREEMENTS, WHETHER EXPRESS OR IMPLIED BY LAW OR OTHERWISE, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY OR HABIT ABILITY. Seller warrants that the use or sale of the Materials will not infringe on the claims of any United States patent covering the Materials, but Seller does not warrant against infringement by reason of the use of the Materials in combination with other materials, goods, or manufacturing processes.

6. CLAIMS. Buyer's exclusive procedure for commencing claims under this Agreement against Seller shall be as follows: Notice of claims against Seller for breach of warranty or for alleged short delivery of Materials must be given to Seller promptly upon discovery and must be supported in writing within seven (7) days after discovery to afford Seller an opportunity to investigate such claims promptly and mitigate any potential damages. Failure of Buyer to give such notice shall constitute a waiver by Buyer of its right to later make such a claim. No claims shall be allowed after the Materials purchased hereunder are incorporated, modified or processed by Buyer in any manner.

7. LIMITATION OF LIABILITY. Seller's liability on any claim for loss or damage arising out of the supplying of any Materials to Buyer, or their sale, operation or use, whether based on contract, warranty, tort (including negligence) or other grounds, shall not exceed the price of the Materials actually received from Buyer by Seller with regard to which such claim for loss or damage is made. In no event shall Seller be liable, whether as a result of breach of contract, warranty, tort (including negligence) or other grounds, for special, consequential, incidental, liquidated or penal damages including, but not limited to, loss of profits or revenue, loss of use of the Materials or any associated product, cost of capital, cost of substitute products, facilities, services, downtime costs, or claims of customers of the Buyer for such damages.

8. INDEMNIFICATION BY BUYER. To the fullest extent permitted by law, Buyer further agrees that, in specific consideration for receiving the express warranty granted by Seller in paragraph 5 above, it will indemnify and hold harmless Seller from and for any and all damages, including attorney's fees and costs, incurred by Seller in connection with any claim, demand, liability, or cause of action asserted against Seller for personal injuries, loss of life, property damages, or economic losses of Buyer or its employees, agents, representatives or any other person or entity in connection with any statutory, contractual or warranty breach, negligence, strict liability, or other tortious conduct by Seller.

9. DELIVERY AND INDEMNIFICATION. Seller's responsibility for delivery shall cease FOB shipping point or, if Seller agrees to deliver FOB delivery site, at the curbside or street or frontage of the address of delivery. If Buyer requires Seller to cross a curb line or enter upon private property to make delivery on site, Buyer shall be responsible to provide safe and adequate access and such delivery shall be at the risk of Buyer. Following delivery, Buyer shall be responsible for compliance with all governmental regulations and ordinances with regard to disposal, storage or placement of the same and shall indemnify and hold Seller harmless against all claims for personal injuries, including death, and any damage to private or public property arising from the delivery, storage, use, disposal or handling of said Materials. Unless otherwise specifically agreed, shipments will be made only during normal business hours, but not on Saturdays, Sundays, or holidays recognized by Seller or labor unions under contract with Seller.
If Buyer is in default under this Agreement or any of its contracts or obligations with Seller, Seller may, at its sole option and without prejudice to any of its other remedies: (i) postpone further deliveries or shipments until such default is remedied; or (ii) terminate any and all obligations under any contract or obligation and refuse further performance without any liability to Buyer.

10. DELIVERY SITE CONDITIONS. Seller reserves the right to determine whether the site for delivery requested by Buyer is suitable for such delivery and Seller may refuse to deliver to a site if Seller is of the opinion that delivery would be installable or unsafe. Buyer shall be responsible for all costs and damages incurred where, in the sole opinion of Seller, adequate access for delivery cannot be obtained. Where delivery of products is to an unattended site, Seller will not be liable for any loss or damage to products, property or for unsigned delivery tickets.

11. SURCHARGES. Seller reserves the right to charge a fuel surcharge, raw materials surcharge or other surcharges that may apply. Any fuel surcharge will be calculated from the Federal Energy Information Administration's weekly reporting of diesel fuel pricing for the respective operating region.

12. DELAYS. If Seller is unable to complete delivery of any part of an order, Buyer shall accept such part of the order as Seller is able to deliver and Buyer shall pay for the part delivered pro rata at the same rate as the whole of the order agreed to be sold and on the same terms of payment. In the event Seller shall be delayed in or prevented from the performance of any act required under this Agreement, or it shall become commercially unreasonable to perform, by reason of governmental allocations, priorities, restrictions or regulations now or hereafter in effect, strike, flood, fire, earthquake or other Acts of God, war, terrorism, riot, insurrection or other civil disturbance, strikes, lockouts or other labor disturbances, shortages or allocation of materials, labor, raw materials, fuel, power or production facilities, breakdown of equipment, transportation shortages, changes in market conditions, or any other contingencies beyond Seller's reasonable control whether of a similar or dissimilar nature to the foregoing, Seller shall not be liable to Buyer for any damages incurred by Buyer as a result of any such delay or failure to perform.

13. QUANTITIES. The type and quantity of Materials delivered and detailed on the delivery ticket must be checked by Buyer at the time of delivery for compliance with Buyer's order. Variations between actual quantities of Materials delivered and those shown on the delivery tickets must be noted on all copies of the delivery ticket signed by Buyer. Invoice charges will be based on the quantities shown on the delivery ticket. Any claim for alleged short delivery of Materials must be made in accordance with Section 6 above, otherwise it will be deemed accepted by Buyer. In the absence of any claim Buyer shall be liable to pay for the full quantity of the Materials listed on the delivery ticket.

14. MEASUREMENT OF QUANTITIES. Measurement of quantities of Materials shipped and delivered to Buyer or Buyer's delivery agent by Seller shall be made only by Seller's certified truck or rail scales at the respective Seller facility. In the event that shipment is made by rail, then such measurement shall be based on the average capacity of the rail cars as agreed in writing by the parties or the weight shown on the invoice by Seller.

15. CREDIT, CONDITION PRECEDENT TO SELLER'S OBLIGATION TO PERFORM, PERSONAL GUARANTEE. Any and all credit terms of payment must be set forth in this Agreement. In the absence of any such credit terms, all deliveries under this Agreement are "Collect on Delivery" (C.O.D.) or "Cash in Advance" (C.I.A.). Buyer agrees upon request to furnish Seller such additional information (including financial statements) as is deemed necessary in the opinion of Seller to determine Buyer's financial condition. Seller's obligation to perform under this Agreement is subject to the condition precedent that Seller does not notify Buyer that Seller's Credit Department has disapproved any credit terms of payment specified herein.

16. CREDIT. Should Buyer's account be opened and approved with a credit amount, this amount, as amended from time to time, applies to the total purchases and can be exceeded at any given time only if approved by Seller's Credit Manager. Buyer acknowledges that Seller is relying upon the credit worthiness and financial ability of the guarantors, owner, or owners of Buyer, and Buyer, guarantees and such owner or owners shall be jointly and severally liable for all indebtedness of Buyer to Seller incurred under this Agreement.

STANDARD TERMS AND CONDITIONS

17. PAYMENT. Buyer shall make all payments due hereunder in United States currency and in accordance with the terms of this Agreement, without any right of setoff or recoupment and without regard to any agreement Buyer may have with other parties. If delivery is to be delayed either at the request of Buyer or through no fault of Seller past the delivery date specified in this Agreement, Buyer shall pay promptly in full for all Materials sold hereunder. If any payments are not received when due, Seller may, at its option, assess an additional charge equal to the lesser of eighteen percent (18%) per annum or the maximum rate permitted by law, for each thirty (30) day period of delay or part thereof to cover Seller's increased costs, or, in the alternative, upon notice to Buyer, cancel the portion of this Agreement which remains to be performed. If no due date is stated elsewhere in this Agreement, payment of all invoices is due by the 15th day of the month following invoicing. Until Seller has received full payment for the Materials sold under this Agreement, Buyer shall not remove nor allow the removal of said Materials from the jobsite to which they were delivered, nor shall Buyer use or allow the use of any such Materials for any project other than the one for which they were purchased.

18. OFFSET AND/OR SETOFF. Seller may exercise the right of set-off under this Agreement as to any sums owed by Seller and/or its affiliates under any other contract or agreement with Buyer and/or its affiliates.

19. PAST DUE ACCOUNTS. Should Buyer fail to pay when due any amount payable to Seller under the terms of this Agreement or should Buyer's financial condition become impaired or unsatisfactory to Seller, in the Seller's sole opinion, Seller may, at its option, make demand upon Buyer for: (1) immediate payment of all amounts then due and owing to Seller under this Agreement; (2) payment in advance or at the time of delivery of all future amounts to become due under this Agreement, and or (3) such other assurances as Seller shall deem necessary to adequately assure Seller that Buyer will perform its obligations under this Agreement. Until Seller receives the same, Seller may suspend its performance of this Agreement, and if such assurances are not received from Buyer within a reasonable time not exceeding ten (10) days. Seller may, at its option, deem this Agreement to have been repudiated by Buyer. Buyer further agrees to pay Seller any and all collection fees, attorneys' fees, and court costs incurred by Seller in collecting any amounts due under this Agreement.

20. TAXES. In the absence of an exemption or resale certificate acceptable to Seller and to the respective taxing authority, all federal, state and local taxes, assessments, fees, duties and charges levied by reason of this Agreement are in addition to the prices quoted in each applicable Quotation and shall be paid by Buyer.

21. TITLE & RISK OF LOSS. Title and risk of loss to the Materials shall transfer to the Buyer FOB Shipping Point or upon payment, whichever occurs earlier, and Buyer hereby grants Seller a first priority security interest in all such Materials until such time as Seller is paid in full all amounts due under this Agreement. Buyer further agrees to execute any and all documents that may be required for Seller to perfect such security interest.

22. INSURANCE. To the extent required by law, Seller will procure insurance coverage for itself and its employees or, if no such requirement exists, in an amount Seller deems appropriate. Notwithstanding any request in any bid documents, purchase order or any contract documents to the contrary, Seller will not provide a waiver of subrogation clause nor additional insured status for any party under any circumstances, nor shall Seller's insurance be primary and non-contributory.

23. MODIFICATION OF TERMS. No employee or agents of Seller has the authority to make any statement, including restricting or modifying or otherwise concerning the existence or effect of any of these Standard Terms and Conditions or of any warranty or guarantee and no such employee or agent making any such statements shall be acting on behalf of or with the consent or agreement of Seller. These conditions may only be altered or varied in writing signed by a Seller Credit Manager, General Manager or Regional Manager and no other employee nor any other person has the authority to alter or vary any or all of these terms and conditions.

24. ASSIGNMENT. Buyer shall not assign this Agreement or any interest herein without the prior written consent of Seller, and any attempted assignment, whether by operation of law or otherwise, shall be void without such prior written consent.

25. NOTICE. Any notice required to be sent to Seller shall be in writing and sent by Certified Mail, postage prepaid, to the Seller office set forth on this Quotation, with a copy to Seller c/o Rinker Materials, P. O. Box 24656, West Palm Beach, FL 33416-4656.

26. SEVERABILITY. If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated. The parties agree that each term and provision of this Agreement shall be construed according to its fair meaning and not strictly for or against any Party.

27. VENUE AND CHOICE OF LAW. The parties hereto agree that venue for any action brought for the breach of or the enforcement of this Agreement will lie in the county where Seller chooses or where Materials were purchased. This Agreement shall be governed by and shall be construed in accordance with the laws of the State of Florida, without regard to its conflicts of law provisions. Any and all actions brought by Buyer under this Agreement shall be brought within one (1) year of the date of delivery of the Materials with respect to which the action relates. AS A MATERIAL INDUCEMENT TO SELLER TO ENTER INTO THIS AGREEMENT, BUYER WAIVES THE RIGHT TO TRIAL BY JURY IN ANY PROCEEDING ARISING OUT OF OR RELATED TO THIS AGREEMENT.

28. ENTIRE AGREEMENT. This Agreement sets forth the sole and entire agreement between the parties with regard to the subject matter hereof and supersedes any and all prior or contemporaneous oral or written agreements between the parties regarding the same. No delivery of any Materials shall be made until Buyer returns a signed copy of this Agreement. Facsimiles, copies or other reproductions of this Agreement shall have the same effect as an original thereof.

29. WAIVER. Seller may, in its sole discretion, permit Buyer to remedy any default under this Agreement without waiving the default so remedied or any other subsequent or prior default by Buyer. Buyer waives notice of default of this Agreement and waives presentment, demand, protest and notice of dishonor as to any instrument.

30. MISCELLANEOUS. Seller may terminate this Agreement, in its sole discretion, without notice to Buyer and for any reason whatsoever. Buyer consents to Seller sending information to Buyer regarding Seller's products and prices at any time by fax to any fax number provided by Buyer, other electronic means or otherwise.

31. QUOTATION, SPECIAL TERMS AND CONDITIONS.

A. PRICES. Prices for the Materials quoted are (1) subject to material availability at the time of delivery; (2) shall remain firm until the date set forth on the first page of this Quotation or, if no such date is given, for a period of thirty (30) days after the date of the Quotation; thereafter, prices are subject to change by Seller; and (3) do not include Saturday, Sunday, holiday, off-hour or overtime shipments, all of which are subject to additional charges. Prices are applicable only to the job quoted, are available only to the Buyer specifically named herein, are for a standard mix design, if applicable, and are only for the quantities stated herein. Seller specifically reserves the right to adjust the prices quoted herein, at any time, in case of a price increase to Seller by Seller's suppliers.

B. ADDITIONAL CHARGES. Prices quoted to not include additional charges Buyer may be responsible for. Such additional charges include, but are not limited to, charges for additives, accelerators, winterset/summerset, water (hot or chilled), ice and stand-by, waiting time and delivery charges or charges due to loads in amounts less than a full truckload. Such prices shall be charged at the rate of Seller's then-current price list for additional charges, which is incorporated into this Quotation by reference as if fully set forth herein.

C. TESTS. Seller reserves the right to levy an additional charge on Buyer for any nonstandard tests that Buyer may require to be performed on the Materials sold under this Agreement. Failure of Buyer to witness any tests shall be deemed a waiver by Buyer of its right to do so and of any right to require repetition of such tests, and Buyer shall be deemed to have accepted any such test results as sufficient to meet its specifications.

D. DELIVERY DATE. In the absence of a specific delivery date on this Quotation, Seller will commence delivery of the Materials on a date and at a rate mutually agreed upon by both Seller and Buyer.

E. ACCEPTANCE. If Buyer does not accept this Quotation by an authorized signature on the Quotation form during the time period set forth in Section A above and Seller ships such Material within Buyer's request, whether written or verbal, then Buyer's acceptance of such Materials shall operate as an acceptance of the prices and the Standard and Special Terms and Conditions stated herein.

F. PRICE INCREASES. Seller reserves the right to (i) increase prices on any quote or accepted orders without notice to reflect any raw material cost increases or surcharges incurred by Seller and (ii) defer or cancel any quotes or accepted orders in the event Seller becomes delayed or prevented from performing due to shortages or allocations of raw materials. In the event of a delay or cancellation resulting from shortages or allocations of raw materials, Seller shall not be liable to Buyer for any damages incurred by Buyer as a result of any such delay or cancellation.

CEMEX

Valid from: 08/04/2016
Valid to: 12/31/2016

Terms of Sale: 1% 15th prox, net 16th

Sales Office: VERO BEACH
Sales Employee: ROBERT W IRISH
Phone: 772-794-3555
Fax: 772-794-3599
Address: 3150 53RD STREET
VERO BEACH, FL 32960
email: RIRISH@CEMEXUSA.COM

Prepared for: REALTIME PROPERTY
Contact Name: STEVE WEAVER
Phone:
Fax:
Address:
email:

Project: 1635 THUMB POINT FIRST FLOOR
Address:
City, State, Zip:

THE PRICES STATED HEREIN ARE BASED ON THE ATTACHED STANDARD TERMS AND CONDITIONS, WHICH SHALL CONTROL AND TAKE PRECEDENCE OVER ANY TERMS AND CONDITIONS TO THE CONTRARY IN ANY PURCHASE ORDER OR OTHER DOCUMENT

ITEM	MATERIAL	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
BLOCK						
	1028740	8 X 8 X 16 T-14 REGULAR BLOCK	1850	EA	$1.18	$2,183.00
	1030262	8 X 8 X 16 T-81 BEAM BLOCK	400	EA	$1.43	$572.00
	1031316	8 X 8 X 8 T-150 HALF BLOCK	144	EA	$1.18	$169.92
	1033843	8 X 4 X 16 T-329 HALF HGH	220	EA	$1.48	$325.60
	1031207	8 X 6 X 16 T-130 6 HIGH	210	EA	$1.48	$310.80
	1034328	8 X 9 X 16 T-603 9 HIGH	150	EA	$1.75	$262.50
	1237300	8 X 8 X 16 T-47 INSPECTION BLOCK	100	EA	$1.48	$148.00
LINTELS						
	1027812	LINTEL 17'-4"	2	EA	$219.47	$438.94
	1027809	LINTEL 14'-0"	1	EA	$93.59	$93.59
	1027802	LINTEL 10'-6"	1	EA	$71.63	$71.63
	1027790	LINTEL 7'-6"	2	EA	$45.85	$91.70
	1027773	LINTEL 4'-6"	9	EA	$27.60	$248.40
	1029434	LINTEL 4'-0" RECESSED	1	EA	$37.36	$37.36
	1029446	LINTEL 4'-6" RECESSED	1	EA	$41.71	$41.71
	1258826	SILL 37"	9	EA	$17.12	$154.08
	1258827	SILL 74"	2	EA	$38.61	$77.22
MASONRY	121	H/S MASONRY 80 LB BAG	44	EA	$8.75	$385.00
	122	MASON SAND	7	TON	$40.00	$280.00
	123	CAVITY CAPS (BOX OF 200)	200	EA	$0.12	$24.00
						$0.00
TOTAL						$5,915.45

SUBMITTED BY: ROBERT W IRISH

THE PRICES STATED HEREIN ARE BASED ON THE ATTACHED STANDARD TERMS AND CONDITIONS, WHICH SHALL CONTROL AND TAKE PRECEDENCE OVER ANY TERMS AND CONDITIONS TO THE CONTRARY IN ANY PURCHASE ORDER OR OTHER DOCUMENT

CEMEX

Prepared for: REALTIME PROPERTY **Project:** 1635 THUMB POINT FIRST FLOOR

Address: 0
City, State, Zip:

THE PRICES STATED HEREIN ARE BASED ON THE ATTACHED STANDARD TERMS AND CONDITIONS, WHICH SHALL CONTROL AND TAKE PRECEDENCE OV ER ANY TERMS AND CONDITIONS TO THE CONTRARY IN ANY PURCHASE ORDER OR OTHER DOCUMENT

SALES TAX NOT INCLUDED

Accepted this _____ day of _____ 2009
upon Seller's attached Standard Terms and Conditions.

Firm: _____
Signature: _____
Print Name: _____
Title: _____

TAX EXEMPT _____ YES _____ NO

This quotation is offered for acceptance in writing within 30 calendar days. In the event Purchaser fails to accept on or before the date that is 30 days from the date of this quote, the prices set forth shall automatically expire unless waived by Seller.
Seller reserves the right to (i) increase prices on any quotes or accepted orders without notice to reflect any raw material cost increases incurred by Seller and (ii) defer or cancel any quotes or accepted orders in the event Seller becomes delayed or prevented from performing due to shortages or allocations of raw materials. in the event of a delay or cancellation resulting from shortages or allocations of raw materials, Seller shall not be liable to Buyer for any damages incurred by Buyer as a result of any such delay or cancellation.

The prices stated herein are based on the Cemex Construction of Florida, LLC Terms and Conditions (copies of which have previously been provided to you and are available on request), which will control over any terms and conditions to the contrary in any purchase order or other document.

STANDARD TERMS AND CONDITIONS

1. PARTIES. Buyer ("Buyer") acknowledges, understands and agrees that, by accepting this Quotation ("Quotation") it shall be bound by the Standard Terms and Conditions set forth herein and that said Standard Terms and Conditions shall be enforceable against Buyer by CEMEX Construction Materials Florida, LLC and all of its divisions, subsidiaries, affiliates, privies, assigns, associated or affiliated companies, corporations, partnerships, successors, and insurers ("Seller"). Buyer's Credit Application, if any, this Quotation including these Standard Terms and Conditions, and Seller's order confirmation, if any, shall form the sole agreement ("Agreement") under which Buyer shall purchase goods, materials and services ("Materials") from Seller, and acceptance of any purchase order from Buyer is hereby made expressly conditional upon Buyer's acceptance of the terms and conditions contained herein. Any different or additional terms or conditions contained in Buyer's acceptance of this offer, whether by purchase order or otherwise, are hereby objected to by Seller and shall have no effect on, and not become part of, the terms and conditions of this Agreement. Additional terms, changes, and alleged subsequent agreements shall not be effective unless signed by Seller's authorized representative.

2. APPLICABILITY. This Agreement is made between Buyer and Seller. All the terms and conditions herein are intended to and shall apply to all purchases of the Materials set forth in this Quotation.

3. BUYER REPRESENTATIONS. Buyer represents to Seller that, as of the date of this Agreement, it is solvent and that any financial information provided or attached, either as part of this Agreement or previously provided with Buyer's Credit Application, if any, accurately reflects the current financial condition of Buyer. If at any time Seller deems the financial condition of Buyer as unsatisfactory, Seller reserves the right to require payment in full in advance or other security satisfactory to Seller. Buyer further warrants and represents that it has authority to enter this Agreement and that any person signing this Agreement has been duly authorized to execute this Agreement for and on behalf of Buyer. Each representation and the information contained herein is material and given to induce me Seller to provide credit.

4. TECHNICAL ASSISTANCE. In no event shall Seller bear any responsibility for claims arising from technical advice or assistance provided to Buyer. Advice and assistance provided by Seller is for Buyers guidance only and Buyer agrees to rely solely on its own architects, engineers or other technical experts.

5. LIMITED WARRANTY AND LIABILITY DISCLAIMER. Seller warrants that the Materials sold under this Agreement meet solely the description and specifications for the same set forth in this Quotation, if any, and shall be free from defects in material and workmanship for a period of one (1) year from the date of delivery thereof. No other express warranties are made with respect to said Materials. Acceptance by Buyer of the Materials shall constitute confirmation by Buyer that the Materials meet the description and specifications, if any, set forth in this Quotation. The foregoing warranty is subject to standard manufacturing and color variations, efflorescence, tolerances and classifications. Seller is not responsible for installation or defective conditions caused by installation. Buyer's exclusive remedy for breach of this warranty shall be to require Seller, at Seller's option, to refund the purchase price for the Materials sold hereunder, to repair or to replace any nonconforming Materials. Seller shall not be responsible for any removal or installation costs. THE FOREGOING WARRANTY IS IN LIEU OF AND EXCLUDES ALL OTHER WRITTEN OR ORAL WARRANTIES OR CONTRACTUAL AGREEMENTS, WHETHER EXPRESS OR IMPLIED BY LAW OR OTHERWISE, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY OR HABIT ABILITY. Seller warrants that the use or sale of the Materials will not infringe on the claims of any United States patent covering the Materials, but Seller does not warrant against infringement by reason of the use of the Materials in combination with other materials, goods, or manufacturing processes.

6. CLAIMS. Buyer's exclusive procedure for commencing claims under this Agreement against Seller shall be as follows: Notice of claims against Seller for breach of warranty or for alleged short delivery of Materials must be given to Seller promptly upon discovery and must be supported in writing within seven (7) days after discovery to afford Seller an opportunity to investigate such claims promptly and mitigate any potential damages. Failure of Buyer to give such notice shall constitute a waiver by Buyer of its right to later make such a claim. No claims shall be allowed after the Materials purchased hereunder are incorporated, modified or processed by Buyer in any manner.

7. LIMITATION OF LIABILITY. Seller's liability on any claim for loss or damage arising out of the supplying of any Materials to Buyer, or their sale, operation or use, whether based on contract, warranty, tort (including negligence) or other grounds, shall not exceed the price of the Materials actually received from Buyer by Seller with regard to which such claim for loss or damage is made. In no event shall Seller be liable, whether as a result of breach of contract, warranty, tort (including negligence) or other grounds, for special, consequential, incidental, liquidated or penal damages including, but not limited to, loss of profits or revenue, loss of use of the Materials or any associated product, cost of capital, cost of substitute products, facilities, services, downtime costs, or claims of customers of the Buyer for such damages.

8. INDEMNIFICATION BY BUYER. To the fullest extent permitted by law, Buyer further agrees that, in specific consideration for receiving the express warranty granted by Seller in paragraph 5 above, it will indemnify and hold harmless Seller from and for any and all damages, including attorney's fees and costs, incurred by Seller in connection with any claim, demand, liability, or cause of action asserted against Seller for personal injuries, loss of life, property damages, or economic losses of Buyer or its employees, agents, representatives or any other person or entity in connection with any statutory, contractual or warranty breach, negligence, strict liability, or other tortious conduct by Seller.

9. DELIVERY AND INDEMNIFICATION. Seller's responsibility for delivery shall cease FOB shipping point or, if Seller agrees to deliver FOB delivery site, at the curbside or street or frontage of the address of delivery. If Buyer requires Seller to cross a curb line or enter upon private property to make delivery on site, Buyer shall be responsible to provide safe and adequate access and such delivery shall be at the risk of Buyer. Following delivery, Buyer shall be responsible for compliance with all governmental regulations and ordinances with regard to disposal, storage or placement of the same and shall indemnify and hold Seller harmless against all claims for personal injuries, including death, and any damage to private or public property arising from the delivery, storage, use, disposal or handling of said Materials. Unless otherwise specifically agreed, shipments will be made only during normal business hours, but not on Saturdays, Sundays, or holidays recognized by Seller or labor unions under contract with Seller.
If Buyer is in default under this Agreement or any of its contracts or obligations with Seller, Seller may, at its sole option and without prejudice to any of its other remedies: (i) postpone further deliveries or shipments until such default is remedied; or (ii) terminate any and all obligations under any contract or obligation and refuse further performance without any liability to Buyer.

10. DELIVERY SITE CONDITIONS. Seller reserves the right to determine whether the site for delivery requested by Buyer is suitable for such delivery and Seller may refuse to deliver to a site if Seller is of the opinion that delivery would be unsuitable or unsafe. Buyer shall be responsible for all costs and damages incurred where, in the sole opinion of Seller, adequate access for delivery cannot be obtained. Where delivery of products is to an unattended site, Seller will not be liable for any loss or damage to products, property or for unsigned delivery tickets.

11. SURCHARGES. Seller reserves the right to charge a fuel surcharge, raw materials surcharge or other surcharges that may apply. Any fuel surcharge will be calculated from the Federal Energy Information Administration's weekly reporting of diesel fuel pricing for the respective operating region.

12. DELAYS. If Seller is unable to complete delivery of any part of an order, Buyer shall accept such part of the order as Seller is able to deliver and Buyer shall pay for the part delivered pro rata at the same rate as the whole of the order agreed to be sold and on the same terms of payment. In the event Seller shall be delayed in or prevented from the performance of any act required under this Agreement, or it shall become commercially unreasonable to perform, by reason of governmental allocations, priorities, restrictions or regulations now or hereafter in effect, storm, flood, fire, earthquake or other Acts of God, war, terrorism, riot, insurrection or other civil disturbance, strikes, lockouts or other labor disturbances, shortages or allocation of materials, labor, raw materials, fuel, power or production facilities, breakdown of equipment, transportation shortages, changes in market conditions or any other contingencies beyond Seller's reasonable control whether of a similar or dissimilar nature to the foregoing, Seller shall not be liable to Buyer for any damages incurred by Buyer as a result of any such delay or failure to perform.

13. QUANTITIES. The type and quantity of Materials delivered and detailed on the delivery ticket must be checked by Buyer at the time of delivery for compliance with Buyer's order. Variations between actual quantities of Materials delivered and those shown on the delivery ticket must be noted on all copies of the delivery ticket signed by Buyer. Invoice charges will be based on the quantities shown on the delivery ticket. Any claim for alleged short delivery of Materials must be made in accordance with Section 6 above, otherwise it will be deemed accepted by Buyer. In the absence of any claim Buyer shall be liable to pay for the full quantity of the Materials listed on the delivery ticket.

14. MEASUREMENT OF QUANTITIES. Measurement of quantities of Materials shipped and delivered to Buyer or Buyer's delivery agent by Seller shall be made only by Seller's certified truck or rail scales at the respective Seller facility. In the event that shipment is made by rail, then such measurement shall be based on the average capacity of the rail cars as agreed in writing by the parties or the weight shown on the invoice by Seller.

15. CREDIT, CONDITION PRECEDENT TO SELLER'S OBLIGATION TO PERFORM, PERSONAL GUARANTEE. Any and all credit terms of payment must be set forth in this Agreement. In the absence of any such credit terms, all deliveries under this Agreement are "Collect on Delivery" (C.O.D.) or "Cash in Advance" (C.I.A.). Buyer agrees upon request to furnish Seller such additional information (including financial statements) as is deemed necessary in the opinion of Seller to determine Buyer's financial condition. Seller's obligation to perform under this Agreement is subject to the condition precedent that Seller does not notify Buyer that Seller's Credit Department has disapproved any credit terms of payment specified herein.

16. CREDIT. Should Buyer's account be opened and approved with a credit amount, this amount, as amended from time to time, applies to the total purchases and can be exceeded at any given time only if approved by Seller's Credit Manager. Buyer acknowledges that Seller is relying upon the credit worthiness and financial ability of the guarantors, owner, or owners of Buyer, and Buyer, guarantors and such owner or owners shall be jointly and severally liable for all indebtedness of Buyer to Seller incurred under this Agreement.

STANDARD TERMS AND CONDITIONS

17. PAYMENT. Buyer shall make all payments due hereunder in United States currency and in accordance with the terms of this Agreement, without any right of setoff or retention and without regard to any agreement Buyer may have with other parties. If delivery is to be delayed either at the request of Buyer or through no fault of Seller past the delivery date specified in this Agreement, Buyer shall pay promptly in full for all Materials sold hereunder. If any payments are not received when due, Seller may, at its option, assess an additional charge equal to the lesser of eighteen percent (18%) per annum or the maximum rate permitted by law, for each thirty (30) day period of delay or part thereof to cover Seller's increased costs, or, in the alternative, upon notice to Buyer, cancel the portion of this Agreement which remains to be performed. If no due date is stated elsewhere in this Agreement, payment of all invoices is due by the 15th day of the month following invoicing. Until Seller has received full payment for the Materials sold under this Agreement, Buyer shall not remove nor allow the removal of said Materials from the jobsite to which they were delivered, nor shall Buyer use or allow the use of any such Materials for any project other than the one for which they were purchased.

18. OFFSET AND/OR SETOFF. Seller may exercise the right of set-off under this Agreement as to any sums owed by Seller and/or its affiliates under any other contract or agreement with Buyer and/or its affiliates.

19. PAST DUE ACCOUNTS. Should Buyer fail to pay when due any amount payable to Seller under the terms of this Agreement or should Buyer's financial condition become impaired or unsatisfactory to Seller, in the Seller's sole opinion, Seller may, at its option, make demand upon Buyer for: (1) immediate payment of all amounts then due and owing to Seller under this Agreement; (2) payment in advance or at the time of delivery of all future amounts to become due under this Agreement, and or (3) such other assurances as Seller shall deem necessary to adequately assure Seller that Buyer will perform its obligations under this Agreement. Until Seller receives the same, Seller may suspend its performance of this Agreement, and if such assurances are not received from Buyer within a reasonable time not exceeding ten (10) days, Seller may, at its option, deem this Agreement to have been repudiated by Buyer. Buyer further agrees to pay Seller any and all collection fees, attorneys' fees, and court costs incurred by Seller in collecting any amounts due under this Agreement.

20. TAXES. In the absence of an exemption or resale certificate acceptable to Seller and to the respective taxing authority, all federal, state and local taxes, assessments, fees, duties and charges levied by reason of this Agreement are in addition to the prices quoted in each applicable Quotation and shall be paid by Buyer.

21. TITLE & RISK OF LOSS. Title and risk of loss to the Materials shall transfer to the Buyer FOB Shipping Point or upon payment, whichever occurs earlier, and Buyer hereby grants Seller a first priority security interest in all such Materials until such time as Seller is paid in full all amounts due under this Agreement. Buyer further agrees to execute any and all documents that may be required for Seller to perfect such security interest.

22. INSURANCE. To the extent required by law, Seller will procure insurance coverage for itself and its employees or, if no such requirement exists, in an amount Seller deems appropriate. Notwithstanding any request in any bid documents, purchase order or any contract document to the contrary, Seller will not provide a waiver of subrogation clause nor additional insured status for any party under any circumstances, nor shall Seller's insurance be primary and non-contributory.

23. MODIFICATION OF TERMS. No employee or agents of Seller has the authority to make any statement, including restricting or modifying or otherwise concerning the existence or effect of any of these Standard Terms and Conditions or of any warranty or guarantee and no such employee or agent making any such statements shall be acting on behalf of or with the consent or agreement of Seller. These conditions may only be altered or varied in writing signed by a Seller Credit Manager, General Manager or Regional Manager and no other employee nor any other person has the authority to alter or vary any or all of these terms and conditions.

24. ASSIGNMENT. Buyer shall not assign this Agreement or any interest herein without the prior written consent of Seller, and any attempted assignment, whether by operation of law or otherwise, shall be void without such prior written consent.

25. NOTICE. Any notice required to be sent to Seller shall be in writing and sent by Certified Mail, postage prepaid, to the Seller office set forth on this Quotation, with a copy to Seller c/o Rinker Materials, P. O. Box 24656, West Palm Beach, FL 33416-4656.

26. SEVERABILITY. If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated. The parties agree that such term and provision of this Agreement shall be construed according to its fair meaning and not strictly for or against any Party.

27. VENUE AND CHOICE OF LAW. The parties hereto agree that venue for any action brought for the breach of or the enforcement of this Agreement will lie in the county where Seller chooses or where Materials were purchased. This Agreement shall be governed by and shall be construed in accordance with the laws of the State of Florida, without regard to its conflicts of law provisions. Any and all actions brought by Buyer under this Agreement shall be brought within one (1) year of the date of delivery of the Materials with respect to which the action relates. AS A MATERIAL INDUCEMENT TO SELLER TO ENTER INTO THIS AGREEMENT, BUYER WAIVES THE RIGHT TO TRIAL BY JURY IN ANY PROCEEDING ARISING OUT OF OR RELATED TO THIS AGREEMENT.

28. ENTIRE AGREEMENT. This Agreement sets forth the sole and entire agreement between the parties with regard to the subject matter hereof and supersedes any and all prior or contemporaneous oral or written agreements between the parties regarding the same. No delivery of any Materials shall be made until Buyer returns a signed copy of this Agreement. Facsimiles, copies or other reproductions of this Agreement shall have the same effect as an original thereof.

29. WAIVER. Seller may, in its sole discretion, permit Buyer to remedy any default under this Agreement without waiving the default so remedied or any other subsequent or prior default by Buyer. Buyer waives notice of default of this Agreement and waives presentment, demand, protest and notice of dishonor as to any instrument.

30. MISCELLANEOUS. Seller may terminate this Agreement, in its sole discretion, without notice to Buyer and for any reason whatsoever. Buyer consents to Seller sending information to Buyer regarding Seller's products and prices at any time by fax to any fax number provided by Buyer, other electronic means or otherwise.

31. QUOTATION, SPECIAL TERMS AND CONDITIONS.

A. PRICES. Prices for the Materials quoted are (1) subject to material availability at the time of delivery; (2) shall remain firm until the date set forth on the first page of this Quotation or, if no such date is given, for a period of thirty (30) days after the date of the Quotation; thereafter, prices are subject to change by Seller; and (3) do not include Saturday, Sunday, holiday, off-hour or overtime shipments, all of which are subject to additional charges. Prices are applicable only to the job quoted, are available only to the Buyer specifically named herein, are for a standard mix design, if applicable, and are only for the quantities stated herein. Seller specifically reserves the right to adjust the prices quoted herein, at any time, in case of a price increase to Seller by Seller's suppliers.

B. ADDITIONAL CHARGES. Prices quoted to not include additional charges Buyer may be responsible for. Such additional charges include, but are not limited to, charges for additives, accelerators, winterized/unwinterized, water (hot or chilled), ice and stand-by, waiting time and delivery charges or charges due to loads in amounts less than a full truckload. Such prices shall be charged at the rate of Seller's then-current price list for additional charges, which is incorporated into this Quotation by reference as if fully set forth herein.

C. TESTS. Seller reserves the right to levy an additional charge on Buyer for any nonstandard tests that Buyer may require to be performed on the Materials sold under this Agreement. Failure of Buyer to witness any tests shall be deemed a waiver by Buyer of its right to do so and of any right to require repetition of such tests, and Buyer shall be deemed to have accepted any such test results as sufficient to meet its specifications.

D. DELIVERY DATE. In the absence of a specific delivery date on this Quotation, Seller will commence delivery of the Materials on a date and at a rate mutually agreed upon by both Seller and Buyer.

E. ACCEPTANCE. If Buyer does not accept this Quotation by an authorized signature on the Quotation form during the time period set forth in Section A above and Seller ships such Material at Buyer's request, whether written or verbal, then Buyer's acceptance of such Materials shall operate as an acceptance of the prices and the Standard and Special Terms and Conditions stated herein.

F. PRICE INCREASES. Seller reserves the right to (i) increase prices on any quote or accepted orders without notice to reflect any raw material cost increases or surcharges incurred by Seller and (ii) defer or cancel any quotes or accepted orders in the event Seller becomes delayed or prevented from performing due to shortages or allocations of raw materials. In the event of a delay or cancellation resulting from shortages or allocations of raw materials, Seller shall not be liable to Buyer for any damages incurred by Buyer as a result of any such delay or cancellation.

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

1635 block delivery date

realtimefla@aol.com <realtimefla@aol.com> Wed, Sep 21, 2016 at 11:49 AM
To: RIrish@cemexusa.com, bradculverhouselaw@gmail.com

Bob,

What is the delivery date for 1635 Thumbpoint?

Also, we hope you will apply the 2% net ten discount credit for the first floor block order to the cost of the second floor block order.

Thank you and please advise as we are keeping the gate locked.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

Fwd: 1635 Thumb Point wall steel orders

4 messages

realtimefla@aol.com <realtimefla@aol.com> Thu, Sep 22, 2016 at 8:15 AM
To: bradculverhouselaw@gmail.com

here is the steel order/ need to pay this morning if possible. SW

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

—Original Message—
From: Wayne Rosenblum <wrosenblum@constmat.com>
To: Steven M Weaver Sr <realtimefla@aol.com>
Sent: Thu, Sep 22, 2016 7:52 am
Subject: Re: 1635 Thumb Point wall steel orders

Steve
Here is your new s/o.

Wayne Rosenblum

Construction Materials
3101 Industrial Ave #3
Ft Pierce Fl 34946
Phone 772 461 1243
Fax 772 461 9208
Cell 772 216 2092

wrosenblum@constmat.com

On Wed, Sep 21, 2016 at 5:25 PM, <realtimefla@aol.com> wrote:
> add 20 more of the 16 footers and we will bring payment up

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

----Original Message----
From: Wayne Rosenblum <wrosenblum@constmat.com>
To: Steven M Weaver Sr <realtimefla@aol.com>
Sent: Wed, Sep 21, 2016 4:14 pm
Subject: Re: 1635 Thumb Point wall steel orders

Your order can be delivered on Friday pending when order is paid for.

See attached for the amount.

Thank you

Wayne Rosenblum

Construction Materials
3101 Industrial Ave #3
Ft Pierce Fl 34946
Phone 772 461 1243
Fax 772 461 9208
Cell 772 216 2092

wrosenblum@constmat.com

On Wed, Sep 21, 2016 at 1:27 PM, <realtimefla@aol.com> wrote:

> Wayne,
>
> Attached are the first and second floor wall steel takeoffs for 1635 Thumb Point Dr.
>
> We are ready for the first floor delivery at this time, so please put the order together and Mr. Culverhouse or I will get you paid.
>
> The block is on site so please expedite. The masons are ready to start and we need to know when the steel will be on site so we can schedule.
>
> Thank you,
>
> **Steven M. Weaver Sr.**

Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

ROSENBLUMW_VAIOCONJB_M922074811.PDF
12K

Brad Culverhouse <bradculverhouselaw@gmail.com> Thu, Sep 22, 2016 at 8:16 AM
To: "realtimefla@aol.com" <realtimefla@aol.com>
Cc: Brad Culverhouse <BradCulverhouseLaw@gmail.com>, John Culverhouse <johnculverhouse2012@gmail.com>

Come on by
[Quoted text hidden]
--
With best regards,

Sincerely,
Brad Culverhouse
Attorney At Law, Chartered:
505 Beach Court, Suite 1
Fort Pierce, Florida 34950
Office Telephone 772. 465.7572
Cellular Telephone 561.716.4726
E-Mail: BradCulverhouseLaw@gmail.com

By ***/s/ Brad Culverhouse***

---

realtimefla@aol.com <realtimefla@aol.com> Thu, Sep 22, 2016 at 10:26 AM
To: bradculverhouselaw@gmail.com

Brad,

I am going to pay for the rebar now with my credit card so that it is ready for tomorrow morning's delivery, as long as I can count on getting the check from you at 1:45 or so this afternoon. I cannot break away from the office right now but we MUST get this order placed this morning and the only challenge is my limited operating capital which MUST be replenished today if expended.

Hopefully this works for you! Please confirm.

Thank you,

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384
[Quoted text hidden]

Brad Culverhouse <bradculverhouselaw@gmail.com> Thu, Sep 22, 2016 at 10:31 AM
To: "realtimefla@aol.com" <realtimefla@aol.com>
Cc: Brad Culverhouse <BradCulverhouseLaw@gmail.com>, John Culverhouse <johnculverhouse2012@gmail.com>

Ok, come on and get it. Call if no answer as I may be in the kitchen.
Thank you,
Brad
[Quoted text hidden]
[Quoted text hidden]

Construction Materials Inc.
4350 Northern Blvd.
P.O. Box 210189
Montgomery, AL 36121-0189

Phone: 3342728200
Fax: 3343967728

ORDER CONFIRMATION

Order Number 1501712-0 | **Date** 9/22/16 | **Page** 1

Acct#: 9999997
Bill To: CASH SALES...FORT PIERCE
** ALL CASH SALES ARE FINAL **
** ALL CASH SALES ARE FINAL **

FORT PIERCE,FL 34946

Ship To:
Real Time Properties
Deliver Friday
1635 Thumb Point
Steve 772 344 7100
Ft Pierce,FL 34949

Ordered..: 9/21/16
Ship by...: 9/21/16
Cust. P.O.#.: Steve
Order Taker: WAYNE ROSENBLUM
Phone #.....: 0000000000
Ship Via...: Delivered By Our Truck
Ship terms:
Terms.....: 30 DAYS FROM INVOICE DATE

Line	Qty. Ordered	Qty. Shipped	Loc.	Item/ Description	UOM	Disc %	Unit Price	Extend. Price
1	400.00	400.00	07	MSAC0055 CAVITY CAPS FOR 8" BLOCK	EA		.2000	80.00
2	1.00	1.00	07	CNCR0045 LOOP TIES 7 1/2" 1M BDL	BDL		7.9500	7.95
3	36.00	36.00	07	REBA0160 #16 (#5) GR 420 X 20'0" REBAR	PC		8.1500	293.40
4	14.00	14.00	07	REBA0630 L BAR #5 GR 60 2'6"X2'6" 90 DEGREE	EA		2.5000	35.00
5	15.19	15.19	07	REBA0130 REBAR LOT PER CWT	CWT		40.0000	607.60
6				Rebar per attached bar list				
7				Job# 72920 Rel# 1				
8				**********				
9	15.19	15.19	07	REBA0130FAB REBAR FABRICATING CHARGES	CWT		.0000	.00
10	3.34	3.34	07	REBA0130 REBAR LOT PER CWT	CWT		40.0000	133.60
11				Rebar per attached bar list				
12				Job# 72920 Rel# 1A				

Material Total:	1,157.55
Tax:	75.24
Balance Due:	1,232.79

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

1635 Thumb Point truss engineer questions for architect

1 message

realtimefla@aol.com <realtimefla@aol.com> Thu, Sep 29, 2016 at 5:55 PM
To: accounting@southerntruss.com
Cc: bradculverhouselaw@gmail.com, jegarch@comcast.net

Tiffany,

Please forward to the Truss Designer for 1635 Thumb Point the Architect's contact information.

His name is James Gilgenbach, phone number 954-426-1652, email jegarch@bellsouth.net.

Jim,

Block masons just completed first lift at 1635 Thumb Point Culverhouse.

I will look closer in the morning but I believe there is a single bearing elevation of 11' 8" for the entire structure, including the garage. No offsets.

The Truss Engineer was wondering about the bearing for the eyebrow on the front of the garage and the bearing for the rear patio.

I thought the rear patio was cantilevered, however there is steel support posts shown, and I do not have a grasp of how these elements coordinate. Southern Truss' phone number is 772-464-4160. Roger is in charge and I think the Designer is Xavier +/-. Reference 1635 Thumbpoint.

It is hurricane season and we are hanging out there without pouring the beam until we make sure everything is right with the bearing elevations front and back. Please have the conversation tomorrow.

Thank you,

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

----Original Message----
From: Tiffany Ghent <accounting@southerntruss.com>
To: realtimefla <realtimefla@aol.com>
Sent: Thu, Jun 30, 2016 11:35 am

Subject: Sales Receipt 816 from SOUTHERN TRUSS COMPANIES INC

Dear Customer :

Your sales receipt is attached

Thank you for your business - we appreciate it very much.

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

1635 Thumb Point Drive progress and prep for beam pour and second floor trusses

realtimefla@aol.com <realtimefla@aol.com> Fri, Sep 30, 2016 at 8:04 AM
To: bradculverhouselaw@gmail.com

Brad,

We need to immediately prep for the beam pour and second floor trusses.

Later this morning, my crew should erect scaffold inside (rolling) to begin install of the truss ledger boards.

Over the past weeks, we prepped the site,
laid out the windows and doors,
rebuilt the earthen ramp,
recieved and placed the block delivery,
supervised the block install,
confirmed window and door sizes opening were right on the money,
cleaned up the site,
processed finish up orders on the block,
workeded with the Truss engineers on layout, and delivery expediting,
identified vendors that take AMEX,,
worked on cost control with dumpster vendor, ..

I need capital for labor expended and to be expended.

I am prepping a payment request / receipt for your project 1635 Thumb Point Drive in the amount of $1800. payment needed at this time.

There is tropical storm activity out there so we should proceed towards beam pour as quickly as possible. SW

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

1635 Thumb Point

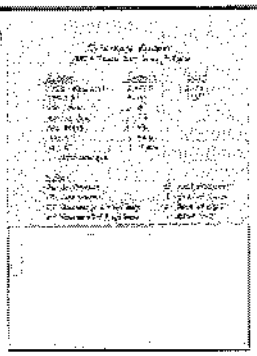
1 message

realtimefla@aol.com <realtimefla@aol.com> Mon, May 9, 2016 at 5:09 PM
To: RIrish@cemexusa.com

Bob:

We would like to tentatively schedule the attached block order for delivery for May 24th. Please send the priced out order/invoice back to us as soon as possible so that we can get the payment together. Mr. Culverhouse will be paying for the block order prior to delivery as required.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384



1635 Thumb Point Block take off.jpg
291K

Culvenhouse Residence

1635 S. Thumb Point Drive, Ft. Pierce

BLOCK	LINTELS	SILLS
1750 - REGULARS	2 - 17'4	2 - 74"
150 - 9"	1 - 14'	9 - 37"
400 - BEAM	1 - 10'	
100 - G-BLK	2 - 7'6	
144 - 8X8X8	9 - 4'6	
30 - 4"	1 - 4'6 REC	
10 - 6"	1 - 4' REC	
1 - 12X12 VENT BLK		

STEEL	
36 - 20' STRAIGHT	38 - BAGS of CEMENT
14 - CORNER BARS	5 - YRDS of SAND
27 - DOWN BARS @ 12'4 W/1' BEND	2 - BOXES of CAPS
64 - DOWN BARS @ 9'8 W/1' BEND	1 - Roll of TIES

Gmail **Brad Culverhouse <bradculverhouselaw@gmail.com>**

1635 Thumb Point Under Construction Surveying

3 messages

realtimefla@aol.com <realtimefla@aol.com> Mon, May 9, 2016 at 5:54 PM
To: smatthes@ct-eng.com, tkiernan@ct-eng.com, bradculverhouselaw@gmail.com

Stef, Tom:

Brad C. has directed me to utilize C&T as we build/rebuild his personal residence at 1635 Thumb Point Drive.

FYI: we utilized the existing building footprint, but have brought the stem wall up several more courses so that the house slab finishes out well above the current FEMA minimum FFE.

We have added 8 isolated footings to carry the rear porch and stairs.

At this time, we need what is essentially a form board and foundation survey, and an Under Construction Elevation Certificate to turn into the City prior to pouring the slab. We need those documents as soon as possible.

You will see on site that we have utilized what are known as FHA concrete block around the edge of the raised stem wall. The top of the block will be flushed with the top of the slab. The garage area was not raised.

I am optimistic that you can perform these services for us in a time and cost-effective manner.

Please notify me immediately if you will be delayed more than 4 days in doing the field work. I need to be able to plan on turning in the Elevation Cert and survey no later than Tuesday, May 17th.

Separately, Brad has retained you to run the lot re-split process for the adjoining land. Please, as soon as possible, add the front lot width and the lot width at the seawall and resend.

I hope you will Tuesday confirm receipt of this email and supply the survey turn around time as requested.

Thank you.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

Tom Kiernan <tkiernan@ct-eng.com> Tue, May 10, 2016 at 11:18 AM
To: "realtimefla@aol.com" <realtimefla@aol.com>, Stef Matthes <smatthes@ct-eng.com>, "bradculverhouselaw@gmail.com" <bradculverhouselaw@gmail.com>

Good morning Steve,

Thank you for the detailed info regarding the status of construction on Mr. Culverhouse's residence structure. We will mobilize to the site, collect field info and prepare the supporting doc's as you've requested. I anticipate a three day turn-a-round time.

Regarding the lot split effort, we will add additional dimensions. Are you looking for straight line dimensions across or along the arc of the curve? In the meantime the attached shows arc length along the front proposed lot lines.

Regards,

Tom



Thomas P. Kiernan, P.S.M.

Vice President - Director of Survey

Culpepper and Terpening, Inc.

Consulting Engineers and Land Surveyors

2980 South 25th Street

Ft. Pierce, FL 34981

Telephone 772-464-3537 Ext. *206

Facsimile 772-467-4967

Cellular 772-370-8291

tkiernan@ct-eng.com

From: realtimefla@aol.com [mailto:realtimefla@aol.com]
Sent: Monday, May 09, 2016 5:54 PM
To: Stef Matthes; Tom Kiernan; bradculverhouselaw@gmail.com
Subject: 1635 Thumb Point Under Construction Surveying

[Quoted text hidden]

05-013-WA-03 DRAFT 10-20-11 (3).pdf
981K

Brad Culverhouse <bradculverhouselaw@gmail.com> Tue, May 10, 2016 at 11:24 AM
To: Tom Kiernan <tkiernan@ct-eng.com>
Cc: "realtimefla@aol.com" <realtimefla@aol.com>, Stef Matthes <smatthes@ct-eng.com>, John Culverhouse <johnculverhouse2012@gmail.com>

Dear Tom,
Thank you. Could you please copy my Son, John, who is funding the project, on all communications. Thank you.
Brad
[Quoted text hidden]
--
With best regards,

Sincerely,
Brad Culverhouse
Attorney At Law, Chartered:
505 Beach Court, Suite 1
Fort Pierce, Florida 34950
Office Telephone 772. 465.7572
Cellular Telephone 561.716.4726
E-Mail: BradCulverhouseLaw@gmail.com

By ***/s/ Brad Culverhouse***

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

1635 Thumb Point Culverhouse 2nd Floor exterior Walls upgrade to CBS block revision

3 messages

realtimefla@aol.com <realtimefla@aol.com> Mon, May 9, 2016 at 6:28 PM
To: jegarch@comcast.net
Cc: bradculverhouselaw@gmail.com, jbculverhouse@gmail.com

Jim:

As discussed, we are intending to upgrade the exterior wall system on the 2nd floor to block at the client's request.

The original footing has now been substantially supplemented, as we left the original slab, which certainly further distributes a portion of the overall load, and added 3 courses of solid pour grade beam, and compacted the fill and are about to pour the new slab-over.

Again, as discussed, we are only slightly increasing the dead load, but understand that you need to take a good look at the differential/delta of the CBS system versus the wood wall system to determine the feasibility of the client's request. We are pouring the slab next week and intend to do all the block both floors in a single mobilization by the mason, so hoping you will look at it in the next day or two.

We are at a point where we could put a widened footing inside the stem wall, on top of the added fill, which is on top of the original slab, if you determine that additional support on the parameter is needed.

Please take a look soon.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

Brad Culverhouse <bradculverhouselaw@gmail.com> Tue, May 10, 2016 at 9:47 AM
To: "realtimefla@aol.com" <realtimefla@aol.com>
Cc: Brad Culverhouse <BradCulverhouseLaw@gmail.com>

Dear Steve,
What would it cost to put the widened footing in anyway just to make it stronger? And, would that be sufficient so that we could use block on the second floor?
[Quoted text hidden]

--
With best regards,

Sincerely,
Brad Culverhouse
Attorney At Law, Chartered:
505 Beach Court, Suite 1
Fort Pierce, Florida 34950
Office Telephone 772. 465.7572
Cellular Telephone 561.716.4726
E-Mail: BradCulverhouseLaw@gmail.com

By ***/s/ Brad Culverhouse***

---

realtimefla@aol.com <realtimefla@aol.com> Wed, May 11, 2016 at 5:26 PM
To: jegarch@comcast.net
Cc: bradculverhouselaw@gmail.com, jbculverhouse@gmail.com

Jim:

Please look at this yet today. You promised me that you would two days ago.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384
[Quoted text hidden]

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

1635 thumbpoint revisions for foundation and second floor block exterior wall system.

realtimefla@aol.com <realtimefla@aol.com> Thu, May 12, 2016 at 1:33 PM
To: jegarch@comcast.net, bradculverhouselaw@gmail.com, jbculverhouse@gmail.com

Jim, Brad,

As discussed, Jim will be doing the rational analysis required to generate the additional footing dimensions in order to carry the increased load from switching to block on the second floor.

Jim has stated the comprehensive revision required (new openings, wall thicknesses, window flange types, truss anchorage, the footings, and the walls themselves) is $500.

Jim expects to send out the signed and sealed revision pages next Monday.
Brad agreed to mail out the check today.

Jim's mailing address is
Suite 107 Newport Commerce Center
1239 E. Newport Center Drive
Deerfield Beach FL 33442
954 426 1652

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

Brad Culverhouse <bradculverhouselaw@gmail.com>

umbpoint revisions for foundation and second floor block exterior wall em.

ealtimefla@aol.com <realtimefla@aol.com> Thu, May 12, 2016 at 1:33 PM
To: jegarch@comcast.net, bradculverhouselaw@gmail.com, jbculverhouse@gmail.com

Jim, Brad,

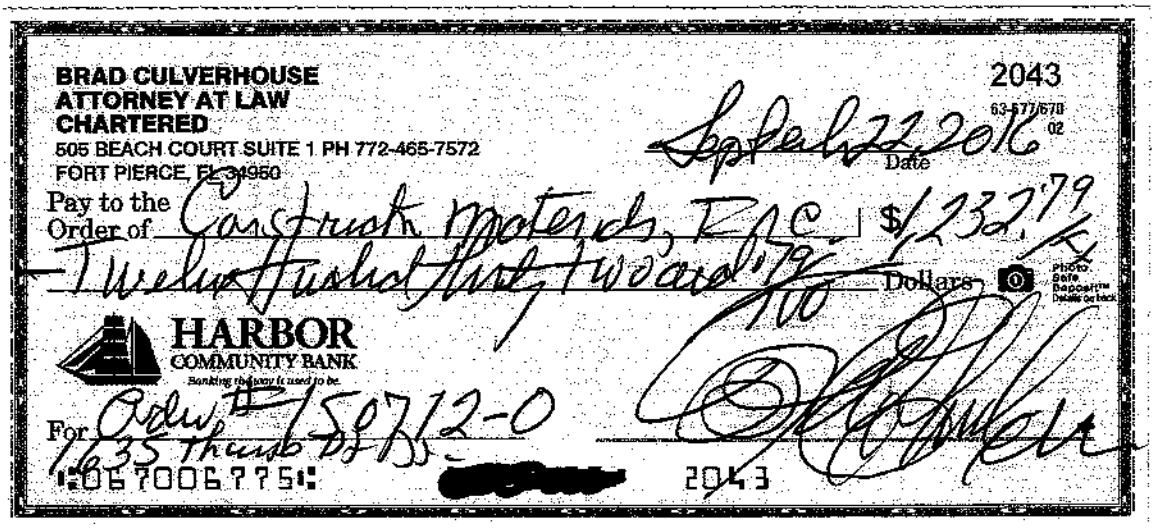
As discussed, Jim will be doing the rational analysis required to generate the additional footing dimensions in order to carry the increased load from switching to block on the second floor.

Jim has stated the comprehensive revision required (new openings, wall thicknesses, window flange types, truss anchorage, the footings, and the walls themselves) is $500.

Jim expects to send out the signed and sealed revision pages next Monday.
Brad agreed to mail out the check today.

Jim's mailing address is
Suite 107 Newport Commerce Center
1239 E. Newport Center Drive
Deerfield Beach FL 33442
954 426 1652

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384



BRAD CULVERHOUSE
ATTORNEY AT LAW
CHARTERED
505 BEACH COURT SUITE 1 PH 772-465-7572
FORT PIERCE, FL 34950

2043
63-677/670
02

Sept 22 2016
Date

Pay to the Order of Construction Materials, Inc. $1,232.79/xx

Twelve Hundred thirty two and 79/100 Dollars

Photo Safe Deposit™ Details on back

HARBOR
COMMUNITY BANK
Banking the way it used to be.

For Order # 150712-0
1635 Thurso Dr Ft

⑆067006775⑆ [redacted] 2043

19 – FIRST SUPPLEMENT TO

Exhibit 19

JUNE 26 2008 VARIANCE GRANTED BY CITY OF FORT PIERCE

Exhibit 19

CITY OF FORT PIERCE
Florida

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
CITY HALL, 100 NORTH U.S.1
P.O. BOX 1480
FORT PIERCE, FLORIDA 34954-1480

UNITED STATES POSTAGE
PITNEY BOWES
$ 00.42⁰
02 1M
0004236375 JUL 01 2008
MAILED FROM ZIPCODE 34950

John B. & Susan D.Culverhouse
505 Beach Court
Ft. Pierce, FL 34950

34950888544 C007

CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

June 27, 2008

Mr. John M. Foster
11205 Ridge Avenue
Fort Pierce, FL 34982

RE: Variance Request for 1635 Thumb Point Drive

Dear Mr. Foster

The City of Fort Pierce Board of Adjustment, at their meeting on Thursday, June 26, 2008, held a Public Hearing on the Variance application you submitted to allow a screen enclosure over an existing pool to be located 7.5' from the rear property line.

After discussion, the Board of Adjustment passed a motion to approve the variance for the screen enclosure as requested for the property located at 1635 Thumb Point Drive.

Please submit a copy of this letter when applying for the building permit.

Sincerely,

Duane Yazzie
Development Review Planner

c: Marc Meyers, Building Official
John B. Culverhouse and Susan B. Culverhouse, Owners

/ms

100 NORTH U.S. HIGHWAY 1 ◊ P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-460-2200 ◊ FAX: 772-466-5808
WWW.CITYOFFORTPIERCE.COM

APPLICATION FOR VARIANCE

1. Legal description for which variance is being requested:

   Lot 30, Block 1 of "Thumb Point", Plat Book 10, Page 79 of the Public Records of St. Lucie County, Florida.

   Less and excepting the northwest 365 s.f. (See Survey for out-parcel description)

   Property Tax ID: 2401605003000003 1635 Thumb Point Drive
   Ft. Pierce, FL 34949

2. Description of Variance:

   To allow a structurally sound, existing concrete swimming pool to be rehabilitated, although it is located within the required rear setback of 20'.
   Additionally, to allow the construction of a new screen enclosure meting FBC 140 mph exposure "C" requirements although it is located within the required rear setback of 20'.

3. Name of Owners: John B. & Susan D. Culverhouse

   Signature of Applicant: John B. & Susan D. Culverhouse

   Mailing Address: ~~505121~~ Beach Court
   Ft. Pierce, FL 34950

4. Name of Applicant: (Same)

5. Name of Representative:
   JohnM. Foster - Architect - AIA
   11205 Ridge Ave
   Ft. Pierce, FL 34982
   (772) 370-9464 Fax (772) 878-7359
   jmfarch@earthlink.net

6. In order to determine whether your Application for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions:

   a. What type of exceptional question exists and are they inherent in the land?

   In the reconstruction of this storm damaged residence utilizing substantial existing structural concrete & pool, a variance is requested to allow a screen enclosure around the existing pool location. Maintaining a minimum clearance from pool edge to screen enclosure leaves 7' 6" to 15' from the proposed enclosure to the bulkhead line instead of 20' as required by the Ft. Pierce LDC.

   b. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

   The present, storm damaged residence was constructed in the 1970's. The building and attached pool & deck met the requirements of the zoning ordinance when constructed. These structures have been in their present location for over 30 years and their reconstruction will not change the present conditions.

c. Do the special conditions and circumstances result from actions other than that of your? If yes, explain.

Storm damage by the hurricanes of 2004 & 5 was severe, requiring the reconstruction of both pool & residence.

d. Explain how a literal interpretation of the ordinance would deprive you of commonly enjoyed property rights in that zoning district. Identify any undue hardships that would result in this interpretation.

We are intending to construcct a new residence utilizing as much of the existing, sound concrete structure as possible. Setbacks required in 1975 have been changed and make the pool location non-conforming to the present Land Development Code.

e. What would you consider to be the minimum variance that would give you the reasonable use of the land, building, or structure?

To allow a screen enclosure to be constructed, enclosing the existing pool.

f. Explain how your variance request does not impair the intent of the zoning ordinance:

Nearby residences have taken advantage of the beautiful river view to locate pool/spas well within the 20' setback.. This existing pool was constructed approximately 30 years ago and met the requirements of that era's setbacks.

g. What effect does your variance request have on the general public welfare?

Reconstruction of the existing damaged residence with a modern, structurally sound residence will enhance the neighborhood.

TO BE COMPLETED BY CITY

Date received: _____ By: _____

Fee Paid: _____ Receipt #: _____

EXHIBIT 43

OCULINA BANK JOINT CHECKING ACCOUNT STATEMENTS FOR SUSAN D. CULVERHOUSE AND JOHN B. CULVERHOUSE

EXHIBIT 43

OCULINA BANK JOINT CHECKING ACCOUNT STATEMENTS FOR SUSAN D. CULVERHOUSE AND JOHN B. CULVERHOUSE

Oculina Bank

)00 Colonnades Drive
. Pierce, Florida 34949
ww.oculinabank.com
Phone 772-465-3200
Fax 772-465-3838

Page Number: 1
Account: [redacted]
Date: 1/31/2010

**********5-DIGIT 34949
1124 1.5426 AV 0.460 5 1 214

SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

THANK YOU FOR BANKING WITH OCULINA BANK.

2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or if you need more information.

3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 days to do this, we will credit your account for the amount you think is in error; so that you will have the use of the money during the time it takes us to complete out investigation.

If you believe your Account Access ATM Card and/or PIN has been lost or stolen, call 772-563-2212

Preauthorized credits: If you have arranged to have direct deposits made to your account at least once every sixty (60) days from the same person or company, you can call us at 772-563-2212 to find out wether or not the deposit has been made.

Oculina Bank
780 US HWY 1
Vero Beach, Florida 34949
Phone 772-563-2212

MEMBER FDIC EQUAL HOUSING LENDER

Date 02/28/10 **Page** 1
Account Number [redacted]

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949
(772) 465-3200

SUSAN D CULVERHOUSE

SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949

THANK YOU FOR BANKING WITH OCULINA BANK.

Oculina Bank
1100 Colonnades Drive
Ft. Pierce, Florida 34949
(772) 465-3200

Date 03/31/10 **Page** 1
Account Number [redacted]

SUSAN D CULVERHOUSE
**********5-DIGIT 34949
1880 0.6942 AV 0.335 10 1 166

SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

THANK YOU FOR BANKING WITH OCULINA BANK.

Date 04/30/10 Page 1
Account Number [redacted]

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949
(772) 465-3200

JOHN B CULVERHOUSE JR
**********5-DIGIT 34949
1356 0.5782 AV 0.335 7 1 157

JOHN B CULVERHOUSE JR
1635 THUMB POINT DRIVE
FORT PIERCE FL 34949-3570

YOU MAY NOT USE DDA ACCT IN CONNECTION WITH ANY BUSINESS OF TRANSMITTING BETS OR WAGERS BY ANY MEANS OF THE INTERNET, OR FOR ANY OTHER TRANSACTION WHICH IS PROHIBITED BY FED REG GG.

Account Number [redacted]

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949
(772) 465-3200

Date 05/31/10 Page 1
Account Number [redacted]

SUSAN D CULVERHOUSE
**********5-DIGIT 34949
1337 0.5782 AV 0.335 6 1 144

SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

YOU MAY NOT USE DDA ACCT IN CONNECTION WITH ANY BUSINESS OF TRANSMITTING BETS OR WAGERS BY ANY MEANS OF THE INTERNET, OR FOR ANY OTHER TRANSACTION WHICH IS PROHIBITED BY FED REG GG.

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949
(772) 465-3200

Date 06/30/10 **Page** 1
Account Number [redacted]

SUSAN D CULVERHOUSE
**********5-DIGIT 34949
2036 1.0630 AV 0.460 9 1 164

SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE-
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

YOU MAY NOT USE DDA ACCT IN CONNECTION WITH ANY BUSINESS OF TRANSMITTING BETS OR WAGERS BY ANY MEANS OF THE INTERNET, OR FOR ANY OTHER TRANSACTION WHICH IS PROHIBITED BY FED REG GG.

believe it is an error or if you need more information.

3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 days to do this, we will credit your account for the amount you think is in error; so that you will have the use of the money during the time it takes us to complete out investigation.

If you believe your Account Access ATM Card and/or PIN has been lost or stolen, **call 772-563-2212**

Preauthorized credits: If you have arranged to have direct deposits made to your account at least once every sixty (60) days from the same person or company. You can call us at 772-563-2212 to find out whether or not the deposit

YOU MAY NOT USE DDA ACCT IN CONNECTION WITH ANY BUSINESS OF TRANSMITTING BETS OR WAGERS BY ANY MEANS OF THE INTERNET, OR

SUSAN D CULVERHOUSE
**********5-DIGIT 34949
1375 0.5782 AV 0.335 6 1 154
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Oculina Bank
1100 Colonnades Drive
Ft. Pierce, Florida 34949
(772) 465-3200

Date 07/31/10 Page 1
Account Number [redacted]

the error or problem appeared.

1) Tell us your name and account number (if any).
2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or if you need more information.
3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 days to do this, we will credit your account for the amount you think is in error; so that you will have the use of the money during the time it takes us to complete out investigation.

If you believe your Account Access ATM Card and/or PIN has been lost or stolen, **call 772-563-2212**

Preauthorized credits: If you have arranged to have direct deposits made to your account at least once every sixty (60) days from the same person or company, you can call us at 772-563-2212 to find out wether or not the deposit has been made.

Oculina Bank
~~1100~~ Colonnades Drive
Ft. Pierce, Florida 34949
(772) 465-3200

Date 08/08/10 Page 1
Account Number [redacted]

SUSAN D CULVERHOUSE
**********5-DIGIT 34949
1160 0.7398 AV 0.335 -5 1 149

SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

DUE TO DATA CONVERSION, ENCLOSED IS YOUR BANK STATEMENT REPORTING ACTIVITY FROM AUG 1 THRU AUG 6. RETAIN THIS STATEMENT

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949

Phone 772•465•3200
Fax 772•465•3838

Date 9/30/10
Primary Account
Images

**********AUTO**5-DIGIT 34949
2142 0.6270 AV 0.335 9 1 175
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949

Phone 772•465•3200
Fax 772•465•3838

Date 10/29/10
Primary Account
Images

**********AUTO**5-DIGIT 34949
1591 0.8180 AV 0.335 8 1 153
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

1100 Colonnades Dr
Ft. Pierce, Florida 34949

If you believe your ATM card and/or code has been lost or stolen, Call 772-465-3200.

Preauthorized Credits: If you have arranged to have direct deposits made to your Account at least once every sixty (60) days from the same person or company, you can call us at the number indicated on the first page of this statement to find out whether or not the deposit has been made.

of the money during the time it takes us to complete our investigation.

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949

Phone 772•465•3200
Fax 772•465•3838

Date 11/30/10 Page [redacted]
Primary Account
Images

**********AUTO**5-DIGIT 34949
1764 0.4670 AV 0.335 9 1 154
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949

Phone 772•465•3200
Fax 772•465•3838

Date 12/31/10 Page 1
Primary Account [redacted]
Images

**********AUTO**5-DIGIT 34949
2232 0.4670 AV 0.335 10 1 179
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

We take more than 10 business days to do this. We will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

Preauthorized Credits: If you have arranged to have direct deposits made to your Account at least once every sixty (60) days from the same person or company, you can call us at the number indicated on the first page of this statement to find out whether or not the deposit has been made.

If you believe your ATM card and/or code has been lost or stolen, call 772-465-3200.

1100 Colonnades Dr

1100 Colonnades Dr
Ft. Pierce, Florida 34949
Phone 772•465•3200

If you believe your ATM card and/or code has been lost or stolen, Call 772-465-3200.

Preauthorized Credits: If you have arranged to have direct deposits made to your Account at least once every sixty (60) days from the same person or company, you can call us at the number indicated on the first page of this statement to find out whether or not the deposit has been made.

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949

Phone 772•465•3200
Fax 772•465•3838

Date 1/31/11 Page 1
Primary Account [redacted]
Images

**********AUTO**5-DIGIT 34949
1821 0.4670 AV 0.335 9 1 158
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

H INTEREST BEARING CHECKING Image Statement 0

we take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

Preauthorized Credits: If you have arranged to have direct deposits made to your Account at least once every sixty (60) days from the same person or company, you can call us at the number indicated on the first page of this statement to find out whether or not the deposit has been made.

If you believe your ATM card and/or code has been lost or stolen, **Call 772-465-3200.**

1100 Colonnades Dr
Ft. Pierce, Florida 34949
Phone 772•465•3200

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949

Phone 772•465•3200
Fax 772•465•3838

Date 2/28/11 Page 1
Primary Account [redacted]
Images 1

**********AUTO**5-DIGIT 34949
1805 0.6270 AV 0.335 9 1 156
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error: so that you will have the use of the money during the time it takes us to complete our investigation.

Preauthorized Credits: If you have arranged to have direct deposits made to your Account at least once every sixty (60) days from the same person or company, you can call us at the number indicated on the first page of this statement to find out whether or not the deposit has been made.

If you believe your ATM card and/or code has been lost or stolen, Call 772-465-3200.

1100 Colonnades Dr
Ft. Pierce, Florida 34949
Phone 772•465•3200

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949

Phone 772•465•3200
Fax 772•465•3838

Date 3/31/11 Page 1
Primary Account
Images

**********AUTO**5-DIGIT 34949
2262 0.4670 AV 0.335 10 1 175
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

checking account

account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

Preauthorized Credits: If you have arranged to have direct deposits made to your Account at least once every sixty (60) days from the same person or company, you can call us at the number indicated on the first page of this statement to find out whether or not the deposit has been made.

If you believe your ATM card and/or code has been lost or stolen, **Call 772-465-3200.**

1100 Colonnades Dr
Ft. Pierce, Florida 34949
Phone 772•465•3200

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949

Phone 772•465•3200
Fax 772•465•3838

Date 4/29/11 Page 1
Primary Account [redacted]
Images

**********AUTO**5-DIGIT 34949
1865 0.4670 AV 0.340 9 1 155
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error; so that you will have the use of the money during the time it takes us to complete our investigation.

Preauthorized Credits: If you have arranged to have direct deposits made to your Account at least once every sixty (60) days from the same person or company, you can call us at the number indicated on the first page of this statement to find out whether or not the deposit has been made.

If you believe your ATM card and/or code has been lost or stolen, Call 772-465-3200.

1100 Colonnades Dr
Ft. Pierce, Florida 34949
Phone 772•465•3200

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949

Phone 772•465•3200
Fax 772•465•3838

Date 5/31/11 Page 1
Primary Account [redacted]
Images

**********AUTO**5-DIGIT 34949
1857 0.4670 AV 0.340 9 1 153
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

of the money during the time it takes us to complete our investigation.

Preauthorized Credits: If you have arranged to have direct deposits made to your Account at least once every sixty (60) days from the same person or company, you can call us at the number indicated on the first page of this statement to find out whether or not the deposit has been made.

If you believe your ATM card and/or code has been lost or stolen, Call 772-465-3200.

1100 Colonnades Dr
Ft. Pierce, Florida 34949
Phone 772•465•3200

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949

Phone 772•465•3200
Fax 772•465•3838

Date 6/30/11 Page 1
Primary Account [redacted]
Images

**********AUTO**5-DIGIT 34949
2307 0.4670 AV 0.340 10 1 164
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

We take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

Preauthorized Credits: If you have arranged to have direct deposits made to your Account at least once every sixty (60) days from the same person or company, you can call us at the number indicated on the first page of this statement to find out whether or not the deposit has been made.

If you believe your ATM card and/or code has been lost or stolen, Call 772-465-3200.

1100 Colonnades Dr
Ft. Pierce, Florida 34949
Phone 772•465•3200

1100 Colonnades Drive Phone 772•465•3200
Ft. Pierce, Florida 34949 Fax 772•465•3838

Date 7/29/11 Page 1
Primary Account [redacted]
Images

**********AUTO**5-DIGIT 34949
1876 0.4670 AV 0.340 9 1 149
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

1100 Colonnades Dr
Ft. Pierce, Florida 34949
Phone 772•465•3200

If you believe your ATM card and/or code has been lost or stolen, **Call 772-465-3200.**

Preauthorized Credits: If you have arranged to have direct deposits made to your Account at least once every sixty (60) days from the same person or company, you can call us at the number indicated on the first page of this statement to find out whether or not the deposit has been made.

1100 Colonnades Drive Phone 772•465•3200
Ft. Pierce, Florida 34949 Fax 772•465•3838

Date 8/31/11 Page 1
Primary Account [redacted]
Images

**********AUTO**5-DIGIT 34949
1862 0.4670 AV 0.340 9 1 151
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

BEGINNING JULY 21 WHEN WE HOLD FUNDS YOU DEPOSIT BY CHECK

we take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

Preauthorized Credits: If you have arranged to have direct deposits made to your Account at least once every sixty (60) days from the same person or company, you can call us at the number indicated on the first page of this statement to find out whether or not the deposit has been

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949

Phone 772•465•3200
Fax 772•465•3838

Date 9/30/11 Page 1
Primary Account [redacted]
Images

**********AUTO**5-DIGIT 34949
2312 0.4670 AV 0.340 10 1 161
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949

Phone 772•465•3200
Fax 772•465•3838

Date 10/31/11
Primary Account
Images

Page [redacted]

**********AUTO**5-DIGIT 34949
1927 0.4670 AV 0.340 9 1 148
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949

Phone 772•465•3200
Fax 772•465•3838

Date 11/30/11
Primary Account
Images

Page 1 [redacted]

**********AUTO**5-DIGIT 34949
1924 0.4670 AV 0.340 9 1 152
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949

Phone 772•465•3200
Fax 772•465•3838

Date 12/30/11
Primary Account
Images

Page [redacted]

**********AUTO**5-DIGIT 34949
2339 0.4670 AV 0.340 10 1 166
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Oculina Bank

1100 Colonnades Drive
Ft. Pierce, Florida 34949

Phone 772•465•3200
Fax 772•465•3838

Date 1/31/12
Primary Account
Images

Page 1 [redacted]

**********AUTO**5-DIGIT 34949
1971 0.6580 AV 0.350 9 1 158
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

BEGINNING JULY 21,WHEN WE HOLD FUNDS YOU DEPOSIT BY CHECK
THE FIRST $200.00 OF THE DEPOSIT [redacted]

Oculina® Bank

"The Friendly Bank" SM

2/6/2012

Susan Culverhouse
John Culverhouse
1635 Thumb Point Drive
Fort Pierce, FL 34949

Oculina Bank

4450 24th Ave.
Vero Beach, Florida 32967

Phone 772•563•2212
Fax 772•563•4909

Date 2/29/12
Primary Account
Images

Page 1 [redacted] 1

**********AUTO**5-DIGIT 34949
2010 0.6270 AV 0.350 9 1 158
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Oculina Bank

4450 24th Ave.
Vero Beach, Florida 32967

Phone 772•563•2212
Fax 772•563•4909

Date 4/30/12 Page [redacted]
Primary Account
Images

**********AUTO**5-DIGIT 34949
2025 0.4670 AV 0.350 9 1 150
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

FOR YOUR CONVENIENCE CREDIT CARD

Oculina Bank

4450 24th Ave.
Vero Beach, Florida 32967

Phone 772•563•2212
Fax 772•563•4909

Date 5/31/12 Page [redacted]
Primary Account
Images

**********AUTO**5-DIGIT 34949
2034 0.4670 AV 0.350 10 1 146
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

account for the amount you think is in error so that you may have the

Oculina Bank

4450 24th Ave.
Vero Beach, Florida 32967

Phone 772•563•2212
Fax 772•563•4909

Date 6/29/12 Page [redacted] 1
Primary Account
Images

**********AUTO**5-DIGIT 34949
2473 0.4670 AV 0.350 10 1 163
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Oculina Bank

4450 24th Ave.
Vero Beach, Florida 32967

Phone 772•563•2212
Fax 772•563•4909

Date 9/28/12 Page 1
Primary Account
Images

**********AUTO**5-DIGIT 34949
2517 0.4670 AV 0.350 10 1 170
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

Oculina Bank

4450 24th Ave.
Vero Beach, Florida 32967

Phone 772•563•2212
Fax 772•563•4909

Date 11/30/12 Page 1
Primary Account
Images

**********AUTO**5-DIGIT 34949
2120 0.4670 AV 0.350 10 1 160
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

OCULINA BANK
610 DELAWARE AVE.

(772) 293-0226

1/18/13
BOX NUMBER 955

Oculina Bank®
"The Friendly Bank" SM

SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949

NOTICE OF ACCOUNT CHARGED

WE HAVE CHARGED YOUR checking ACCOUNT [redacted] $150.00
FOR SAFE DEPOSIT BOX RENTAL DUE ON 1/28/13. PLEASE LET US KNOW IF YOU HAVE ANY QUESTIONS.

Oculina Bank

4450 24th Ave.
Vero Beach, Florida 32967

Phone 772•563•2212
Fax 772•563•4909

Date 1/31/13
Primary Account
Images

Page [redacted]

**********AUTO**5-DIGIT 34949
2143 0.6580 AV 0.360 10 1 166
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

[illegible] CREDIT CARD CASH ADVANCES IN

Oculina Bank

4450 24th Ave.
Vero Beach, Florida 32967

Phone 772•563•2212
Fax 772•563•4909

Date 2/28/13 Page 1
Primary Account [redacted]7
Images

**********AUTO**5-DIGIT 34949
2175 0.4670 AV 0.360 10 1 170
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

account for the amount you think is in error so that you will have the use of the money during the time it takes us to complete our investigation.

Oculina Bank

4450 24th Ave.
Vero Beach, Florida 32967

Phone 772•563•2212
Fax 772•563•4909

Date 3/29/13 Page 1
Primary Account [redacted]2
Images

**********AUTO**5-DIGIT 34949
2627 0.6270 AV 0.360 10 1 187
SUSAN D CULVERHOUSE
JOHN B CULVERHOUSE
1635 THUMB POINT DRIVE
FT PIERCE FL 34949-3570

Checking Account

EXHIBIT 44

PHOTOGRAPHS RECEIVED FROM THE PROPERTY APPRAISERS OFFICE ON 12-27-2016

2401-605-0030-000-3 / 1602-01936

View



Image Date: 3/29/2013 **Notes:** ILookAboutBatch

View



Image Date: 12/20/2013 **Notes:**

View

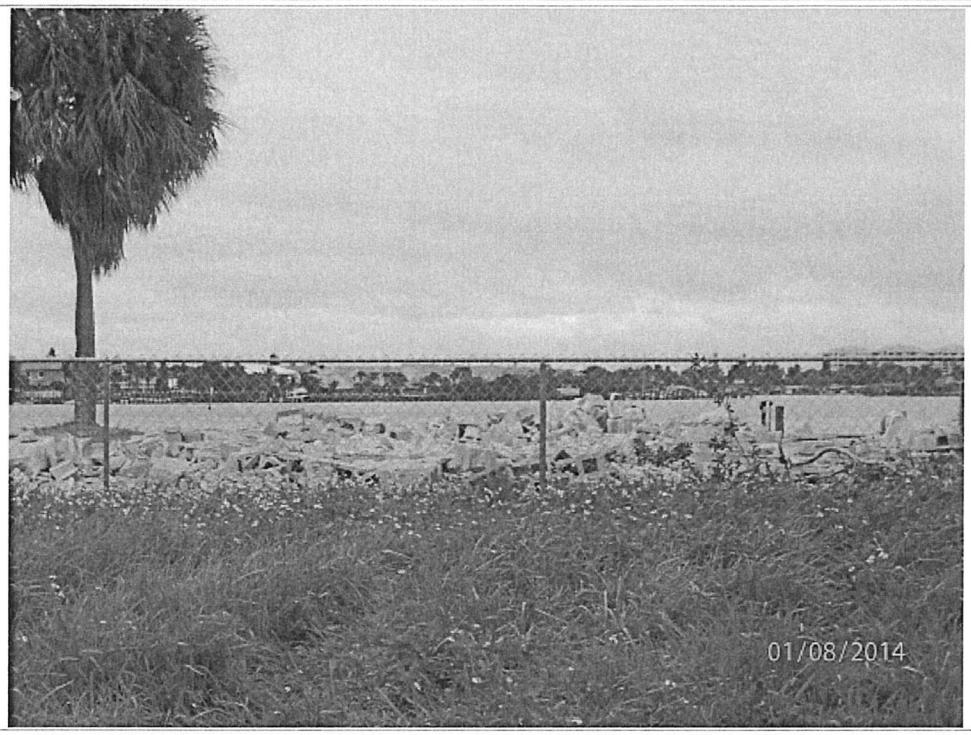


Image Date: 1/8/2014 **Notes:**

View



Image Date: 5/2/2014 **Notes:**

View



Image Date: 10/6/2014 **Notes:**

EXHIBIT 45

PNC BANK NA MORTGAGE FORECLOSURE COVER PAGE

INSUFFICIENT FUNDS

IN THE CIRCUIT COURT OF THE NINETEENTH
JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA
CIVIL ACTION

PNC BANK NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK,

Plaintiff,

562011CA003310

SENIOR JUDGE

vs.

JOHN B. CULVERHOUSE; THE UNKNOWN SPOUSE OF JOHN B. CULVERHOUSE; SUSAN D. CULVERHOUSE; THE UNKNOWN SPOUSE OF SUSAN D. CULVERHOUSE; SYBIL LEVITA CULVERHOUSE A/K/A SYBIL L. CULVERHOUSE; THE UNKNOWN SPOUSE OF SYBIL LEVITA CULVERHOUSE A/K/A SYBIL L. CULVERHOUSE; CITY OF FORT PIERCE;PNC BANK NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK;UNITED STATES OF AMERICA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; TENANT #1, TENANT #2, TENANT #3, and TENANT #4 the names being fictitious to account for parties in possession

Defendant(s).
_____/

VERIFIED MORTGAGE FORECLOSURE COMPLAINT

Plaintiff, PNC Bank National Association as successor in interest to Harbor Federal Savings Bank, sues Defendants, John B. Culverhouse; The Unknown Spouse of John B. Culverhouse; Susan D. Culverhouse; The Unknown Spouse of Susan D. Culverhouse; Sybil Levita Culverhouse a/k/a Sybil L. Culverhouse; The Unknown Spouse of Sybil Levita Culverhouse a/k/a Sybil L. Culverhouse; City of Fort Pierce; PNC Bank National Association as successor in interest to Harbor Federal Savings Bank; United States of America; Any and All Unknown Parties Claiming By, Through, Under, and Against the Herein Named Individual Defendant(s) Who Are Not Known to be Dead or Alive, Whether Said Unknown Parties May Claim an Interest as Spouses, Heirs, Devisees, Grantees, or Other Claimants; Tenant #1, Tenant #2, Tenant #3, and Tenant #4, the names being fictitious to account for parties in possession, and alleges:

MORTGAGE FORECLOSURE

1. This is an in rem action to foreclose a mortgage on real property(hereinafter 'Property') located and situated in St. Lucie County, Florida.

2. On January 27, 2004, there was executed and delivered a Promissory Note ("Note") and a Mortgage securing the payment of the Note. The Mortgage was recorded on February 3, 2004, in Official Records Book 1893 at Page 1035 of the Public Records of St. Lucie County, Florida, (All subsequent recording references are to the public records of St. Lucie County, Florida) and mortgaged the real and personal property ("Property") described therein, then owned by and in possession of the Mortgagor(s). Copies of the original Mortgage Note and Mortgage are attached hereto and incorporated herein as an Exhibit.

3. Plaintiff is entitled to enforce the Promissory Note and Mortgage.

4. The Property is now owned of record by Defendant(s), John B. Culverhouse, Susan D. Culverhouse, and Sybil Levita Culverhouse a/k/a Sybil L. Culverhouse.

5. The Note and Mortgage are in default. The required installment payment of July 1, 2010, was not paid, and no subsequent payments have been made. The Mortgage is contractually due for the July 1, 2010 payment. The last payment received was applied to the June 1, 2010 installment, and no subsequent payments have been applied to the loan.

6. Plaintiff declares the full amount payable under the Note and Mortgage to be now due.

7. Plaintiff must be paid $220,947.05 in principal on the Note and Mortgage, together with interest from June 1, 2010, late charges, and all costs of collection including title search expenses for ascertaining necessary parties to this action and reasonable attorney's fees.

8. All conditions precedent to the acceleration of the Note and foreclosure of the Mortgage have been performed or have occurred.

9. Plaintiff has retained the law firm of Albertelli Law in this action and is obligated to pay it a reasonable fee for its services

in bringing this action as well as all costs of collection. Plaintiff shall be entitled to an award of any fees and costs incurred in this action based on the terms of the instruments upon which this action is based.

10. The interests of each Defendant are subject, subordinate, and inferior to the right, title, interest, and lien of Plaintiff's Mortgage, unless as otherwise provided for by law.

11. John B. Culverhouse may have or claim an interest in the Property that is the subject of this Foreclosure action by virtue of a Warranty Deed recorded in Official Records Book 481, Page 1103: a Warranty Deed recorded in Official Records Book 257, Page 2467, or may otherwise claim an interest in the Property.

12. Susan D. Culverhouse may have or claim an interest in the Property that is the subject of this Foreclosure action by virtue of a Warranty Deed recorded in Official Records Book 481, Page 1103: a Warranty Deed recorded in Official Records Book 257, Page 2467, or may otherwise claim an interest in the Property.

13. Sybil Levita Culverhouse a/k/a Sybil L. Culverhouse may have or claim an interest in the Property that is the subject of this Foreclosure action by virtue of a Warranty Deed recorded in Official Records Book 481, Page 1103:, or may otherwise claim an interest in the Property.

14. City of Fort Pierce may have or claim an interest in the Property that is the subject of this Foreclosure action by virtue of a Order Imposing Fine and Lien recorded in Official Records Book 2910, Page 27, or may otherwise claim an interest in the Property.

15. PNC Bank National Association as successor in interest to Harbor Federal Savings Bank may have or claim an interest in the Property that is the subject of this Foreclosure action by virtue of A Subordinate Mortgage recorded in Official Records Book 2624, Page 744: a Future Advance and Modification Agreement recorded in Official Records Book 2682, Page 2489 , or may otherwise claim an interest in the Property.

16. United States of America may have or claim an interest in the Property that is the subject of this Foreclosure action by virtue of a Federal Tax Lien recorded in Official Records Book 3255, Page 1488: a Federal Tax Lien recorded in Official Records Book 3271, Page 2692, or may otherwise claim an interest in the Property.

17. The Unknown Spouse of John B. Culverhouse may have or claim an interest in the Property that is the subject of this Foreclosure action by virtue of homestead rights, possession, or any right of redemption, or may otherwise claim an interest in the Property.

18. The Unknown Spouse of Susan D. Culverhouse may have or claim an interest in the Property that is the subject of this Foreclosure action by virtue of homestead rights, possession, or any right of redemption, or may otherwise claim an interest in the Property.

19. The Unknown Spouse of Sybil Levita Culverhouse a/k/a Sybil L. Culverhouse may have or claim an interest in the Property that is the subject of this Foreclosure action by virtue of homestead rights, possession, or any right of redemption, or may otherwise claim an interest in the Property.

20. Tenant #1, Tenant #2, Tenant #3 and Tenant #4, the names being fictitious to account for parties in possession who may claim some interest in the Property that is the subject of this foreclosure action by virtue of an unrecorded lease or purchase option, by virtue of possession, or may otherwise claim an interest in the Property. The names of these Defendants are unknown to the Plaintiff.

WHEREFORE, Plaintiff requests that the Court ascertain the amount due Plaintiff for principal and interest on the Note and Mortgage and for late charges, abstracting, taxes, expenses and costs, including attorney's fees, plus interest thereon; that if the sums due Plaintiff under the Note and Mortgage are not paid immediately, the Court foreclose the Mortgage and the Clerk of the Court sell the Property securing the indebtedness to satisfy Plaintiff's mortgage lien in accordance with the provisions of Section 45.031, Florida Statutes (1999); that the rights, title and interest of any Defendant, or any party claiming by, through, under or against any Defendant named herein or hereafter made a Defendant be forever barred and foreclosed; that the Court appoint a receiver of the Property and of the rents, issues, income and profits thereof, or in the

alternative, order sequestration of rents, issues, income and profits pursuant to Section 697.07, Florida Statutes (1995); and that the Court retain jurisdiction of this action to make any and all further orders and judgments as may be necessary and proper, including the issuance of a writ of possession and the entry of a deficiency decree, when and if such deficiency decree shall appear proper, if borrower(s) has not been discharged in bankruptcy.

FLA. R. CIV. P. 1.110(b) VERIFICATION

Under penalty of perjury, I declare that I have read the foregoing, and the facts alleged therein are true and correct to the best of my knowledge and belief.

Jim Weaver

Printed name: Jim Weaver
Title: Authorized Signer
Date: 11/8/2011
By PNC Bank, National Association

Plaintiff, by and through the undersigned attorney, prays this honorable Court grant the above requested relief and such other relief deemed appropriate and just.

Albertelli Law
P.O. Box 23028
Tampa, Florida 33623
(813) 221-4743

By: Claire Brueck

CLAIRE BRUECK, ESQ.
FLORIDA BAR NO. 85754

EH - 11-94123

2011 NOV 30 PM 4:27
CLERK OF CIRCUIT COURT

IN THE CIRCUIT COURT OF THE NINETEENTH
JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA
CIVIL ACTION

PNC BANK NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK,

Plaintiff,

CASE NO.:

DIVISION:

vs.

JOHN B. CULVERHOUSE; THE UNKNOWN SPOUSE OF JOHN B. CULVERHOUSE; SUSAN D. CULVERHOUSE; THE UNKNOWN SPOUSE OF SUSAN D. CULVERHOUSE; SYBIL LEVITA CULVERHOUSE A/K/A SYBIL L. CULVERHOUSE; THE UNKNOWN SPOUSE OF SYBIL LEVITA CULVERHOUSE A/K/A SYBIL L. CULVERHOUSE; CITY OF FORT PIERCE;PNC BANK NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK;UNITED STATES OF AMERICA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; TENANT #1, TENANT #2, TENANT #3, and TENANT #4 the names being fictitious to account for parties in possession

Defendant(s).

VERIFIED MORTGAGE FORECLOSURE COMPLAINT

Plaintiff, PNC Bank National Association as successor in interest to Harbor Federal Savings Bank, sues Defendants, John B. Culverhouse; The Unknown Spouse of John B. Culverhouse; Susan D. Culverhouse; The Unknown Spouse of Susan D. Culverhouse; Sybil Levita Culverhouse a/k/a Sybil L. Culverhouse; The Unknown Spouse of Sybil Levita Culverhouse a/k/a Sybil L. Culverhouse; City of Fort Pierce; PNC Bank National Association as successor in interest to Harbor Federal Savings Bank; United States of America; Any and All Unknown Parties Claiming By, Through, Under, and Against the Herein Named Individual Defendant(s) Who Are Not Known to be Dead or Alive, Whether Said Unknown Parties May Claim an Interest as Spouses, Heirs, Devisees, Grantees, or Other Claimants; Tenant #1, Tenant #2, Tenant #3, and Tenant #4, the names being fictitious to account for parties in possession, and alleges:

MORTGAGE FORECLOSURE

1. This is an in rem action to foreclose a mortgage on real property(hereinafter 'Property') located and situated in St. Lucie County, Florida.

2. On January 27, 2004, there was executed and delivered a Promissory Note ("Note") and a Mortgage securing the payment of the Note. The Mortgage was recorded on February 3, 2004, in Official Records Book 1893 at Page 1035 of the Public Records of St. Lucie County, Florida, (All subsequent recording references are to the public records of St. Lucie County, Florida) and mortgaged the real and personal property ("Property") described therein, then owned by and in possession of the Mortgagor(s). Copies of the original Mortgage Note and Mortgage are attached hereto and incorporated herein as an Exhibit.

3. Plaintiff is entitled to enforce the Promissory Note and Mortgage.

4. The Property is now owned of record by Defendant(s), John B. Culverhouse, Susan D. Culverhouse, and Sybil Levita Culverhouse a/k/a Sybil L. Culverhouse.

5. The Note and Mortgage are in default. The required installment payment of July 1, 2010, was not paid, and no subsequent payments have been made. The Mortgage is contractually due for the July 1, 2010 payment. The last payment received was applied to the June 1, 2010 installment, and no subsequent payments have been applied to the loan.

6. Plaintiff declares the full amount payable under the Note and Mortgage to be now due.

7. Plaintiff must be paid $220,947.05 in principal on the Note and Mortgage, together with interest from June 1, 2010, late charges, and all costs of collection including title search expenses for ascertaining necessary parties to this action and reasonable attorney's fees.

8. All conditions precedent to the acceleration of the Note and foreclosure of the Mortgage have been performed or have occurred.

9. Plaintiff has retained the law firm of Albertelli Law in this action and is obligated to pay it a reasonable fee for its services

in bringing this action as well as all costs of collection. Plaintiff shall be entitled to an award of any fees and costs incurred in this action based on the terms of the instruments upon which this action is based.

10. The interests of each Defendant are subject, subordinate, and inferior to the right, title, interest, and lien of Plaintiff's Mortgage, unless as otherwise provided for by law.

11. John B. Culverhouse may have or claim an interest in the Property that is the subject of this Foreclosure action by virtue of a Warranty Deed recorded in Official Records Book 481, Page 1103: a Warranty Deed recorded in Official Records Book 257, Page 2467, or may otherwise claim an interest in the Property.

12. Susan D. Culverhouse may have or claim an interest in the Property that is the subject of this Foreclosure action by virtue of a Warranty Deed recorded in Official Records Book 481, Page 1103: a Warranty Deed recorded in Official Records Book 257, Page 2467, or may otherwise claim an interest in the Property.

13. Sybil Levita Culverhouse a/k/a Sybil L. Culverhouse may have or claim an interest in the Property that is the subject of this Foreclosure action by virtue of a Warranty Deed recorded in Official Records Book 481, Page 1103:, or may otherwise claim an interest in the Property.

14. City of Fort Pierce may have or claim an interest in the Property that is the subject of this Foreclosure action by virtue of a Order Imposing Fine and Lien recorded in Official Records Book 2910, Page 27, or may otherwise claim an interest in the Property.

15. PNC Bank National Association as successor in interest to Harbor Federal Savings Bank may have or claim an interest in the Property that is the subject of this Foreclosure action by virtue of A Subordinate Mortgage recorded in Official Records Book 2624, Page 744: a Future Advance and Modification Agreement recorded in Official Records Book 2682, Page 2489 , or may otherwise claim an interest in the Property.

16. United States of America may have or claim an interest in the Property that is the subject of this Foreclosure action by virtue of a Federal Tax Lien recorded in Official Records Book 3255, Page 1488: a Federal Tax Lien recorded in Official Records Book 3271, Page 2692, or may otherwise claim an interest in the Property.

17. The Unknown Spouse of John B. Culverhouse may have or claim an interest in the Property that is the subject of this Foreclosure action by virtue of homestead rights, possession, or any right of redemption, or may otherwise claim an interest in the Property.

18. The Unknown Spouse of Susan D. Culverhouse may have or claim an interest in the Property that is the subject of this Foreclosure action by virtue of homestead rights, possession, or any right of redemption, or may otherwise claim an interest in the Property.

19. The Unknown Spouse of Sybil Levita Culverhouse a/k/a Sybil L. Culverhouse may have or claim an interest in the Property that is the subject of this Foreclosure action by virtue of homestead rights, possession, or any right of redemption, or may otherwise claim an interest in the Property.

20. Tenant #1, Tenant #2, Tenant #3 and Tenant #4, the names being fictitious to account for parties in possession who may claim some interest in the Property that is the subject of this foreclosure action by virtue of an unrecorded lease or purchase option, by virtue of possession, or may otherwise claim an interest in the Property. The names of these Defendants are unknown to the Plaintiff.

WHEREFORE, Plaintiff requests that the Court ascertain the amount due Plaintiff for principal and interest on the Note and Mortgage and for late charges, abstracting, taxes, expenses and costs, including attorney's fees, plus interest thereon; that if the sums due Plaintiff under the Note and Mortgage are not paid immediately, the Court foreclose the Mortgage and the Clerk of the Court sell the Property securing the indebtedness to satisfy Plaintiff's mortgage lien in accordance with the provisions of Section 45.031, Florida Statutes (1999); that the rights, title and interest of any Defendant, or any party claiming by, through, under or against any Defendant named herein or hereafter made a Defendant be forever barred and foreclosed; that the Court appoint a receiver of the Property and of the rents, issues, income and profits thereof, or in the

alternative, order sequestration of rents, issues, income and profits pursuant to Section 697.07, Florida Statutes (1995); and that the Court retain jurisdiction of this action to make any and all further orders and judgments as may be necessary and proper, including the issuance of a writ of possession and the entry of a deficiency decree, when and if such deficiency decree shall appear proper, if borrower(s) has not been discharged in bankruptcy.

FLA. R. CIV. P. 1.110(b) VERIFICATION

Under penalty of perjury, I declare that I have read the foregoing, and the facts alleged therein are true and correct to the best of my knowledge and belief.

Jim Weaver

Printed name: Jim Weaver
Title: Authorized Signer
Date: 11/8/2011
By PNC Bank, National Association

Plaintiff, by and through the undersigned attorney, prays this honorable Court grant the above requested relief and such other relief deemed appropriate and just.

Albertelli Law
P.O. Box 23028
Tampa, Florida 33623
(813) 221-4743

By: Claire Brueck

CLAIRE BRUECK, ESQ.
FLORIDA BAR NO. 85754

EH - 11-94123

PLEASE RETURN TO CH BOX: 76
TREASURE COAST TITLE/FILE NO: 03-6589
PREPARED BY:

Name: BARBARA GAMBARDELLA

Address: HARBOR FEDERAL SAVINGS BANK
P.O. BOX 249
FORT PIERCE, FL 34954-0249

# Doc Assump	: $	0.00
# Doc Tax	: $	1,161.30
# Int Tax	: $	663.60

Return to:
TREASURE COAST ABSTRACT & TITLE
401B SOUTH INDIAN RIVER DRIVE
FORT PIERCE, FL 34954

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2346244 OR BOOK 1893 PAGE 1035
Recorded:02/03/04 15:15

[Space Above This Line For Recording Data]

5024285594

MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated January 27, 2004 , together with all Riders to this document.
(B) "Borrower" is JOHN B. CULVERHOUSE and SUSAN D. CULVERHOUSE, HUSBAND and WIFE

Borrower is the mortgagor under this Security Instrument.
(C) "Lender" is HARBOR FEDERAL SAVINGS BANK
Lender is a Savings Bank organized and existing under the laws of the United States of America . Lender's address is P.O. BOX 249, FORT PIERCE, FL 34954-0249

. Lender is the mortgagee under this Security Instrument.
(D) "Note" means the promissory note signed by Borrower and dated January 27, 2004 . The Note states that Borrower owes Lender Three Hundred Thirty One Thousand Eight Hundred and no/100 Dollars (U.S. $331,800.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than February 01, 2019
(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

☐ Adjustable Rate Rider	☐ Condominium Rider	☐ Second Home Rider
☐ Balloon Rider	☐ Planned Unit Development Rider	☒ Other(s) [specify] TIMELY PAYMENT PROGRAM
☐ 1-4 Family Rider	☐ Biweekly Payment Rider	

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
(K) "Escrow Items" means those items that are described in Section 3.
(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
(M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.
(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.
(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in the

County [Type of Recording Jurisdiction] of **St Lucie** [Name of Recording Jurisdiction]:

SEE ATTACHED SCHEDULE "A"

which currently has the address of **1635 THUMBPOINT DRIVE** [Street]

FORT PIERCE [City], Florida **34949** [Zip Code] ("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. **Application of Payments or Proceeds.** Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. **Funds for Escrow Items.** Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for

Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may

require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may

disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest In the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has—if any—with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. *All Miscellaneous Proceeds are hereby assigned to and shall* be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the *Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the* partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to *restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.* "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this

Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the

other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. Attorneys' Fees. As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

25. Jury Trial Waiver. The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in pages 1 through 11 of this Security Instrument and in any Rider executed by Borrower and recorded with it.

JOHN B. CULVERHOUSE (Seal) -Borrower
1635 THUMBPOINT DRIVE
FORT PIERCE, FL 34949

SUSAN D. CULVERHOUSE (Seal) -Borrower
1635 THUMBPOINT DRIVE
FORT PIERCE, FL 34949

_____ (Seal) -Borrower

_____ (Seal) -Borrower

_____ (Seal) -Borrower

_____ (Seal) -Borrower

Signed, sealed and delivered in the presence of:

NANCYE J. DAILEY

JACQUELYN BREWER

State of Florida
County of ST. LUCIE

The foregoing instrument was acknowledged before me this 27th day of January, 2004 by JOHN B. CULVERHOUSE AND SUSAN D. CULVERHOUSE, HIS WIFE

who is personally known to me or who has produced

as identification.

JACQUELYN B. BREWER
MY COMMISSION # DD 164639
EXPIRES: March 9, 2007
Bonded Thru Notary Public Underwriters

Notary Public

JACQUELYN BREWER

TIMELY PAYMENT REWARDS RIDER
1.0% Reduction

5024285594

THIS TIMELY PAYMENT REWARDS RIDER is made this 27th day of January, 2004, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to HARBOR FEDERAL SAVINGS BANK (the "Lender") covering the Property described in the Security Instrument and located at:

1635 THUMBPOINT DRIVE, FORT PIERCE, FL 34949
[Property address]

OR BOOK 1893 PAGE 1046

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. **TIMELY PAYMENT REWARDS RATE REDUCTION**
The Note provides for the reduction in the Borrower's interest rate as follows:

1. **TIMELY PAYMENT REWARDS RATE REDUCTION**
Borrower has agreed to pay the rate of interest set forth in Section 2 of the Note (the "Note Rate") until the full amount of principal has been paid. However, if on any one of the first, second, third or fourth anniversaries of the scheduled due date of the first full installment payment due under the Note (each, an "Anniversary Date') Borrower has demonstrated a Good Payment History, Lender agrees to decrease the Note Rate by one percentage point (1.0%). Borrower will be deemed to have demonstrated a "Good Payment History" if Borrower: (a) has made each of the most recent 24 consecutive monthly payments under the Note and Security Instrument before the date the next payment was due; and (b) has never been late by 3 months or more in making any monthly payments due under the Note. If Borrower demonstrates a Good Payment History, the new Note Rate will take effect on the earliest Anniversary Date on which Borrower has demonstrated a Good Payment History ("Rate Reduction Date"). Beginning with Borrower's first monthly payment after the Rate Reduction Date, Borrower will pay the new amount as the monthly payment until the Maturity Date. Lender will decrease Borrower's Note Rate only one time during the term of the loan, provided Borrower demonstrates a Good Payment History on either of the second, third or fourth Anniversary Date.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Timely Payment Rewards Rider.

JOHN B. CULVERHOUSE (Seal) -Borrower

SUSAN D. CULVERHOUSE (Seal) -Borrower

SCHEDULE "A"

Parcel I

All of Lot 29 and the easterly one-half of Lot 28, being more particularly described as follows:

Beginning at the NE corner of Lot 28, run Westerly along the Northerly line of Lot 28, 42.50 feet, thence run Southeasterly to a point on the South line of Lot 28, said point being 81.72 feet East of the Southwest corner of Lot 28, thence run East and Northeasterly 81.73 feet to the Southeast corner of Lot 28, thence run Northwesterly 205.3 feet to the Point of Beginning. All of the above being in Block 1, THUMB POINT, as recorded in Plat Book 10, page 79, of the Public Records of St. Lucie County, Florida.

Parcel II

Lot 30, Block 1, THUMB POINT, according to the Plat thereof recorded in Plat Book 10, page 79, of the Public Records of St. Lucie County, Florida.

4965658

NOTE

5024285594

January 27, 2004 [Date] **Fort Pierce** [City] **Florida** [State]

1635 THUMBPOINT DRIVE
FORT PIERCE, FL 34949

[Property Address]

1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. $ **331,800.00** (this amount is called "Principal"), plus interest, to the order of the Lender. The Lender is **HARBOR FEDERAL SAVINGS BANK**

I will make all payments under this Note in the form of cash, check or money order.

I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

2. INTEREST

Interest will be charged on unpaid principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of **7.6250%**.

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 6(B) of this Note.

3. PAYMENTS

(A) Time and Place of Payments

I will pay principal and interest by making a payment every month.

I will make my monthly payment on the **1st** day of each month beginning on **March 01, 2004** I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under this Note. Each monthly payment will be applied as of its scheduled due date and will be applied to interest before Principal. If, on **February 01, 2019** , I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date."

I will make my monthly payments at **HARBOR FEDERAL SAVINGS BANK, P.O. BOX 1300, FORT PIERCE, FL 34954-0249**

or at a different place if required by the Note Holder.

(B) Amount of Monthly Payments

My monthly payment will be in the amount of U.S. $ **3,099.45**

4. BORROWER'S RIGHT TO PREPAY

I have the right to make payments of Principal at any time before they are due. A payment of Principal only is known as a "Prepayment." When I make a Prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the monthly payments due under the Note.

I may make a full Prepayment or partial Prepayments without paying a Prepayment charge. The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under this Note. However, the Note Holder may apply my Prepayment to the accrued and unpaid interest on the Prepayment amount, before applying my Prepayment to reduce the Principal amount of the Note. If I make a partial Prepayment, there will be no changes in the due date or in the amount of my monthly payment unless the Note Holder agrees in writing to those changes.

5. LOAN CHARGES

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from me which exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the Principal I owe under this Note or by making a direct payment to me. If a refund reduces Principal, the reduction will be treated as a partial Prepayment.

6. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Late Charge for Overdue Payments

If the Note Holder has not received the full amount of any monthly payment by the end of **Fifteen** calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be **5.0000%** of my overdue payment of principal and interest. I will pay this late charge promptly but only once on each late payment.

(B) Default

If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.

(C) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of Principal which has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

(D) No Waiver By Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

7. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Any notice that must be given to the Note Holder under this Note will be given by delivering it or by mailing it by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

8. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

9. WAIVERS

I and any other person who has obligations under this Note waive the rights of Presentment and Notice of Dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

10. UNIFORM SECURED NOTE

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses which might result if I do not keep the promises which I make in

this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

11. DOCUMENTARY TAX

The state documentary tax due on this Note has been paid on the mortgage securing this indebtedness.

Borrower has executed and acknowledges receipt of pages 1 through 3 of this Note.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED

JOHN B. CULVERHOUSE (Seal) -Borrower

SUSAN D. CULVERHOUSE (Seal) -Borrower

(Seal) -Borrower

(Seal) -Borrower

(Seal) -Borrower

(Seal) -Borrower

PAY TO THE ORDER OF

[Sign Original Only]

WITHOUT RECOURSE
NATIONAL CITY MORTGAGE CO.

PATRICIA A. CRONE
DOCUMENT RELEASE ADMINISTRATOR

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR ST. LUCIE COUNTY, FLORIDA
CIVIL ACTION

PNC BANK NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK,
Plaintiff,

vs.

CASE NO.: 562011CA003310
DIVISION: SENIOR JUDGE

JOHN B. CULVERHOUSE, et al,
Defendant(s).
_____/

SUMMONS
PERSONAL SERVICE ON A NATURAL PERSON

MILITARY
YES____ NO____
MOBILE HOME
YES____ NO__✓__
VIN #_____
CONTINUOUS MARRIAGE
YES____ NO____

THE STATE OF FLORIDA:
TO EACH SHERIFF OF THE STATE:

YOU ARE COMMANDED to serve this Summons and a copy of the Complaint and Notice of Lis Pendens in this lawsuit upon the below-named Defendant:

JOHN B. CULVERHOUSE
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

IMPORTANT

A lawsuit has been filed against you. You have (20) calendar days after this summons is served on you to file a written response to the attached Complaint in this Court. A phone call will not protect you; your written response, including the above case number and named parties, must be filed if you want the Court to hear your case. If you do not file your response on time, you may lose the case, and your wages, money, and property may thereafter be taken without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book).

If you choose to file a written response yourself, at the same time you file your written response to the Court you must also mail or take a carbon copy or photocopy of your written response to the "Plaintiff/Plaintiff's Attorney" named below.

PLAINTIFF/PLAINTIFF'S ATTORNEY:
Claire Brueck, Esq.
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743

EXPEDITE: FIDELITY

DATED on DEC 0 5 2011, 2011.
Clerk of Circuit Court
By: _____
Deputy Clerk

JOSEPH E. SMITH CLERK OF COURT

2012 JAN 13 AM 10:53

KEW - 11-94123
* See Attachment for Spanish and French translation.
* See Attachment for Americans with Disabilities Act.
PROVEST, INC.

AFFIDAVIT OF SERVICE

State of Florida **County of Saint Lucie** **Circuit Court**

Case Number: 562011CA003310

Plaintiff:
PNC BANK, NATIONAL ASSOCITION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK

vs.

Defendant:
JOHN B. CULVERHOUSE; ET AL

For:
James E. Albertelli
ALBERTELLI LAW
777 South Harbour Island Blvd., Suite 94
Tampa, FL 33602

Received by BOYD'S PROCESS SERVICE, INC. on the 19th day of December, 2011 at 3:43 pm to be served on **JOHN B. CULVERHOUSE, 1635 THUMBPOINT DR, FT PIERCE, FL 34949**.

I, Jimmy Williams, being duly sworn, depose and say that on the **29th day of December, 2011** at **12:30 pm, I:**

INDIVIDUALLY/PERSONALLY served by delivering a true copy of the **Summons, Notice Of Lis Pendens & Verified Mortgage Foreclosure Complaint With Exhibits and With Court Authorized Foreclosure Managed Mediation Program & A Notice From the Court Regarding Lawsuits to Foreclose Mortgages on Homes** with the date and hour of service endorsed thereon by me, to: **JOHN B. CULVERHOUSE** at the address of: **1635 THUMBPOINT DR, FT PIERCE, FL 34949**, and informed said person of the contents therein, in compliance with state statutes.

Military Status: Based upon inquiry of party served, Defendant is NOT in the military service of the United States of America.

Marital Status: Based upon inquiry of party served, Defendant is married.

Additional Information pertaining to this Service:
ATTEMPTED THE ADDRESS OF 505 BEACH CT, FT PIERCE, FL 34950; SPOKE TO DEFENDANT AND WAS INFORMED THAT ONLY HIS SON RESIDES AT THAT ADDRESS. DEFENDANT STATED THAT THE ADDRESS OF 1635 THUMBPOINT DR, FT PIERCE, FL 34949 IS HIS LEGAL ADDRESS AND WHERE HE RECEIVES MAIL ALTHOUGH INHABITABLE AND WOULD NOT PROVIDE ADDRESS OF WHERE HE IS STAYING. THE PROPERTY LOCATED AT 1635 THUMBPOINT DR, FT PIERCE, FL 34949 IS NOT A MOBILE HOME.

Description of Person Served: Age: 65, Sex: M, Race/Skin Color: White, Height: 6'6", Weight: 250, Hair: Black/Gray, Glasses: Y

AFFIDAVIT OF SERVICE for 562011CA003310

I hereby certify that I am over the age of 18, I am not a party to this action and have no interest in the process being served, and I am a Certified Process Server or Special Process Server in good standing in the judicial circuit/county in which the process was served or an otherwise duly authorized to have served process in the jurisdiction where process was served.

STATE OF FLORIDA
COUNTY OF ST. LUCIE
Subscribed and Sworn to before me on the 29th day of December, 2011 by the affiant who is personally known to me.

NOTARY PUBLIC

BRITTANY STEVENS
MY COMMISSION # EE 140555
EXPIRES: October 23, 2015
Bonded Thru Budget Notary Services

Jimmy Williams
PS 07-10

BOYD'S PROCESS SERVICE, INC.
2301 Orange Avenue
Fort Pierce, FL 34950
(772) 460-6679

Our Job Serial Number: PDB-2011026770
Ref: 11-94123 BS

Copyright © 1992-2011 Database Services, Inc. - Process Server's Toolbox V6.4t

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR ST. LUCIE COUNTY, FLORIDA
CIVIL ACTION

PNC BANK NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK,
Plaintiff,

vs.

CASE NO.: 562011CA003310
DIVISION: SENIOR JUDGE

JOHN B. CULVERHOUSE, et al,
Defendant(s).
_____/

SUMMONS
PERSONAL SERVICE ON A NATURAL PERSON

MILITARY
YES____ NO____
MOBILE HOME
YES____ NO____
VIN #_____
CONTINUOUS MARRIAGE
YES____ NO____

THE STATE OF FLORIDA:
TO EACH SHERIFF OF THE STATE:

YOU ARE COMMANDED to serve this Summons and a copy of the Complaint and Notice of Lis Pendens in this lawsuit upon the below-named Defendant:

THE UNKNOWN SPOUSE OF JOHN B. CULVERHOUSE
1635 Thumb Point Dr
Fort Pierce FL 34949-3570

IMPORTANT

A lawsuit has been filed against you. You have 20 calendar days after this summons is served on you to file a written response to the attached Complaint in this Court. A phone call will not protect you; your written response, including the above case number and named parties, must be filed if you want the Court to hear your case. If you do not file your response on time, you may lose the case, and your wages, money, and property may thereafter be taken without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book).

If you choose to file a written response yourself, at the same time you file your written response to the Court you must also mail or take a carbon copy or photocopy of your written response to the "Plaintiff/Plaintiff's Attorney" named below.

PLAINTIFF/PLAINTIFF'S ATTORNEY:
Claire Brueck, Esq.
Albertelli Law
P.O. Box 23028
Tampa, Florida 33623
(813) 221-4743

EXPEDITE: FIDELITY

DATED on DEC 05 2011, 2011.
JOSEPH E. SMITH CLERK OF COURT
Clerk of Circuit Court
By: _____
Deputy Clerk

2012 JAN 13 AM 10:53

KEW - 11-94123
* See Attachment for Spanish and French translation.
* *See Attachment for Americans with Disabilities Act.*
PROVEST, INC.

AFFIDAVIT OF NON-SERVICE

State of Florida **County of Saint Lucie** **Circuit Court**

Case Number: 562011CA003310

Plaintiff:
PNC BANK, NATIONAL ASSOCITION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK

vs.

Defendant:
JOHN B. CULVERHOUSE; ET AL

For:
James E. Albertelli
ALBERTELLI LAW
777 South Harbour Island Blvd., Suite 94
Tampa, FL 33602

Received by BOYD'S PROCESS SERVICE, INC. on the 6th day of December, 2011 at 2:55 pm to be served on **THE UNKNOWN SPOUSE OF JOHN B. CULVERHOUSE, 1635 THUMB POINT DR., FORT PIERCE, FL 34949-3570.**

I, MAURICE E. LEPINE, being duly sworn, depose and say that on the **7th day of December, 2011** at **4:15 pm, I:**

NON-SERVED the **Summons, Notice Of Lis Pendens & Verified Mortgage Foreclosure Complaint With Exhibits** for the reasons detailed in the comments below.

Additional Information pertaining to this Service:
THE PROPERTY LOCATED AT 1635 THUMB POINT DR., FORT PIERCE, FL 34949-3570 IS AN UNINHABITABLE HOME AND IS NOT A MOBILE HOME.

I hereby certify that I am over the age of 18, I am not a party to this action and have no interest in the process being served, and I am a Certified Process Server or Special Process Server in good standing in the judicial circuit/county in which the process was served or an otherwise duly authorized to have served process in the jurisdiction where process was served.

STATE OF FLORIDA
COUNTY OF ST. LUCIE
Subscribed and Sworn to before me on the 7th day of December, 2011 by the affiant who is personally known to me.

NOTARY PUBLIC

BRITTANY STEVENS
MY COMMISSION # EE 140555
EXPIRES: October 23, 2015
Bonded Thru Budget Notary Services

MAURICE E. LEPINE
PS 07-31

BOYD'S PROCESS SERVICE, INC.
2301 Orange Avenue
Fort Pierce, FL 34950
(772) 460-6679

Our Job Serial Number: PDB-2011023556
Ref: 11-94123 BS

Copyright © 1992-2011 Database Services, Inc. - Process Server's Toolbox V6.4t

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR ST. LUCIE COUNTY, FLORIDA
CIVIL ACTION

PNC BANK NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK,
Plaintiff,

vs.

CASE NO.: **562011CA003310**
DIVISION: **SENIOR JUDGE**

JOHN B. CULVERHOUSE, et al,
Defendant(s).
_____/

SUMMONS
PERSONAL SERVICE ON A NATURAL PERSON

MILITARY
YES____ NO____
MOBILE HOME
YES____ NO__V__
VIN #_____
CONTINUOUS MARRIAGE
YES____ NO____

THE STATE OF FLORIDA:
TO EACH SHERIFF OF THE STATE:

YOU ARE COMMANDED to serve this Summons and a copy of the Complaint and Notice of Lis Pendens in this lawsuit upon the below-named Defendant:

SUSAN D. CULVERHOUSE
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

IMPORTANT

A lawsuit has been filed against you. You have (20) calendar days after this summons is served on you to file a written response to the attached Complaint in this Court. A phone call will not protect you; your written response, including the above case number and named parties, must be filed if you want the Court to hear your case. If you do not file your response on time, you may lose the case, and your wages, money, and property may thereafter be taken without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book).

If you choose to file a written response yourself, at the same time you file your written response to the Court you must also mail or take a carbon copy or photocopy of your written response to the "Plaintiff/Plaintiff's Attorney" named below.

PLAINTIFF/PLAINTIFF'S ATTORNEY:
Claire Brueck, Esq.
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743

EXPEDITE:
FIDELITY

DATED on DEC 0 5 2011, 201

JOSEPH E. SMITH
CLERK OF COURT

Clerk of Circuit Court
By: _____
Deputy Clerk

KEW - 11-9412
* See Attachment for Spanish and French translation.
* See Attachment for Americans with Disabilities Act.
PROVEST, INC.

AFFIDAVIT OF SERVICE

State of Florida **County of Saint Lucie** **Circuit Court**

Case Number: 562011CA003310

Plaintiff:
PNC BANK, NATIONAL ASSOCITION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK

vs.

Defendant:
JOHN B. CULVERHOUSE; ET AL

For:
James E. Albertelli
ALBERTELLI LAW
777 South Harbour Island Blvd., Suite 94
Tampa, FL 33602

Received by BOYD'S PROCESS SERVICE, INC. on the 19th day of December, 2011 at 3:43 pm to be served on **SUSAN D. CULVERHOUSE, 1635 THUMBPOINT DR, FT PIERCE, FL 34949**.

I, Jimmy Williams, being duly sworn, depose and say that on the **29th day of December, 2011** at **12:30 pm, I:**

SUBSTITUTE served by delivering a true copy of the **Summons, Notice Of Lis Pendens & Verified Mortgage Foreclosure Complaint With Exhibits and With Court Authorized Foreclosure Managed Mediation Program & A Notice From the Court Regarding Lawsuits to Foreclose Mortgages on Homes** with the date and hour of service endorsed thereon by me, to: **JOHN B. CULVERHOUSE** as **SPOUSE of SUSAN D. CULVERHOUSE** at the address of: **1635 THUMBPOINT DR., FT PIERCE, FL 34949**, the within named person's usual place of **Abode**, who resides therein, who is fifteen (15) years of age or older and informed said person of the contents therein, in compliance with state statutes.

Military Status: Based upon inquiry of party served, Defendant is NOT in the military service of the United States of America.

Marital Status: Based upon inquiry of party served, Defendant is married.

Additional Information pertaining to this Service:
ATTEMPTED THE ADDRESS OF 505 BEACH CT, FT PIERCE, FL 34950; SPOKE TO DEFENDANT AND WAS INFORMED THAT ONLY HIS SON RESIDES AT THAT ADDRESS. DEFENDANT STATED THAT THE ADDRESS OF 1635 THUMBPOINT DR, FT PIERCE, FL 34949 IS HIS LEGAL ADDRESS AND WHERE HE RECEIVES MAIL ALTHOUGH INHABITABLE AND WOULD NOT PROVIDE ADDRESS OF WHERE HE IS STAYING. THE PROPERTY LOCATED AT 1635 THUMBPOINT DR, FT PIERCE, FL 34949 IS NOT A MOBILE HOME.

Description of Person Served: Age: 65, Sex: M, Race/Skin Color: White, Height: 6'6", Weight: 250, Hair: Black/Gray, Glasses: Y

AFFIDAVIT OF SERVICE for 562011CA003310

I hereby certify that I am over the age of 18, I am not a party to this action and have no interest in the process being served, and I am a Certified Process Server or Special Process Server in good standing in the judicial circuit/county in which the process was served or an otherwise duly authorized to have served process in the jurisdiction where process was served.

STATE OF FLORIDA
COUNTY OF ST. LUCIE
Subscribed and Sworn to before me on the 29th day of December, 2011 by the affiant who is personally known to me.

NOTARY PUBLIC

BRITTANY STEVENS
MY COMMISSION # EE 140555
EXPIRES: October 23, 2015
Bonded Thru Budget Notary Services

Jimmy Williams
PS 07-10

BOYD'S PROCESS SERVICE, INC.
2301 Orange Avenue
Fort Pierce, FL 34950
(772) 460-6679

Our Job Serial Number: PDB-2011026771
Ref: 11-94123 BS

Copyright © 1992-2011 Database Services, Inc. - Process Server's Toolbox V6.4t

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR ST. LUCIE COUNTY, FLORIDA
CIVIL ACTION

PNC BANK NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK,
Plaintiff,

vs.

CASE NO.: 562011CA003310
DIVISION: SENIOR JUDGE

JOHN B. CULVERHOUSE, et al,
Defendant(s).
_____/

SUMMONS
PERSONAL SERVICE ON A NATURAL PERSON

MILITARY
YES____ NO____
MOBILE HOME
YES____ NO✓____
VIN #_____
CONTINUOUS MARRIAGE
YES____ NO____

THE STATE OF FLORIDA:
TO EACH SHERIFF OF THE STATE:

YOU ARE COMMANDED to serve this Summons and a copy of the Complaint and Notice of Lis Pendens in this lawsuit upon the below-named Defendant:

THE UNKNOWN SPOUSE OF SUSAN D. CULVERHOUSE
1635 Thumb Point Dr
Fort Pierce FL 34949-3570

IMPORTANT

A lawsuit has been filed against you. You have 20 calendar days after this summons is served on you to file a written response to the attached Complaint in this Court. A phone call will not protect you; your written response, including the above case number and named parties, must be filed if you want the Court to hear your case. If you do not file your response on time, you may lose the case, and your wages, money, and property may thereafter be taken without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book).

If you choose to file a written response yourself, at the same time you file your written response to the Court you must also mail or take a carbon copy or photocopy of your written response to the "Plaintiff/Plaintiff's Attorney" named below.

PLAINTIFF/PLAINTIFF'S ATTORNEY:
Claire Brueck, Esq.
Albertelli Law
P.O. Box 23028
Tampa, Florida 33623
(813) 221-4743

EXPEDITE:
FIDELITY

DATED on DEC 0 5 2011, 2011.
JOSEPH E. SMITH
CLERK OF COURT
Clerk of Circuit Court
By: _____
Deputy Clerk

KEW - 11-94123
* See Attachment for Spanish and French translation.
* See Attachment for Americans with Disabilities Act.
PROVEST, INC.

AFFIDAVIT OF NON-SERVICE

State of Florida **County of Saint Lucie** **Circuit Court**

Case Number: 562011CA003310

Plaintiff:
PNC BANK, NATIONAL ASSOCITION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK

vs.

Defendant:
JOHN B. CULVERHOUSE; ET AL

For:
James E. Albertelli
ALBERTELLI LAW
777 South Harbour Island Blvd., Suite 94
Tampa, FL 33602

Received by BOYD'S PROCESS SERVICE, INC. on the 6th day of December, 2011 at 2:55 pm to be served on **THE UNKNOWN SPOUSE OF SUSAN D. CULVERHOUSE, 1635 THUMB POINT DR., FORT PIERCE, FL 34949-3570**.

I, MAURICE E. LEPINE, being duly sworn, depose and say that on the **7th day of December, 2011** at **4:15 pm, I:**

NON-SERVED the ***Summons, Notice Of Lis Pendens & Verified Mortgage Foreclosure Complaint With Exhibits*** for the reasons detailed in the comments below.

Additional Information pertaining to this Service:
THE PROPERTY LOCATED AT 1635 THUMB POINT DR., FORT PIERCE, FL 34949-3570 IS AN UNINHABITABLE HOME AND IS NOT A MOBILE HOME.

I hereby certify that I am over the age of 18, I am not a party to this action and have no interest in the process being served, and I am a Certified Process Server or Special Process Server in good standing in the judicial circuit/county in which the process was served or an otherwise duly authorized to have served process in the jurisdiction where process was served.

STATE OF FLORIDA
COUNTY OF ST. LUCIE
Subscribed and Sworn to before me on the 7th day of December, 2011 by the affiant who is personally known to me.

NOTARY PUBLIC

BRITTANY STEVENS
MY COMMISSION # EE 140555
EXPIRES: October 23, 2015
Bonded Thru Budget Notary Services

MAURICE E. LEPINE
PS 07-31

BOYD'S PROCESS SERVICE, INC.
2301 Orange Avenue
Fort Pierce, FL 34950
(772) 460-6679

Our Job Serial Number: PDB-2011023558
Ref: 11-94123 BS

Copyright © 1992-2011 Database Services, Inc. - Process Server's Toolbox V6.4t

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR ST. LUCIE COUNTY, FLORIDA
CIVIL ACTION

PNC BANK NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK,
Plaintiff,

vs.

CASE NO.: 562011CA003310
DIVISION: SENIOR JUDGE

JOHN B. CULVERHOUSE, et al,
Defendant(s).
_____/

SUMMONS
PERSONAL SERVICE ON A NATURAL PERSON

MILITARY
YES____ NO____
MOBILE HOME
YES____ NO✓
VIN #_____
CONTINUOUS MARRIAGE
YES____ NO____

THE STATE OF FLORIDA:
TO EACH SHERIFF OF THE STATE:

YOU ARE COMMANDED to serve this Summons and a copy of the Complaint and Notice of Lis Pendens in this lawsuit upon the below-named Defendant:

SYBIL LEVITA CULVERHOUSE A/K/A SYBIL L. CULVERHOUSE
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

IMPORTANT

A lawsuit has been filed against you. You have (20) calendar days after this summons is served on you to file a written response to the attached Complaint in this Court. A phone call will not protect you; your written response, including the above case number and named parties, must be filed if you want the Court to hear your case. If you do not file your response on time, you may lose the case, and your wages, money, and property may thereafter be taken without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book).

If you choose to file a written response yourself, at the same time you file your written response to the Court you must also mail or take a carbon copy or photocopy of your written response to the "Plaintiff/Plaintiff's Attorney" named below.

PLAINTIFF/PLAINTIFF'S ATTORNEY:
Claire Brueck, Esq.
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743

EXPEDITE:
FIDELITY

DATED on DEC 0 5 2011, 201

JOSEPH E. SMITH
CLERK OF COURT
Clerk of Circuit Court
By: Deputy Clerk

KEW - 11-94123
* See Attachment for Spanish and French translation.
* See Attachment for Americans with Disabilities Act.
PROVEST, INC.

AFFIDAVIT OF NON-SERVICE

State of Florida **County of Saint Lucie** **Circuit Court**

Case Number: 562011CA003310

Plaintiff:
PNC BANK, NATIONAL ASSOCITION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK

vs.

Defendant:
JOHN B. CULVERHOUSE; ET AL

For:
James E. Albertelli
ALBERTELLI LAW
777 South Harbour Island Blvd., Suite 94
Tampa, FL 33602

Received by BOYD'S PROCESS SERVICE, INC. on the 6th day of December, 2011 at 2:55 pm to be served on **SYBIL LEVITA CULVERHOUSE A/K/A SYBIL L. CULVERHOUSE, 1635 THUMB POINT DR., FORT PIERCE, FL 34949-3570**.

I, MAURICE E. LEPINE, being duly sworn, depose and say that on the **7th day of December, 2011** at **4:15 pm, I:**

NON-SERVED the **Summons, Notice Of Lis Pendens & Verified Mortgage Foreclosure Complaint With Exhibits** for the reasons detailed in the comments below.

Additional Information pertaining to this Service:
THE PROPERTY LOCATED AT 1635 THUMB POINT DR., FORT PIERCE, FL 34949-3570 IS AN UNINHABITABLE HOME AND IS NOT A MOBILE HOME.

I hereby certify that I am over the age of 18, I am not a party to this action and have no interest in the process being served, and I am a Certified Process Server or Special Process Server in good standing in the judicial circuit/county in which the process was served or an otherwise duly authorized to have served process in the jurisdiction where process was served.

STATE OF FLORIDA
COUNTY OF ST. LUCIE
Subscribed and Sworn to before me on the 7th day of December, 2011 by the affiant who is personally known to me.

NOTARY PUBLIC

BRITTANY STEVENS
MY COMMISSION # EE 140555
EXPIRES: October 23, 2015
Bonded Thru Budget Notary Services

MAURICE E. LEPINE
PS 07-31

BOYD'S PROCESS SERVICE, INC.
2301 Orange Avenue
Fort Pierce, FL 34950
(772) 460-6679

Our Job Serial Number: PDB-2011023562
Ref: 11-94123 BS

Copyright © 1992-2011 Database Services, Inc. - Process Server's Toolbox V6.4t

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR ST. LUCIE COUNTY, FLORIDA
CIVIL ACTION

PNC BANK NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK,
Plaintiff,

vs.

CASE NO.: 562011CA003310
DIVISION: SENIOR JUDGE

JOHN B. CULVERHOUSE, et al,
Defendant(s).

SUMMONS
PERSONAL SERVICE ON A NATURAL PERSON

MILITARY
YES____ NO____
MOBILE HOME
YES____ NO✓
VIN #_____
CONTINUOUS MARRIAGE
YES____ NO____

THE STATE OF FLORIDA:
TO EACH SHERIFF OF THE STATE:

YOU ARE COMMANDED to serve this Summons and a copy of the Complaint and Notice of Lis Pendens in this lawsuit upon the below-named Defendant:

THE UNKNOWN SPOUSE OF SYBIL LEVITA CULVERHOUSE A/K/A SYBIL L. CULVERHOUSE
1635 Thumb Point Dr
Fort Pierce FL 34949-3570

IMPORTANT

A lawsuit has been filed against you. You have 20 calendar days after this summons is served on you to file a written response to the attached Complaint in this Court. A phone call will not protect you; your written response, including the above case number and named parties, must be filed if you want the Court to hear your case. If you do not file your response on time, you may lose the case, and your wages, money, and property may thereafter be taken without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book).

If you choose to file a written response yourself, at the same time you file your written response to the Court you must also mail or take a carbon copy or photocopy of your written response to the "Plaintiff/Plaintiff's Attorney" named below.

PLAINTIFF/PLAINTIFF'S ATTORNEY:
Claire Brueck, Esq.
Albertelli Law
P.O. Box 23028
Tampa, Florida 33623
(813) 221-4743

EXPEDITE:
FIDELITY

DEC 0 5 2011, 2011

JOSEPH E. SMITH
CLERK OF COURT

Clerk of Circuit Court
By: _____
Deputy Clerk

KEW - 11-94123
* See Attachment for Spanish and French translation.
* See Attachment for Americans with Disabilities Act.
PROVEST, INC.

AFFIDAVIT OF NON-SERVICE

State of Florida **County of Saint Lucie** **Circuit Court**

Case Number: 562011CA003310

Plaintiff:
PNC BANK, NATIONAL ASSOCITION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK

vs.

Defendant:
JOHN B. CULVERHOUSE; ET AL

For:
James E. Albertelli
ALBERTELLI LAW
777 South Harbour Island Blvd., Suite 94
Tampa, FL 33602

Received by BOYD'S PROCESS SERVICE, INC. on the 6th day of December, 2011 at 2:55 pm to be served on **THE UNKNOWN SPOUSE OF SYBIL LEVITA CULVERHOUSE A/K/A SYBIL L. CULVERHOUSE, 1635 THUMB POINT DR., FORT PIERCE, FL 34949-3570.**

I, MAURICE E. LEPINE, being duly sworn, depose and say that on the **7th day of December, 2011** at **4:15 pm, I:**

NON-SERVED the **Summons, Notice Of Lis Pendens & Verified Mortgage Foreclosure Complaint With Exhibits** for the reasons detailed in the comments below.

Additional Information pertaining to this Service:
THE PROPERTY LOCATED AT 1635 THUMB POINT DR., FORT PIERCE, FL 34949-3570 IS AN UNINHABITABLE HOME AND IS NOT A MOBILE HOME.

I hereby certify that I am over the age of 18, I am not a party to this action and have no interest in the process being served, and I am a Certified Process Server or Special Process Server in good standing in the judicial circuit/county in which the process was served or an otherwise duly authorized to have served process in the jurisdiction where process was served.

STATE OF FLORIDA
COUNTY OF ST. LUCIE
Subscribed and Sworn to before me on the 7th day of December, 2011 by the affiant who is personally known to me.

NOTARY PUBLIC

BRITTANY STEVENS
MY COMMISSION # EE 140555
EXPIRES: October 23, 2015
Bonded Thru Budget Notary Services

MAURICE E. LEPINE
PS 07-31

BOYD'S PROCESS SERVICE, INC.
2301 Orange Avenue
Fort Pierce, FL 34950
(772) 460-6679

Our Job Serial Number: PDB-2011023563
Ref: 11-94123 BS

Copyright © 1992-2011 Database Services, Inc. - Process Server's Toolbox V6.4t

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR ST. LUCIE COUNTY, FLORIDA
CIVIL ACTION

PNC BANK NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK,
Plaintiff,

vs.

JOHN B. CULVERHOUSE, et al,
Defendant(s).

CASE NO.: **562011CA003310**
DIVISION: **SENIOR JUDGE**

CIVIL ACTION SUMMONS

THE STATE OF FLORIDA:
TO EACH SHERIFF OF THE STATE:

YOU ARE COMMANDED to serve this Summons and a copy of the Complaint and Notice of Lis Pendens in this lawsuit upon the below-named Defendant:

CITY OF FORT PIERCE
c/o J. Robinson
100 N. US 1
Fort Pierce, FL 34950

IMPORTANT

The defendant is required to serve written defenses to the complaint on Claire Brueck, Esq., whose address is P.O. Box 23028, Tampa, FL 33623, within (20) days after service of this summons on that defendant, exclusive of the day of service, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint.

PLAINTIFF/PLAINTIFF'S ATTORNEY:
Claire Brueck, Esq.
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743

EXPEDITE:
FIDELITY

DATED on DEC 0 5 2011, 2011.
Clerk of Circuit Court

JOSEPH E. SMITH
CLERK OF CIRCUIT COURT

By: _____
Deputy Clerk

2012 JAN 13 AM 9:53

KEW - 11-94123
* See Attachment for Spanish and French translation.
* See Attachment for Americans with Disabilities Act
PROVEST, INC.

AFFIDAVIT OF SERVICE

State of Florida **County of Saint Lucie** **Circuit Court**

Case Number: 562011CA003310

Plaintiff:
PNC BANK, NATIONAL ASSOCITION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK

vs.

Defendant:
JOHN B. CULVERHOUSE; ET AL

For:
James E. Albertelli
ALBERTELLI LAW
777 South Harbour Island Blvd., Suite 94
Tampa, FL 33602

Received by BOYD'S PROCESS SERVICE, INC. on the 6th day of December, 2011 at 2:55 pm to be served on **CITY OF FORT PIERCE C/O J. ROBINSON, 100 N. US 1, FORT PIERCE, FL 34950**.

I, MAURICE E. LEPINE, being duly sworn, depose and say that on the **9th day of December, 2011** at **8:40 am, I:**

served a **GOVERNMENT AGENCY** by delivering a true copy of the **Summons, Notice Of Lis Pendens & Verified Mortgage Foreclosure Complaint With Exhibits** with the date and hour of service endorsed thereon by me, to: **ROBERT J. BENTON II** as **MAYOR** for **CITY OF FORT PIERCE C/O J. ROBINSON**, and informed said person of the contents therein, in compliance with State Statutes.

I hereby certify that I am over the age of 18, I am not a party to this action and have no interest in the process being served, and I am a Certified Process Server or Special Process Server in good standing in the judicial circuit/county in which the process was served or an otherwise duly authorized to have served process in the jurisdiction where process was served.

STATE OF FLORIDA
COUNTY OF ST. LUCIE
Subscribed and Sworn to before me on the 9th day of December, 2011 by the affiant who is personally known to me.

NOTARY PUBLIC

BRITTANY STEVENS
MY COMMISSION # EE 140555
EXPIRES: October 23, 2015
Bonded Thru Budget Notary Services

MAURICE E. LEPINE
PS 07-31

BOYD'S PROCESS SERVICE, INC.
2301 Orange Avenue
Fort Pierce, FL 34950
(772) 460-6679

Our Job Serial Number: PDB-2011023570
Ref: 11-94123 BS

Copyright © 1992-2011 Database Services, Inc. - Process Server's Toolbox V6.4t

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR ST. LUCIE COUNTY, FLORIDA
CIVIL ACTION

PNC BANK NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK,
Plaintiff,

vs.

CASE NO.: 562011CA003310
DIVISION: SENIOR JUDGE

JOHN B. CULVERHOUSE, et al,
Defendant(s).
_____/

CIVIL ACTION SUMMONS

THE STATE OF FLORIDA:
TO EACH SHERIFF OF THE STATE:

YOU ARE COMMANDED to serve this Summons and a copy of the Complaint and Notice of Lis Pendens in this lawsuit upon the below-named Defendant:

PNC BANK NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK
c/o Branch Manager:
03 N. Indian River Dr
Fort pierce, FL 34950

IMPORTANT

The defendant is required to serve written defenses to the complaint on Claire Brueck, Esq., whose address is P.O. Box 23028, Tampa, FL 33623, within (20) days after service of this summons on that defendant, exclusive of the day of service, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint.

PLAINTIFF/PLAINTIFF'S ATTORNEY:
Claire Brueck, Esq.
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743

EXPEDITE:
FIDELITY

DATED on DEC 0 5 2011, 2011

JOSEPH E. SMITH
CLERK OF COURT

Clerk of Circuit Court

By: _____
Deputy Clerk

KEW - 11-94123
* See Attachment for Spanish and French translation.
* See Attachment for Americans with Disabilities Act
PROVEST, INC.

2012 JAN 13 AM 10:53

AFFIDAVIT OF SERVICE

State of Florida **County of Saint Lucie** **Circuit Court**

Case Number: 562011CA003310

Plaintiff:
PNC BANK, NATIONAL ASSOCITION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK

vs.

Defendant:
JOHN B. CULVERHOUSE; ET AL

For:
James E. Albertelli
ALBERTELLI LAW
777 South Harbour Island Blvd., Suite 94
Tampa, FL 33602

Received by BOYD'S PROCESS SERVICE, INC. on the 6th day of December, 2011 at 2:55 pm to be served on **PNC BANK NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK C/O BRANCH MANAGER, 03 NORTH INDIAN RIVER DRIVE, FORT PIERCE, FL 34950.**

I, RANDALL BADGER, being duly sworn, depose and say that on the **7th day of December, 2011** at **10:30 am, I:**

served a **CORPORATION** by delivering a true copy of the **Summons, Notice Of Lis Pendens & Verified Mortgage Foreclosure Complaint With Exhibits** with the date and hour of service endorsed thereon by me, to: **JODY KISLER** as **ASSISTANT MANAGER** for **PNC BANK NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK**, at the alternate address of: **100 SOUTH SECOND STREET, FORT PIERCE, FL 34950**, and informed said person of the contents therein, in compliance with state statutes.

Additional Information pertaining to this Service:
THE GIVEN ADDRESS OF 03 NORTH INDIAN RIVER DRIVE, FORT PIERCE, FL 34950 IS NOT VALID IN SAINT LUCIE COUNTY. SERVICE WAS EXECUTED AT THE CORRECT ADDRESS OF 100 S. SECOND STREET, FORT PIERCE, FL 34950, AS NOTED.

Description of Person Served: Age: 28+, Sex: F, Race/Skin Color: White, Height: 5'4", Weight: 135, Hair: Blonde, Glasses: N

I hereby certify that I am over the age of 18, I am not a party to this action and have no interest in the process being served, and I am a Certified Process Server or Special Process Server in good standing in the judicial circuit/county in which the process was served or an otherwise duly authorized to have served process in the jurisdiction where process was served.

STATE OF FLORIDA
COUNTY OF ST. LUCIE
Subscribed and Sworn to before me on the 7th day of December, 2011 by the affiant who is personally known to me.

NOTARY PUBLIC

Notary Public State of Florida
BROOKE ZAMBUTO
My Commission DD761722
Expires 02/24/2012

RANDALL BADGER
07-26

BOYD'S PROCESS SERVICE, INC.
2301 Orange Avenue
Fort Pierce, FL 34950
(772) 460-6679

Our Job Serial Number: PDB-2011023571
Ref: 11-94123 BS

Copyright © 1992-2011 Database Services, Inc. - Process Server's Toolbox V6.4t

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR ST. LUCIE COUNTY, FLORIDA
CIVIL ACTION

PNC BANK NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK,
Plaintiff,

vs.

CASE NO.: 562011CA003310
DIVISION: SENIOR JUDGE

JOHN B. CULVERHOUSE, et al,
Defendant(s).

_____/

CIVIL ACTION SUMMONS

THE STATE OF FLORIDA:
TO EACH SHERIFF OF THE STATE:

YOU ARE COMMANDED to serve this Summons and a copy of the Complaint and Notice of Lis Pendens in this lawsuit upon the below-named Defendant:

UNITED STATES OF AMERICA
c/o Wifredo A. Ferrer, Esq., U.S. District Attorney for the Southern District of Florida,
500 E. Broward Blvd
Fort Lauderdale, FL 33394

IMPORTANT

The defendant is required to serve written defenses to the complaint on Claire Brueck, Esq., whose address is P.O. Box 23028, Tampa, FL 33623, within (60) days after service of this summons on that defendant, exclusive of the day of service, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint.

PLAINTIFF/PLAINTIFF'S ATTORNEY:
Claire Brueck, Esq.
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743

EXPEDITE:
FIDELITY

DATED on DEC 05 2011, 2011.
JOSEPH E. SMITH
CLERK OF COURT
Clerk of Circuit Court

By: _____
Deputy Clerk

KEW - 11-94123
* See Attachment for Spanish and French translation.
* See Attachment for Americans with Disabilities Act
PROVEST, INC.

f#:11-94123

RETURN OF SERVICE

IN THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA

PLAINTIFF PNC BANK NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK; et seq.
vs.
DEFENDANT JOHN B. CULVERHOUSE, ET AL,
DEFENDANT TO BE SERVED: **United States of America**

CASE NO 56-2011-CA-003310
DIVISION

TYPE OF PROCESS (x) SUMMONS & COMPLAINT (x) LIS PENDENS
(x) OTHER **VERIFICATION**

Received this process on the **12/08/2011** at **9:00 AM**
I (x) served ( ) not served the within named defendant.
DATE/TIME: **12/9/2011 10:50:00 AM**

ADDRESS WHERE SERVED (OR ATTEMPTED) **C/O WIFREDO A. FERRER, ESQ., U.S. DISTRICT ATTORNEY FOR THE SOUTHERN DISTRICT OF FLORIDA**
500 E BROWARD BLVD
FORT LAUDERDALE, FL 33394

(x) CORPORATE, PARTNERSHIP, ASSOCIATION OR GOVERNMENT SERVICE: By delivering a true copy of the process with the date and hour of service endorsed by me and a copy of the complaint to:
STEVE PETRI
as ASSISTANT US ATTORNEY, AUTHORIZED TO ACCEPT SVC of said entity.

( ) In absence of the president, vice-president, other head of the corporation, cashier, treasurer, secretary, general manager, director, officer or business agent residing in the state as defined by F.S. 48.081.

( ) For failure of the Registered Agent to be his/her designated place for service pursuant to 48.091 and by serving the above named person as employee of said corporation at the corporation's place of business.

COMMENTS:

I hereby certify that I am over the age of 18, I am not a party to this action and have no interest in the process being served, and I am a Certified Process Server or Special Process Server in good standing in the judicial circuit/county in which the process was served, and/or am otherwise duly authorized to have served process in the jurisdiction where process was served.
"Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true." F.S. 92.525

X_____

Notary Not Required Pursuant to FS 92.525

MICHAEL HARRISON
Special Process Server #: 728 MICHAEL HARRISON
County **BROWARD**

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR ST. LUCIE COUNTY, FLORIDA
CIVIL ACTION

PNC BANK NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK,
Plaintiff,

vs.

CASE NO.: 562011CA003310
DIVISION: SENIOR JUDGE

JOHN B. CULVERHOUSE, et al,
Defendant(s).
_____/

SUMMONS
PERSONAL SERVICE ON A NATURAL PERSON

MILITARY
YES____ NO____
MOBILE HOME
YES____ NO__✓__
VIN #_____
CONTINUOUS MARRIAGE
YES____ NO____

THE STATE OF FLORIDA:
TO EACH SHERIFF OF THE STATE:

YOU ARE COMMANDED to serve this Summons and a copy of the Complaint and Notice of Lis Pendens in this lawsuit upon the below-named Defendant:

TENANT #1
1635 Thumb Point Dr
Fort Pierce FL 34949-3570

IMPORTANT

A lawsuit has been filed against you. You have (20) calendar days after this summons is served on you to file a written response to the attached Complaint in this Court. A phone call will not protect you; your written response, including the above case number and named parties, must be filed if you want the Court to hear your case. If you do not file your response on time, you may lose the case, and your wages, money, and property may thereafter be taken without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book).

If you choose to file a written response yourself, at the same time you file your written response to the Court you must also mail or take a carbon copy or photocopy of your written response to the Plaintiff/Plaintiff's Attorney named below.

PLAINTIFF/PLAINTIFF'S ATTORNEY:
Claire Brueck, Esq.
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743

EXPEDITE:
FIDELITY

DATED on DEC 05 2011, 2011.
JOSEPH E. SMITH
CLERK OF COURT
Clerk of Circuit Court
By: _____
Deputy Clerk

KEW - 11-94
* See Attachment for Spanish and French translation.
* See Attachment for Americans with Disabilities Act.
PROVEST, INC.

FILED
2012 JAN 13 AM 10:53

AFFIDAVIT OF NON-SERVICE

State of Florida **County of Saint Lucie** **Circuit Court**

Case Number: 562011CA003310

Plaintiff:
PNC BANK, NATIONAL ASSOCITION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK

vs.

Defendant:
JOHN B. CULVERHOUSE; ET AL

For:
James E. Albertelli
ALBERTELLI LAW
777 South Harbour Island Blvd., Suite 94
Tampa, FL 33602

Received by BOYD'S PROCESS SERVICE, INC. on the 6th day of December, 2011 at 2:55 pm to be served on **TENANT #1, 1635 THUMB POINT DR., FORT PIERCE, FL 34949-3570.**

I, MAURICE E. LEPINE, being duly sworn, depose and say that on the **7th day of December, 2011** at **4:15 pm, I:**

NON-SERVED the **Summons, Notice Of Lis Pendens & Verified Mortgage Foreclosure Complaint With Exhibits** for the reasons detailed in the comments below.

Additional Information pertaining to this Service:
THE PROPERTY LOCATED AT 1635 THUMB POINT DR., FORT PIERCE, FL 34949-3570 IS AN UNINHABITABLE HOME AND IS NOT A MOBILE HOME.

I hereby certify that I am over the age of 18, I am not a party to this action and have no interest in the process being served, and I am a Certified Process Server or Special Process Server in good standing in the judicial circuit/county in which the process was served or an otherwise duly authorized to have served process in the jurisdiction where process was served.

STATE OF FLORIDA
COUNTY OF ST. LUCIE
Subscribed and Sworn to before me on the 7th day of December, 2011 by the affiant who is personally known to me.

NOTARY PUBLIC

BRITTANY STEVENS
MY COMMISSION # EE 140555
EXPIRES: October 23, 2015
Bonded Thru Budget Notary Services

MAURICE E. LEPINE
PS 07-31

BOYD'S PROCESS SERVICE, INC.
2301 Orange Avenue
Fort Pierce, FL 34950
(772) 460-6679

Our Job Serial Number: PDB-2011023565
Ref: 11-94123 BS

Copyright © 1992-2011 Database Services, Inc. - Process Server's Toolbox V6.4t

AFFIDAVIT OF NON-SERVICE

State of Florida **County of Saint Lucie** **Circuit Court**

Case Number: 562011CA003310

Plaintiff:
PNC BANK, NATIONAL ASSOCITION AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK

vs.

Defendant:
JOHN B. CULVERHOUSE; ET AL

For:
James E. Albertelli
ALBERTELLI LAW
777 South Harbour Island Blvd., Suite 94
Tampa, FL 33602

Received by BOYD'S PROCESS SERVICE, INC. on the 6th day of December, 2011 at 2:55 pm to be served on **TENANT #2, 1635 THUMB POINT DR., FORT PIERCE, FL 34949-3570**.

I, MAURICE E. LEPINE, being duly sworn, depose and say that on the **7th day of December, 2011** at **4:15 pm, I:**

NON-SERVED the **Summons, Notice Of Lis Pendens & Verified Mortgage Foreclosure Complaint With Exhibits** for the reasons detailed in the comments below.

Additional Information pertaining to this Service:
THE PROPERTY LOCATED AT 1635 THUMB POINT DR., FORT PIERCE, FL 34949-3570 IS AN UNINHABITABLE HOME AND IS NOT A MOBILE HOME.

I hereby certify that I am over the age of 18, I am not a party to this action and have no interest in the process being served, and I am a Certified Process Server or Special Process Server in good standing in the judicial circuit/county in which the process was served or an otherwise duly authorized to have served process in the jurisdiction where process was served.

STATE OF FLORIDA
COUNTY OF ST. LUCIE
Subscribed and Sworn to before me on the 7th day of December, 2011 by the affiant who is personally known to me.

NOTARY PUBLIC

BRITTANY STEVENS
MY COMMISSION # EE 140555
EXPIRES: October 23, 2015
Bonded Thru Budget Notary Services

MAURICE E. LEPINE
PS 07-31

BOYD'S PROCESS SERVICE, INC.
2301 Orange Avenue
Fort Pierce, FL 34950
(772) 460-6679

Our Job Serial Number: PDB-2011023567
Ref: 11-94123 BS

Copyright © 1992-2011 Database Services, Inc. - Process Server's Toolbox V6.4t

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4214451 OR BOOK 3895 PAGE 1337, Recorded 07/28/2016 11:07:44 AM

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA

CASE NO. 2011 CA 003310

PNC BANK, NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO HARBOR FEDERAL SAVINGS BANK,

Plaintiff,

v.

JOHN B. CULVERHOUSE; et al.,

Defendants.

_____/

ORDER ON JOINT STIPULATION TO DISMISS THE CASE, TO DISCHARGE LIS PENDENS, AND TO RETURN THE ORIGINAL NOTE AND MORTGAGE

THIS CAUSE having come before the Court upon the Parties' Joint Stipulation to Dismiss the Case, to Discharge the Lis Pendens, and to Return the Original Note and Mortgage and the Court, having been informed that this matter has been resolved, that the parties have stipulated to the dismissal of this action, and being otherwise fully advised, does hereby

ORDER AND ADJUDGE:

1. This action, including, but not limited to, any and all claims, counterclaims and/or crossclaims filed between the parties is hereby dismissed with prejudice, with each party bearing its own attorneys' fees and costs incurred herein.

2. The Notice of Lis Pendens filed in this action and recorded on December 7, 2011, in Official Records Book 3345, Page 2037, of the Public Records of St. Lucie County, Florida, is hereby discharged.

FILE DATE 07/26/2016

St. Lucie County File Date: 07/26/2016 10:38 AM
St. Lucie County File Date: 07/26/2016 10:39 AM

3. The Clerk is hereby directed to return the original Note and Mortgage filed with this Court on November 11, 2013, to counsel for Plaintiff, c/o Edward J. O'Sheehan, Esq., Shutts & Bowen LLP, 200 East Broward Blvd., Suite 2100, Fort Lauderdale, FL 33301.

DONE AND ORDERED in Chambers in St. Lucie County, Florida, this 19th day of July, 2016.

Circuit Court Judge

Copies furnished to:

Edward J. O'Sheehan, Esq., Shutts & Bowen LLP, eosheehan@shutts.com, 200 E. Broward Boulevard, Suite 2100, Fort Lauderdale, Florida 33301;
Brad Culverhouse, Esq., Brad Culverhouse Attorney At Law, Chartered, bradculverhouselaw@gmail.com, 505 Beach Court, Suite 1, Fort Pierce, Florida 34950;
Luis B. Vocelle, Jr., Esq., bvocelle@vocelleberg.com, yfraga@vocelleberg.com, and Courtdocs@vocelleberg.com, 3333-20th Street Vero Beach, Florida 32960-2469;
Robert V. Schwerer, Esq., Hayskar, Walker, Schwerer, Dundas & McCain, P.A., schwererlaw@aol.com, P.O. Box 1480 Fort Pierce, Florida 34954;
United State of America c/o Wilfredo A. Ferrer, Esq., U.S. District Attorney for the Southern District of Florida, 500 E. Broward Boulevard, Fort Lauderdale, Florida 33394;
PNC Bank National Association as Successor in Interest to Harbor Federal Savings Bank c/o Jody Kisler, Assistant Manager, 100 South Second Street, Fort Pierce, Florida 34950.

St. Lucie County File Date: 07/26/2016 10:38 AM
St. Lucie County File Date: 07/26/2016 10:39 AM

PNC BANK

PNC Bank
PO Box 1820
Dayton OH 45401-1820

Customer Service Contact Information
PNC Bank, B6-YM07-01-7
P.O. Box 1820
Dayton, Ohio 45401-1820
1-800-822-5626

3-749-42850-0000135-001-1-000-000-000-000

JOHN B CULVERHOUSE
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

Loan Number: [redacted]
Date: December 19, 2016

Your loan is prepaid and additional monthly payments cannot yet be made.

Here's what happened:

We recently received a payment for your mortgage loan. Your loan is an Adjustable Rate Mortgage (ARM), which means that your interest rate can change, resulting in a change in your monthly payment. Your loan is paid in advance and is due for February, 2017. The scheduled adjustment has not yet been made and all payments that can be paid before this scheduled adjustment have already been applied to your loan.

The funds that you sent to us have been applied directly toward your principal balance on your loan.

Here's what you need to do:

The scheduled adjustment date for your loan is February, 2017. After this date, you will receive a notice regarding your new interest rate and payment amount. At that time, you may continue to make your payments in advance.

How to contact us:

Call Customer Service at 1-800-822-5626, Monday - Thursday, 8:00 a.m. - 9:00 p.m. and Friday, 8:00 a.m. - 5:00 p.m. ET.

Visit *pnc.com/homehq* and click on *Customer Service & Support* to access account information, make payments and more - 24/7.

PNC values your business. We're here to help with all your lending needs.

PNC MORTGAGE

01/04/2017

JOHN B CULVERHOUSE

1635 THUMBPOINT DR
FORT PIERCE FL 34949

RE: Loan No. [redacted]

Changes to Your Mortgage Interest Rate on January 1, 2017 and to Your Payments on February 1, 2017

Under the terms of your Adjustable-Rate Mortgage (ARM), you had an 11 month period during which your interest rate stayed the same. That period ends on January 1, 2017, so on that date your interest rate changes, and on February 1, 2017 your mortgage payment changes. After that, your interest rate may change every 12 month(s) for the rest of your loan term.

	Current Rate And Monthly Payment	New Rate And Monthly Payment
Interest Rate	5.25%	5.75%
Principal	$ 541.17	$450.43
Interest	$ 1,778.09	$ 1,926.89
Total Monthly Payment	$ 2,319.26	**$2,377.32 (due February 1, 2017)**

Interest Rate: We calculated your interest rate by taking a published "index rate" and adding a certain number of percentage points, called the "margin." Under your loan agreement, your index rate is the PRIME and your margin is 2.00%. The PRIME index is published DAILY in the WALL STREET JOURNAL @www.wsj.com-money rates section.

New Interest Rate and Monthly Payment: The table above shows your new interest rate and new monthly payment. Your new payment is based on the PRIME index, your margin, your loan balance of $ 402,133.16, and your remaining loan term of 169 months.

Prepayment Penalty: None.

If You Anticipate Problems Making Your Payments:

Contact a PNC Mortgage Customer Service Specialist at 800-822-5626 as soon as possible.

If you seek an alternative to the upcoming changes to your interest rate and payment, the following options may be possible (most are subject to lender approval):

- **Refinance your loan** with us or another lender;
- **Sell your home** and use the proceeds to pay off your current loan;
- **Modify your loan terms** with us;
- **Payment forbearance** temporarily gives you more time to pay your monthly payment.

If you would like contact information for counseling agencies or programs in your area, call the U.S. Department of Housing and Urban Development (HUD) at 800-569-4287 or visit www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm. If you would like contact information for a state housing finance agency, contact the U.S> Consumer Financial Protection Bureau (CFPB) at http://www.consumerfinance.gov.

To request information or notify us of an error regarding your account, please send a written request/notice to: PNC Mortgage; PO Box 8807; Dayton, OH 45401-8807

SL505

PERMIT TIME LIMITS
COMMENCE WORK
WITHIN 180 DAYS
APPROVED INSPECTION
EVERY 180 DAYS

CODE IN EFFECT
FBC 2010

City of Fort Pierce
Building Department

Issued August 22 2014 POST THIS CARD Permit No: 14-607

PERMIT FOR CONSTRUCTION

NOTE: CALL 772-460-3167 / 772-429-2018 FOR INSPECTIONS
24 HOUR NOTICE, Effective 12/01/02 Inspections can be called in between 5:45 AM - 11:00 PM

This is to certify that Culverhouse (Owner)

has permission to construct /replace Single Family (Type of Permit)

at No. 1635 Thumb Point Dr (Address) Contractor Real Time Property & Dev

PROVIDING THE PERSON ACCEPTING THIS PERMIT SHALL IN EVERY RESPECT CONFORM TO THE TERMS OF THE APPLICATION ON FILE IN THE BUILDING DEPARTMENT, AND TO THE PROVISIONS OF THE STATUES AND ORDINANCES REGULATING THE CONSTRUCTION OF BUILDINGS IN THE CITY OF FORT PIERCE.

THIS PERMIT MUST BE DISPLAYED ON JOB SITE IN A CONSPICUOUS PLACE IN FULL VIEW FROM THE STREET AND NOT REMOVED UNTIL WORK IS COMPLETED.

A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED PRIOR TO ANY OCCUPANCY.

ANY VIOLATION OF THE TERMS ABOVE STATED IMMEDIATELY REVOKES THIS PERMIT. SEPARATE PERMIT MUST BE ATTAINED IF DRIVEWAY CURB CUT IN IS TO BE MADE.

(Permit Specialist)

APPROVED PLANS AND NOTICE OF COMMENCEMENT MUST BE RETAINED ON JOB AND KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

SEE BACK OF CARD FOR INSPECTION SIGN OFF.

MANDATORY

1. When work commences the permit card shall be posted in a conspicuous location in front of the job site available for inspection.
2. If the permit card is not displayed, a stop work order shall be posted immediately and all work discontinued until the permit is displayed.
3. On arrival of a scheduled inspection, if the permit is not displayed, a violation fee shall be paid prior to re inspection.
4. No inspections will be approved prior to the above, complying with the code.
5. The contractor, owner or representative shall be present for inspection(s), or a fee shall be imposed.

INSPECTIONS OTHER THAN THE ONES LISTED BELOW MAY BE REQUIRED.

CONSTRUCTION	PLUMBING	ELECTRICAL	AIR CONDITIONING
Real Time Prop + Dev CGC 1505490	Try On Plumbing contractor	Joe's Elec SLC contractor	A/C Services of Brandon contractor
FOUNDATION ____ (Date Inspector)	UNDERGROUND ____ (Date Inspector)	UNDERGROUND ____ (Date Inspector)	UNDERGROUND ____ (Date Inspector)
FLOOR ____	SEWER ____	ROUGH IN ____	ROUGH DUCT ____
BEAM ____	ROUGH IN ____	POWER ON ____	ENERGY RATE ____
STRUCTURAL ____	FINAL ____	SERVICE ____	FINAL ____
INSULATION ____	IRRIGATION FINAL ____	FINAL ____	
FINAL ____			

Type of Inspection	Date	Inspector	Comments
Stem wall	2-13-15	KJ	AP 5 course High.
Footing	8-7-15	JZB	AP 8 Footing pads
Footing	2-2-16	JZB	DP Rebar has deteriorated
			Requiring Eng. Letter
			on acceptance and or
			Refinishing material
Temp Pole Electric	2-2-16	KJ	AP
Footing steel	3-3-16	KJ	AE #2 Footing in house and at stairs. #3 at st
Footing Steel Foundation	8-16-16	KJ	AE The contractor shall provide
			a revision for two Bearing wall
			Footing with 2 #5 12" deep 18" wide
			FBC 107.4
Tie Beam / Rebar	12-28-16	KJ	AE Need Hook Bar over garage Door.

CITY OF FORT PIERCE
100 N US 1, FORT PIERCE, FL 34950
PHONE (772) 460-2200 ext. 214, 261, 276 FAX (772) 467-9836
BUILDING PERMIT

[ ] **Sub-Contractor Agreement** or [ ] **Change of Sub-Contractor Agreement**

City of Fort Pierce License No: 14-00017353 Permit Number: 14-607

Joe's Electric of SLC Inc. Has agreed to be the ELECTRICAL sub-contractor for
(Name company acting as sub-contactor) *(Type of Construction Trade)*

_____ for the property located at 1635 Thumb Point Dr.
(Name of the Primary Contractor) *(Address of job site)*

Owner of Property: John B, Susan D Culverhouse Job Cost: $ 21,000.00

It is understood that if there is any change of status regarding my participation with the above mentioned project, I will immediately advise the City of Fort Pierce Building Department, and have my permit voided.

(Company acting as sub-contractor)

Qualifiers Signature: Joseph E Herndon Sr. Print Name: Joseph E. Herndon Sr.

State of Florida, County of St. Lucie The foregoing instrument was acknowledged before me
This 29th day of July, 20 14, by Joseph E. Herndon, Sr. who is
Personally known to me or who has produced _____ as identification.

Notary Signature: Bernadette M. McDonald [Seal]:

BERNADETTE M. MCDONALD
MY COMMISSION # FF 099406
EXPIRES: March 30, 2018
Bonded Thru Notary Public Underwriters

Business Name: Joe's Electric of St. Lucie Co. Inc.

Address: 951 Wagner Pl. Ft. Pierce, FL 34982

Phone: (772) 465 2363 Fax: ( ) joeselectstlucie@aol.com

To be Signed only when change in sub-contractor (along with all other above areas)

Building Contractor Signature: _____ Print Name: _____

Company Name (to be removed) _____

Sub-Contractor (to be removed) Signature: _____ Print Name: _____

Building Official Signature (if applicable): _____

CITY OF FORT PIERCE
100 N US 1, FORT PIERCE, FL 34950
PHONE (772) 467-3529 or 467-3724
FAX (772) 467-3849

BUILDING PERMIT

[ ] **Sub-Contractor Agreement** **or** [ ] **Change of Sub-Contractor Agreement ($20 per sub-contractor)**

City of Fort Pierce License No: _____ Permit Number: 14-607

AC Services of Brandon Has agreed to be the D/C sub-contractor for
(Name company acting as sub-contactor) *(Type of Construction Trade)*

Real Time Development for the property located at 1635 Thumb Point
(Name of the Primary Contractor) *(Address of job site)*

Owner of Property: John & Susan Culverhouse Job Cost: $ 10,000

It is understood that if there is any change of status regarding my participation with the above mentioned project, I will immediately advise the City of Fort Pierce Building Department, and have my permit voided.

(Company acting as sub-contractor)

Qualifiers Signature: Arthur Paul Willis Print Name: Arthur Paul Willis

State of Florida, County of St. Lucie The foregoing instrument was acknowledged before me
This 31st ,day of July ,2014 ,by Arthur P Willis who is
Personally known to me or who has produced _____ as identification.

Notary Signature: Deborah Russell [Seal]: Notary Public State of Florida Deborah Russell My Commission EE038992 Expires 11/05/2014

Business Name: AC Service of Brandon

Address: 11610 SE Village Green Dr. Port St Lucie, FL 34952

Phone: (772) 777-6418 Fax: (—) _____

To be Signed only when change in sub-contractor (along with all other above areas)

Building Contractor Signature: _____ Print Name: _____

Company Name (to be removed) _____

Sub-Contractor (to be removed) Signature: _____ Print Name: _____

Building Official Signature (if applicable): _____

CITY OF FORT PIERCE
100 N US 1, FORT PIERCE, FL 34950
PHONE (772) 467-3529 or 467-3724
FAX (772) 467-3849

BUILDING PERMIT

☒ **Sub-Contractor Agreement** or [ ] **Change of Sub-Contractor Agreement ($20 per sub-contractor)**

City of Fort Pierce License No: 00017354 Permit Number: **14-607**

Try On Plumbing Has agreed to be the **Plumbing** sub-contractor for
(Name company acting as sub-contactor) *(Type of Construction Trade)*

RealTime Property Development for the property located at **1635 Thumb Point Drive**
(Name of the Primary Contractor) *(Address of job site)*

Owner of Property: **John B. & Susan Culverhouse** Job Cost: $

It is understood that if there is any change of status regarding my participation with the above mentioned project, I will immediately advise the City of Fort Pierce Building Department, and have my permit voided.

(Company acting as sub-contractor)

Qualifiers Signature: Print Name: ROBERT C. TRYON

State of Florida, County of St LUCIE The foregoing instrument was acknowledged before me
This 21th ,day of AUGUST ,2014 ,by ROBERT C TRYON who is
Personally known to me or who has produced as identification.

MAELIA DE PAULA ARIAS
Notary Public - State of Florida
My Comm. Expires Mar 28, 2017
Commission # EE 875606
Bonded Through National Notary Assn.

Notary Signature: Maelia de Paula Arias [Seal]:

Business Name: TRYON PLUMBING INC

Address: 925 WAGNER PL FORT PIERCE FL 34982

Phone: (772) 465-0323 Fax: (772) 465-0284

To be Signed only when change in sub-contractor (along with all other above areas)

Building Contractor Signature: Print Name:

Company Name (to be removed)

Sub-Contractor (to be removed) Signature: Print Name:

Building Official Signature (if applicable):

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

Invoice showing deposit

Staci Davis <stacid@southerntruss.com> Fri, Dec 30, 2016 at 9:12 AM
To: bradculverhouselaw@gmail.com

See attached.

Thanks

SOUTHERN TRUSS COMPANIES

2590 N Kings Hwy

Fort Pierce, FL 34951

Staci Davis

Stacid@southerntruss.com

Office: 772.464.4160 / Fax: 772.318.0016

SCAN0833_000.pdf
45K

Gmail Brad Culverhouse <bradculverhouselaw@gmail.com>

Contract

Staci Davis <stacid@southerntruss.com> Fri, Dec 30, 2016 at 9:02 AM
To: bradculverhouselaw@gmail.com

See attached.

Thanks

SOUTHERN TRUSS COMPANIES

2590 N Kings Hwy

Fort Pierce, FL 34951

Staci Davis

Stacid@southerntruss.com

Office: 772.464.4160 / Fax: 772.318.0016

Renovation For Culver House Rev.pdf
66K

SOUTHERN TRUSS COMPANIES

SOUTHERN TRUSS COMPANIES INC

2590 N KINGS HWY

Invoice

Date	Invoice #
12/30/2016	13-1234RF

Bill To
Brad Culverhouse 1635 Thumb Point Dr Fort Pierce

Ship Date	P.O. No.	Due Date
1/1/2001	1635 Thumb Point	12/30/2016

Quantity	Description	Rate	Amount
	Trusses 1635 Thumb Point Drive Fort Pierce FL	12,129.68	12,129.68
	Customer Deposit	-6,000.00	-6,000.00
	State Sales Tax	6.00%	0.00

Payments/Credits $0.00

Total $6,129.68

Phone #	Fax #	E-mail	Web Site
7724644160	772-318-0015	accounting@southerntruss.com	www.southerntrusscompanies.com

CITY OF FORT PIERCE
Florida

BUILDING & CODE ENFORCEMENT DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-467-3198; FAX: 772-467-3849

10/8/12

Tax ID#: 240160500300003

Case # 9-3751

John and Susan Culverhouse
1635 Thumb Point Dr
Fort Pierce FL 34949

John and Susan Culverhouse
505 Beach Ct
Fort Pierce FL 34950

ADDRESS: 1635 Thumb Point Dr

The above building or structure has been found unsafe per City Ordinances and the International Property Maintenance Code s.108. The following violations exist:

Section 108.1.5(11): Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

[X] Building(s), structure(s), or premise(s) is condemned and shall be demolished within 30 calendar days.

The building or structure has been ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. The demolition of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate demolition proceedings in accordance with all applicable codes, with all costs incurred charged against the owner of record and a lien filed upon such real estate.**

Any person having any legal interest in the property may appeal this notice by the Building Official to the Construction Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 20 calendar days from the date of the notice with a $200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

If you have any questions regarding this notice, please contact Kristie Kirstein, at 772-467-3198.

Marc Meyers, Building Official

... OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4164716 OR BOOK 3841 PAGE 1652, Recorded 03/01/2016 at 11:43 AM

NOTICE OF COMMENCEMENT

Permit No. _____ **Tax Folio No.** 2401-605-0030-000-3

State of Florida County of St. Lucie

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Legal Description of Property: (and street address if available):
ThumbPoint Blk 1 Lot 30-1635 ThumbPoint Drive

General description of Improvement: Reconstruction of a single family residence

Owner information or Lessee information if the Lessee contracted for the Improvement:
Name John B Culverhouse
Address 1635 ThumbPoint Dr. Fort Pierce, FL 34949
Interest in property: owners
Name and address of fee simple titleholder (if different from Owner listed above):

Contractor's Name: Real Time Property + Development
Contractor Address: 101 A Seaway Dr. Fort Pierce, FL 34945 Phone Number: 772-344-7100

Surety (if applicable, a copy of the payment bond is attached): Amount of bond: $ n/a
Name and address: _____ Phone number: _____

Lender Name: PNC Bank Phone Number: _____
Lender's address: _____

Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
Name: _____ Phone Number: _____
Address: _____

In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
Phone number of person or entity designated by owner: _____

Expiration date of notice of commencement: (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

_____
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager

_____
(Signatory's Title/Office)

The foregoing instrument was acknowledged before me this 29 day of FEBRUARY, 2016,

By John Bradford Culverhouse as _____ for Driver License
Name of Person Type of authority (e.g.officer,trustee) Party on behalf of whom instrument was executed

_____ Personally known ___ or produced Identification ✓.
(Signature of Notary Public - State of Florida)
(Print, Type, or Stamp Commissioned Name of Notary Public) Type of Identification produced _____.

CALETA SCOTT
MY COMMISSION # FF221211
EXPIRES April 15, 2019
FloridaNotaryService.com

FILE # 3931720 OR BOOK 3610 PAGE 247, Recorded 03/06/2014 at 11:13 AM

NOTICE OF COMMENCEMENT

Permit No. _____ Tax Folio No. 2401-605-0030-000-3

State of Florida County of St. Lucie

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Legal Description of Property: (and street address if available): Thumb Point Blk I Lot 30 - 1635 Thumb Point Dr

General description of improvement: reconstruction of a single family residence

Owner Information or Lessee information if the Lessee contracted for the improvement:
Name John B. and Susan Culverhouse
Address 1635 Thumb Point Dr., Fort Pierce, FL 34949
Interest in property: owners
Name and address of fee simple titleholder (if different from Owner listed above):

Contractor's Name: Steven M. Weaver / RealTime Property & Development
Contractor Address: 1615 Thumb Point Drive Fort Pierce, FL 34949 Phone Number: 772 344 7100

Surety (if applicable, a copy of the payment bond is attached): Amount of bond: $ n/a
Name and address: _____ Phone number: _____

Lender Name: PNC Bank Phone Number: _____
Lender's address: _____

Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
Name: _____ Phone Number: _____
Address: _____

In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
Phone number of person or entity designated by owner: _____

Expiration date of notice of commencement: (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified) _____.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

_____
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager

_____
(Signatory's Title/Office)

The foregoing instrument was acknowledged before me this 6 day of March 2014

By John B. Culverhouse, Sr. Personally Known for _____
Name of Person Type of authority (e.g. officer, trustee) Party on behalf of whom instrument was executed

_____ Personally known ✓ or produced Identification _____.
(Signature of Notary Public - State of Florida)
(Print, Type, or Stamp Commissioned Name of Notary Public) Type of identification produced _____.

MARYANN RAPISARDA
MY COMMISSION # EE 130423
EXPIRES: September 20, 2015
Bonded Thru Budget Notary Services

REVISIONS FOR PERMITTED PROJECTS

Date Received: _____

Date of Revision: NOV 6, 2014 Permit#: 14-607

Number of Plans: 3 △ SIGNED AND SEALED △ CD

Commercial (3 Sets of Signed & Sealed Plans w/CD)
Residential: (2 Sets Signed & Sealed Plans)

Project Name:
1635 THOMP POINT DRIVE CULVERHOUSE

Project Address:
1635 THOMP POINT DRIVE

Contractor's Name:
REALTIME PROPERTY DEVELOPMENT

RECEIVED
FEB 13 2015
Building Department

Phone #: 778-3700384 Fax/Cell#: _____

Contact Person To Call: STEVE WEAVER

Detailed Description of Revision:
TOP COURSE OF BOND BEAM INSIDE WALL OF BLOCK REMOVED TO IMPROVE CONTINUITY OF SLAB OVER AND THROUGH ALL BLOCK CELLS

TROSS STRAP TYPE "E" ADDED

REVISIONS:
1. **Must be accompanied with a narrative of changes and/or corrections.**
2. **Must be CLOUDED.**
3. **Revisions 1st Time Submittal: $100.00.**
   2nd-3rd Time: $50.00 Per Page.
   4th and Additional: 1/3 Building Permit Fee.

$ 50.00

CITY OF FORT PIERCE, FLORIDA
BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT

(77 467-3529 or 467-3724 FAX (772) 467-3849

Permit # 14-607
FBC 2010

*Property Address 1635 Thumb Point Dr. *Date 3/6/14 # of plans submitted 2 # of CD's submitted ____

Parcel ID# 2401-605-0030-000-3 Phone # (___) ___-____ Fax # (___) ___-____
(Located on your tax bill) Email Address _____ Cell # (___) ___-____

*Owner Name John B. Culverhouse *Owner Address 1635 Thumb Point Drive, Fort Pierce, FL 34949

Type of project Construction of a single family residence *Valuation $ 200,000 IRC 544,430

*Description of Work Stem walls in Place

Architect: _____ Phone(___) ___-____ Fax (___) ___-____

Email Address _____

Engineer: _____ Phone(___) ___-____ Fax (___) ___-____

Email Address _____

*CONTRACTOR/APPLICANT INFORMATION: City License # _____ State License # CGC 1505490

Company Name Real Time Property & Development Qualifier Steven M Weaver

Address 1615 Thumb Point Dr City/State Fort Pierce FL Zip 34949

Phone # (772) 344-7100 Fax # (___) ___-____ Cell # (___) ___-____

Email Address realtimefla@aol.com

SUBCONTRACTORS: See Subcontractor Verification Sheet. It may be Required to accompany this application

VE M
AE S

Occupancy SFR Construction Type _____ # of Units _____ # of Stories _____

Sq. Ft. Conditioned Space _____ Total Sq. Ft. 6530

Is this property located in a Special Flood Hazard Area (floodplain) per the current Flood Insurance Rate Map (FIRM)

☐ Yes ☐ No

If Yes, the applicant must include certified elevation information on a FEMA NFIP Elevation Certificate

I understand that no building may be occupied until a Certificate of Occupancy/Certificate of Completion has been issued after final inspection by the Building Department and full compliance with the building code, city and state ordinances and other applicable rules and regulations. I also am verifying that all sets of plans submitted are identical.

Signature of Applicant _____

State of Florida, County of St. Lucie

Affirmed to and subscribed before me this March 5, 2014, by Steven M. Weaver personally known to me or who has produced _____ as identification.

Notary Signature: Ann E Baese

Notary (print name) Ann E Baese

ANN E. BAESE Notary Public - State of Florida My Comm. Expires Oct 2, 2015 Commission # EE 104175 Bonded Through National Notary Assn.

Signature of Property Owner _____

State of Florida, County of St. Lucie

Affirmed to and subscribed before me this March 6, 2014, by John B. Culverhouse, Sr personally known to me or who has produced _____ as identification.

Notary Signature: Mary Ann Rapisarda

Notary (print name) _____

MARYANN RAPISARDA MY COMMISSION # EE 190423 EXPIRES: September 20, 2015 Bonded Thru Budget Notary Services

Construction documents must accompany this application. The Florida energy code submitted becomes an integral part of this plan and must pass final inspection. "Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public record of this county, and there may be additional permits required from other governmental entities such as waste management district, state agencies, or federal agencies." SIGNATURE OF THE APPLICANT MUST BE NOTARIZED. If owner builder, applicant must sign in person. BUILDING PERMIT includes: Building, Electrical, Plumbing, Mechanical, and Sewer only. All other trades require separate permits.

*Required Information

Debris Yard
Need Surv (2) 8½ Plans
Need Energy Calcs Han J
Need Lands

Asbestos compliance: It is the owner's or operator's responsibility to comply with section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

OFFICE USE ONLY

FEES: * See the Break Down Fee Sheet BC PT 1,634.00 20.00

Total Fees Due $ _____

Need Elec Plans Subs Swo Cont & P/A Garage

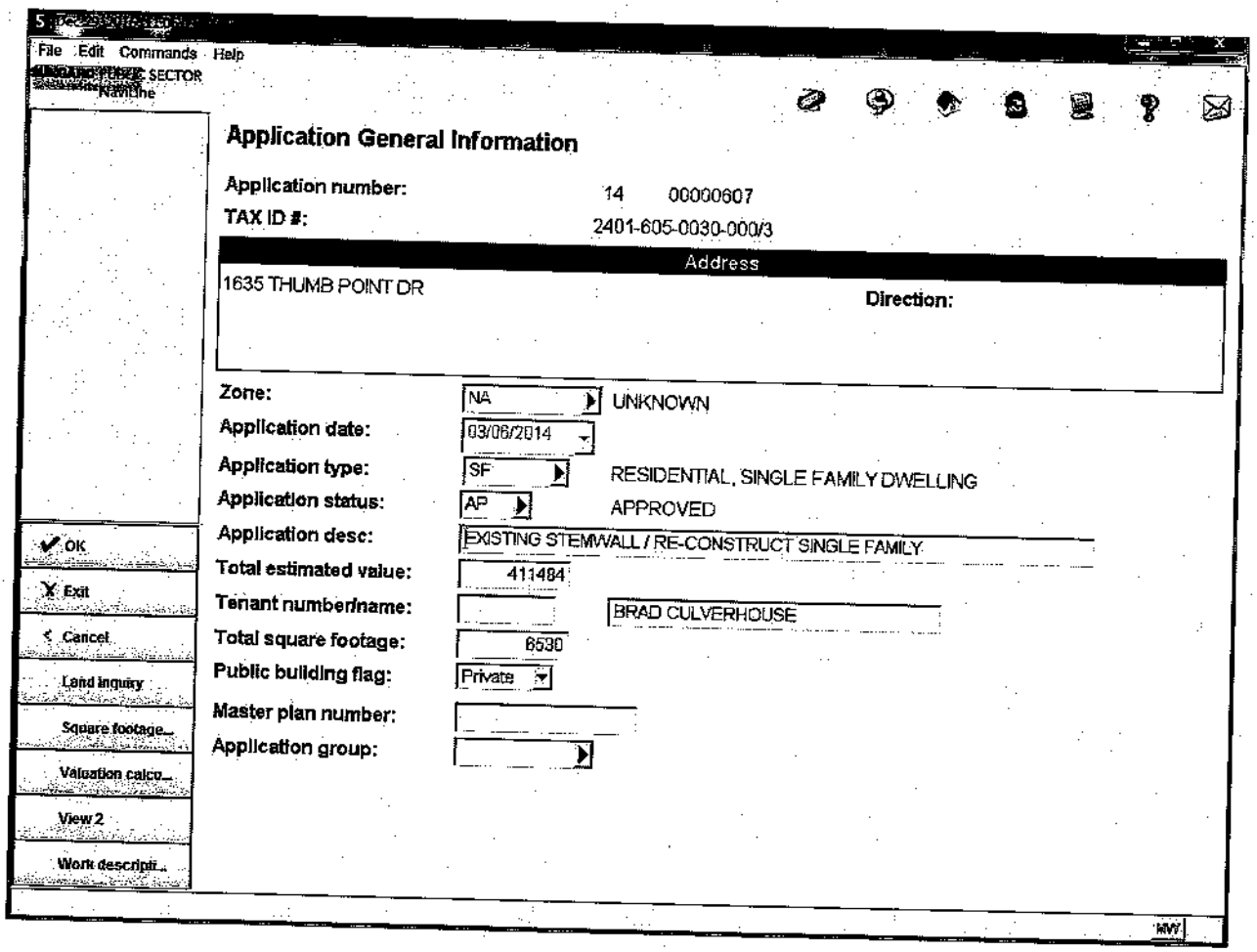
Remarks _____

Reviewed by _____ Date _____ Building Official _____ Date _____

G:drive/building/forms/application PRINT-Fill

Per KK DH, MM OK
NO Truss Pkg.

Need Truss Pkg.
Need (3) COs


File Edit Commands Help
SECTOR
Navigate
Application General Information
Application number: 14 00000607
TAX ID #: 2401-605-0030-000/3
Address
1635 THUMB POINT DR
Direction:
Zone: NA UNKNOWN
Application date: 03/06/2014
Application type: SF RESIDENTIAL, SINGLE FAMILY DWELLING
Application status: AP APPROVED
Application desc: EXISTING STEMWALL / RE-CONSTRUCT SINGLE FAMILY
Total estimated value: 411484
Tenant number/name: BRAD CULVERHOUSE
Total square footage: 6530
Public building flag: Private
Master plan number:
Application group:
OK
Exit
Cancel
Land inquiry
Square footage...
Valuation calcu...
View 2
Work descripti...
MV

REVISIONS FOR PERMITTED PROJECTS

Date Received: _____

Date of Revision: NOV 6, 2014 Permit#: 14-607

Number of Plans: 3 △ SIGNED AND SEALED △ CD

Commercial (3 Sets of Signed & Sealed Plans w/CD)
Residential: (2 Sets Signed & Sealed Plans)

Project Name:
1635 THUMB POINT DRIVE CULVERHOUSE

Project Address:
1635 THUMB POINT DRIVE

Contractor's Name:
REALTIME PROPERTY DEVELOPMENT

RECEIVED
FEB 13 2015
Building Department

Phone #: 772-3700384 Fax/Cell#: _____

Contact Person To Call: STEVE WEAVER

Detailed Description of Revision:
TOP COURSE OF BOND BEAM INSIDE WALL OF BLOCK REMOVED TO IMPROVE CONTINUITY OF SLAB OVER AND THROUGH ALL BLOCK CELLS

TROSS STRAP TYPE "E" ADDED

REVISIONS:
1. **Must be accompanied with a narrative of changes and/or corrections.**
2. **Must be CLOUDED.**
3. **Revisions 1st Time Submittal: $100.00.**
   2nd-3rd Time: $50.00 Per Page.
   4th and Additional: 1/3 Building Permit Fee.

$ 50.00

FILE # 3931720 OR BOOK 3610 PAGE 247, Recorded 03/06/2014 at 11:13 AM

NOTICE OF COMMENCEMENT

Permit No. _____ Tax Folio No. 2401-605-0030-000-3

State of Florida County of St. Lucie

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Legal Description of Property: (and street address if available):
Thumb Point Blk 1 Lot 30 - 1635 Thumb Point Dr

General description of improvement: reconstruction of a single family residence

Owner information or Lessee information if the Lessee contracted for the improvement:
Name John B. and Susan Culverhouse
Address 1635 Thumb Point Dr., Fort Pierce, FL 34949
Interest in property: owners
Name and address of fee simple titleholder (if different from Owner listed above):

Contractor's Name: Steven M. Weaver / RealTime Property & Development
Contractor Address: 1615 Thumb Point Drive, Fort Pierce, FL 34949 Phone Number: 772 344 7100

Surety (if applicable, a copy of the payment bond is attached): Amount of bond: $ n/a
Name and address: _____ Phone number: _____

Lender Name: PNC Bank Phone Number: _____
Lender's address: _____

Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
Name: _____ Phone Number: _____
Address: _____

In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
Phone number of person or entity designated by owner: _____

Expiration date of notice of commencement: (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified) _____.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. **A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.** IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

_____
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager

_____
(Signatory's Title/Office)

The foregoing instrument was acknowledged before me this 6 day of March 2014

By John B. Culverhouse, Sr. Personally Known Or _____
Name of Person Type of authority (e.g.officer,trustee) Party on behalf of whom instrument was executed

_____
(Signature of Notary Public - State of Florida)
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or produced identification ____.

Type of identification produced _____.

NOTARY PUBLIC STATE OF FLORIDA
MARYANN RAPISARDA
MY COMMISSION # EE 139423
EXPIRES: September 20, 2015
Bonded Thru Budget Notary Services

NOTICE OF COMMENCEMENT

Permit No. _____ **Tax Folio No.** 2401-605-0030-000-3

State of Florida County of St. Lucie

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Legal Description of Property: (and street address if available):
ThumbPoint Blk 1 Lot 30-1635 ThumbPoint Drive

General description of improvement: Reconstruction of a single family residence

Owner information or Lessee information if the Lessee contracted for the improvement:
Name John B Culverhouse
Address 1635 ThumbPoint Dr. Fort Pierce, FL 34949
Interest in property: owners
Name and address of fee simple titleholder (if different from Owner listed above):

Contractor's Name: RealTime Property + Development
Contractor Address: 101 A Seaway Dr. Fort Pierce, FL 34950 Phone Number: 772-344-7100

Surety (if applicable, a copy of the payment bond is attached): Amount of bond: $ n/a
Name and address: _____ Phone number: _____

Lender Name: PNC Bank Phone Number: _____
Lender's address: _____

Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
Name: _____ Phone Number: _____
Address: _____

In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
Phone number of person or entity designated by owner: _____

Expiration date of notice of commencement: (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified) _____.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. **A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.** IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

[signature]
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager

_____
(Signatory's Title/Office)

The foregoing instrument was acknowledged before me this 29 day of FEBRUARY, 2016,

By John Bradford Culverhouse as _____ for Driver's Licence
Name of Person Type of authority (e.g.officer,trustee) Party on behalf of whom instrument was executed

[signature]
(Signature of Notary Public - State of Florida)
(Print, Type, or Stamp Commissioned Name of Notary Public)

CALETA SCOTT
MY COMMISSION # FF221211
EXPIRES April 15, 2019
(407) 398-0153 FloridaNotaryService.com

Personally known ___ or produced Identification ✓.
Type of Identification produced _____.

23,000
4,231.00
$27,231.00

23

10/23/13	Draw 1	$500.00
11/7/13	Draw 1	$1,000.00
11/14/13	Draw 1	$2,194.00
1/14/14	Draw 1	$2,000.00 ← Advance
1/23/14	Draw 1	$2,500.00 ← Advance
2/7/14	Draw 1	$2,000.00
3/6/14	Draw 1	$1,500.00
7/9/14	Draw 2	$2,500.00
7/31/14	Draw 3	$1,000.00
8/4/14	Draw 3	$1,287.00
10/30/14	Draw 3	$3,600.00
12/23/14	Draw 3	$2,500.00
10/19/15	Draw 4	$2,000.00
4/19/16	Draw 5 partial	$2,250.00

BCJR?

Harbor Com Bank
2012

2012 - Add. bal
$7,000.00
1,500.00

Dated	Cleared	
12/28/12	1/2/13	$2,216.80
3/8/13	3/11/13	$500.00
5/24/13	5/15/13	1,000.00
10/21/13	10/24/13	500.00
11/6/13	11/8/13	1,000.00
11/9/13	11/15/13	2,194.00

$1,500

$5,194.00

~~Harbor Comm Bank~~ TDBANK/RNB

12/9/2010 — $3,216.35
1/19/2011 — $5,762.86
3/12/2011 — $4,000.00
3/17/2011 — $2,500.00
3/31/2011 — $1,700.00
7/7/2011 — $1,993.33
11/7/2011 — $2,000.00

$20,572.54
8,500.00
$29,072.54

20,572.54
3,216.35
17,356.19 - 2011

BCPd
King Reporter
$75.00
on 12/16/13

$75.00
Court filing fee
75.00

REVISIONS

01/21/2011

RECEIVED
FEB 01 2011
BUILDING DEPARTMENT

REVISIONS FOR PERMITTED PROJECTS

Date Received: JAN 31 / FEB 1, 2011

Date of Revision: JAN 21, 2011 Permit#: 10-1195

Number of Plans: 2 X SIGNED AND SEALED △ CD

~~Commercial (3 Sets of Signed & Sealed Plans w/CD)~~

Residential: (2 Sets Signed & Sealed Plans)

Project Name:

Project Address:
1635 THUMB POINT DRIVE

Contractor's Name:
OWNER/BUILDER BRAD CULVERHOUSE — REAL TIME DEVELOPMENT (AGENT)

Phone #: 772-882-7744 Fax/Cell#: 772-344-7105

Contact Person To Call: STEVE WEDGE

Detailed Description of Revision: (NARRATIVE:)
BOND BEAM ADDED TO TOP OF EXISTING TIE BEAM.

CHANGES LIMITED TO:

1) BOND BEAM DETAIL

2) ELEVATIONS HAVE BEEN REVISED TO REFLECT THE 12" OF ADDITONAL HEIGHT.

REVISIONS:

✓ 1. Must be accompanied with a narrative of changes and/or corrections.
2. Must be clouded.
3. Revisions 1st Time Submittal: $100.00.
   2nd-3rd Time: $50.00 Per Page.
   4th and Additional 1/3 Building Permit Fee.

REVISIONS
01/21/2011

RECEIVED
FEB 01 2011
BUILDING DEPARTMENT

REVISIONS FOR PERMITTED PROJECTS

Date Received: JAN 31 / FEB 1, 2011

Date of Revision: JAN 21, 2011 Permit#: 10-1195

Number of Plans: 2 X SIGNED AND SEALED △ CD

~~Commercial (3 Sets of Signed & Sealed Plans w/CD)~~

Residential: (2 Sets Signed & Sealed Plans)

Project Name:

Project Address:
1635 THUMB POINT DRIVE

Contractor's Name:
OWNER/BUILDER BRAD CULVERHOUSE — REALTIME DEVELOPMENT (AGENT)

Phone #: 772-882-7744 Fax/Cell#: 772-344-7100

Contact Person To Call: STEVE WEDGE

Detailed Description of Revision: (NARRATIVE:)
BOND BEAM ADDED TO TOP OF EXISTING TIE BEAM.

CHANGES LIMITED TO:

1) BOND BEAM DETAIL

2) ELEVATIONS HAVE BEEN REVISED TO REFLECT THE 12" OF ADDITONAL HEIGHT.

REVISIONS:

✓ 1. Must be accompanied with a narrative of changes and/or corrections.
2. Must be clouded.
3. Revisions 1st Time Submittal: $100.00.
   2nd-3rd Time: $50.00 Per Page.
   4th and Additional 1/3 Building Permit Fee.

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	EXISTING STEMWALL / RE-CONSTRUCT SINGLE FAMILY
Application status:	APPROVED
Status Date:	8/22/2014
Application type:	RESIDENTIAL, SINGLE FAMILY DWELLING
Application date:	3/06/2014
Tenant name/number:	BRAD CULVERHOUSE
Valuation:	411484
Square footage:	6530
Public building:	NO
Reviewed by:	MM MARC MEYERS
Pin number:	164008
Entered by:	SKELLER

Contractor Information

Contractor Name:	REALTIME PROPERTY & DEVELOPMEN
Contractor Number:	17-00019010
Type:	GENERAL CONTRACTOR (
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	04GL000957094	7/22/2017
STATE LICENSE - CN	CGC1505490	8/31/2018
WORKMAN'S COMP INSURANCE	EXEMPT	7/14/2017

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

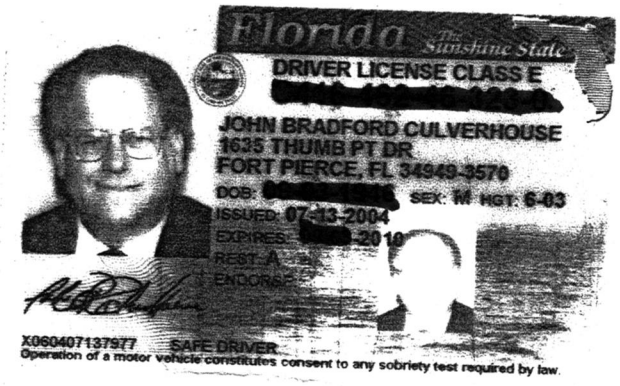
Str/seq	CO Issue Date	Status	Description

Str/Seq Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000 BLDG 01 2481120	BLDG, STEM WALL	0001	KG	2/13/2015	AE	2/13/2015
000 000 BLDG 01	BLDG, SLAB	0001	KG	8/16/2016	AE	8/16/2016

8-SUPPLEMENT TO EXHIBIT 8 –

JBCSR FL DRIV LIC ISSUED 2004 THRU 2010

FIRST SUPPLEMENT


Florida
The Sunshine State
DRIVER LICENSE CLASS E
JOHN BRADFORD CULVERHOUSE
1635 THUMB PT DR
FORT PIERCE, FL 34949-3570
DOB:
SEX: M HGT: 6-03
ISSUED: 07-13-2004
EXPIRES:
-2010
REST: A
ENDORS:
X060407137977
SAFE DRIVER
Operation of a motor vehicle constitutes consent to any sobriety test required by law.

8-SUPPLEMENT TO EXHIBIT 8 –

JBCSR FL DRIV LIC ISSUED 2004 THRU 2010

FIRST SUPPLEMENT



Gertrude Walker
Supervisor of Elections
St. Lucie County
4132 Okeechobee Rd.
Ft. Pierce, FL 34947-5412

NONPROFIT ORG
U.S. POSTAGE
PAID
ORLANDO, FL
PERMIT NO. 3937

OFFICIAL ELECTION MAIL

VOTE AT:
16.1
016 - Chapel By the Sea
1717 Gulfstream Ave, Fort Pierce

108189471 16.1 N16 STYLE 2
CULVERHOUSE JOHN BRADFORD SR
1635 THUMB POINT DR
FORT PIERCE FL 34949-3570

OFFICIAL SAMPLE BALLOT
GENERAL ELECTION, NOVEMBER 8, 2016

Dear Voter:

Please study this sample ballot. Now, for your convenience, Vote-By-Mail ballots may be **dropped off at all five early voting sites during Early Voting** and at **all three Supervisor of Elections offices** until 7:00 pm Election Day. To Vote-By-Mail, update your signature, change your address, change your party or for more information call 772-462-1500. Visit www.slcelections.com to Check Your Registration Status. It is important that you keep your signature updated. Check your Voter information card for your location or visit www.slcelections.com and click on "Where Do I Vote".

Gertrude Walker
Supervisor of Elections

Orange Blossom Center
4132 Okeechobee Road
Fort Pierce
772-462-1500

St. Lucie West Annex
250 NW Country Club Drive
Port St. Lucie
772-871-5410

Walton Road Annex
1664 SE Walton Road
Port St. Lucie
772-337-5623

CITY OF FORT PIERCE, FLORIDA
BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT
(77 467-3529 or 467-3724 FAX (772) 467-3849

Permit # 14-607
FBC 2010

*Property Address 1635 Thumb Point Dr. *Date 3/6/14 # of plans submitted 2 # of CD's submitted ___

Parcel ID# 2401-605-0030-000-3 Phone # ( ) - Fax # ( ) -
(Located on your tax bill) Email Address ___ Cell # ( ) -

*Owner Name John B. Culverhouse *Owner Address 1635 Thumb Point Drive. Fort Pierce, FL 34949

Type of project Construction of a single family residence *Valuation $ 900,000

*Description of Work IRC 544,430
Stem walls in Place

Architect: ___ Phone( ) - Fax ( ) -

Email Address ___

Engineer: ___ Phone( ) - Fax ( ) -

Email Address ___

*CONTRACTOR/APPLICANT INFORMATION: City License # ___ State License # CGC 1505490

Company Name Real Time Property & Development Qualifier Steven M Weaver

Address 1615 Thumb Point Dr. City/State Fort Pierce FL Zip 34949

Phone # (772) 344-7100 Fax # ( ) Cell # ( ) -

Email Address realtimefla@aol.com

SUBCONTRACTORS: See Subcontractor Verification Sheet. It may be Required to accompany this application VE 7 AE 5

Occupancy SFR Construction Type ___ # of Units ___ # of Stories ___

Sq. Ft. Conditioned Space ___ Total Sq. Ft. 6530

Is the property located in a Special Flood Hazard Area (floodplain) per the current Flood Insurance Rate Map (FIRM)

☐ Yes ☐ No

If Yes, the applicant must include certified elevation information on a FEMA NFIP Elevation Certificate

I understand that no building may be occupied until a Certificate of Occupancy/Certificate of Completion has been issued after final inspection by the Building Department and full compliance with the building code, city and state ordinances and other applicable rules and regulations. I also verify that all sets of plans submitted are identical.

Signature of Applicant ___

State of Florida, County of St. Lucie

Affirmed to and subscribed before me this March 5, 2014, by Steven M. Weaver personally known to me or who has produced as identification.

Notary Signature: Ann E Baese

Notary (print name) Ann E Baese

ANN E. BAESE Notary Public - State of Florida My Comm. Expires Oct 2, 2017 Commission # EE 104175 Bonded Through National Notary Assn.

Signature of Property Owner ___

State of Florida, County of St. Lucie

Affirmed to and subscribed before me this March 6, 2014, by John B. Culverhouse, G personally known to me or who has produced as identification.

Notary Signature: Mary Ann Rapisarda

Notary (print name) ___

MARYANN RAPISARDA MY COMMISSION # EE 139423 EXPIRES: September 20, 2015 Bonded Thru Budget Notary Services

Construction documents must accompany this application. The Florida energy code submitted becomes an integral part of this plan and must pass final inspection. *Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public record of this county, and there may be additional permits required from other governmental entities such as waste management district, state agencies, or federal agencies. *SIGNATURE OF THE APPLICANT MUST BE NOTARIZED. If owner builder, applicant must sign in person. BUILDING PERMIT includes: Building, Electrical, Plumbing, Mechanical, and Sewer only. All other trades require separate permits. NOC Survey (2) 8½ Plans
*Required Information
Debris Veg Green Lands Energy Calcs Man J

Asbestos compliance: It is the owner's or operator's responsibility to comply with section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

OFFICE USE ONLY

FEES: * See the Break Down Fee Sheet BC 1,634.00 RT 20.00

Total Fees Due $ ___

Remarks ___

Reviewed by ___ Date ___ Building Official ___ Date ___

Need Elec Plans if Bldg's Swo Cent. H P/A Garage

G:drive/building/forms/application PRINT-Fill

Rev KK, DH, MM OK DO / Truss Pkg.

Need Truss Pkg. Need (8) CD's

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	EXISTING STEMWALL / RE-CONSTRUCT SINGLE FAMILY
Application status:	APPROVED
Status Date:	8/22/2014
Application type:	RESIDENTIAL, SINGLE FAMILY DWELLING
Application date:	3/06/2014
Tenant name/number:	BRAD CULVERHOUSE
Valuation:	411484
Square footage:	6530
Public building:	NO
Reviewed by:	MM MARC MEYERS
Pin number:	164008
Entered by:	SKELLER

Contractor Information

Contractor Name:	REALTIME PROPERTY & DEVELOPMEN
Contractor Number:	I7-00019010
Type:	GENERAL CONTRACTOR (
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	04GL000957094	7/22/2017
STATE LICENSE - CN	CGC1505490	8/31/2018
WORKMAN'S COMP INSURANCE	EXEMPT	7/14/2017

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

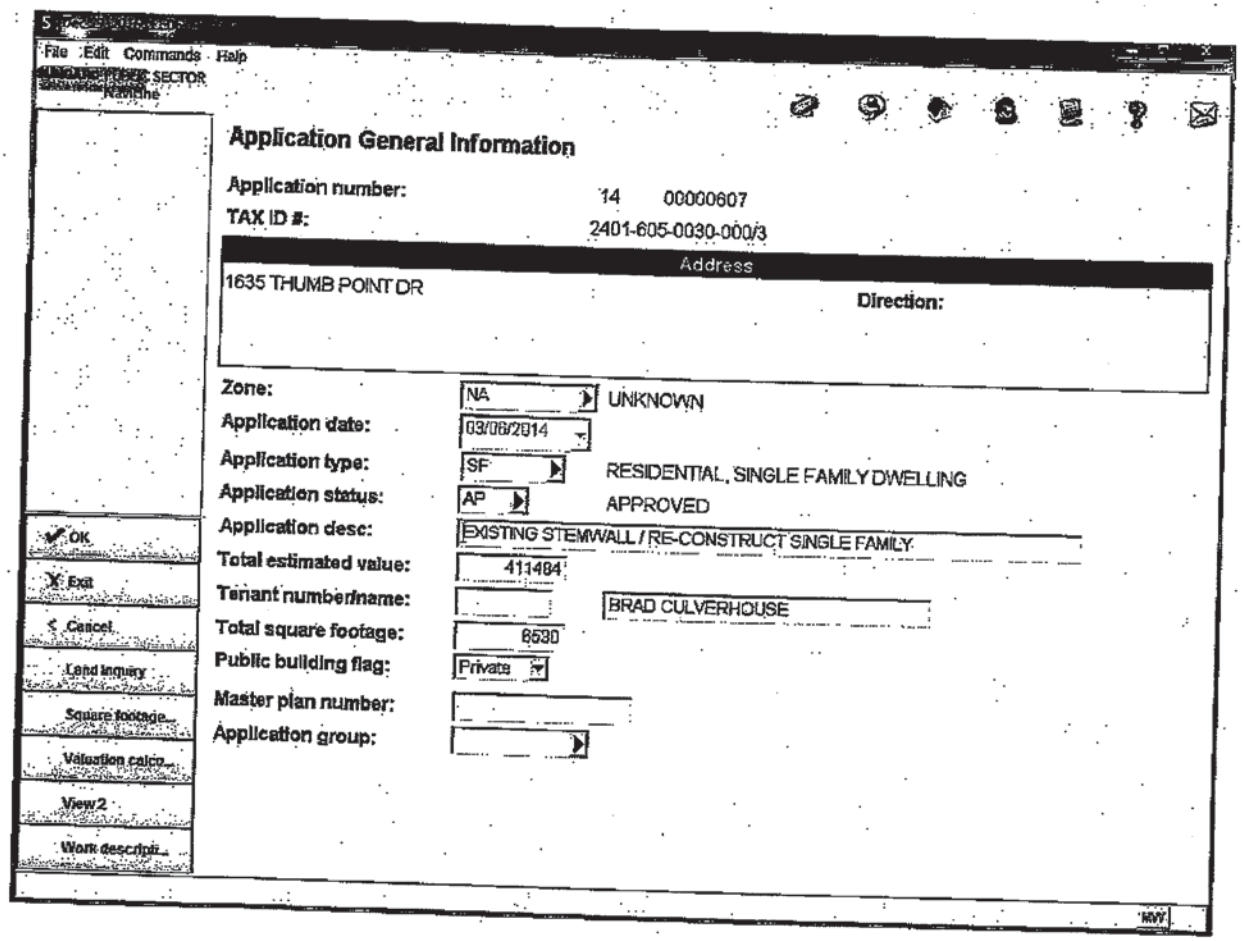
Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq	Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000	BLDG 01 2481120	BLDG, STEM WALL	0001	KG	2/13/2015	AE	2/13/2015
000 000	BLDG 01	BLDG, SLAB	0001	KG	8/16/2016	AE	8/16/2016


File Edit Commands Help
SECTOR
Application General Information
Application number: 14 00000607
TAX ID #: 2401-605-0030-000/3
Address
1635 THUMB POINT DR
Direction:
Zone: NA UNKNOWN
Application date: 03/06/2014
Application type: SF RESIDENTIAL, SINGLE FAMILY DWELLING
Application status: AP APPROVED
Application desc: EXISTING STEMWALL / RE-CONSTRUCT SINGLE FAMILY
Total estimated value: 411484
Tenant number/name: BRAD CULVERHOUSE
Total square footage: 8530
Public building flag: Private
Master plan number:
Application group:
OK
Exit
Cancel
Land inquiry
Square footage...
Valuation calcu...
View 2
Work descripti...

REVISIONS FOR PERMITTED PROJECTS

Date Received: _____

Date of Revision: NOV 6, 2014 Permit#: 14-607

Number of Plans: 3 △ SIGNED AND SEALED △ CD

Commercial (3 Sets of Signed & Sealed Plans w/CD)
Residential: (2 Sets Signed & Sealed Plans)

Project Name:
1635 THUMB POINT DRIVE CULVERHOUSE

Project Address:
1635 THUMB POINT DRIVE

Contractor's Name:
REALTIME PROPERTY DEVELOPMENT

RECEIVED
FEB 13 2015
Building Department

Phone #: 778-3700384 Fax/Cell#: _____

Contact Person To Call: STEVE WEAVER

Detailed Description of Revision:
TOP COURSE OF BOND BEAM INSIDE WALL OF BLOCK REMOVED TO IMPROVE CONTINUITY OF SLAB OVER AND THROUGH ALL BLOCK CELLS

TROSS STRAP TYPE "E" ADDED

REVISIONS:
1. **Must be accompanied with a narrative of changes and/or corrections.**
2. **Must be CLOUDED.**
3. **Revisions 1st Time Submittal: $100.00.**
   2nd-3rd Time: $50.00 Per Page.
   4th and Additional: 1/3 Building Permit Fee.

$50.00

REVISIONS

01/24/2011

RECEIVED
FEB 01 2011
BUILDING DEPARTMENT

REVISIONS FOR PERMITTED PROJECTS

Date Received: JAN 31 / FEB 1, 2011

Date of Revision: JAN 21, 2011 Permit#: 10-1195

Number of Plans: 2 X SIGNED AND SEALED △ CD

~~Commercial (3 Sets of Signed & Sealed Plans w/CD)~~

Residential: (2 Sets Signed & Sealed Plans)

Project Name:

Project Address:
1635 THUMB POINT DRIVE

Contractor's Name:
OWNER/BUILDER BRAD CULVERHOUSE — REALTIME DEVELOPMENT (AGENT)

Phone #: 772-882-7744 Fax/Cell#: 772-344-7100

Contact Person To Call: STEVE WEDGE

Detailed Description of Revision: (NARRATIVE:)
BOND BEAM ADDED TO TOP OF EXISTING TIE BEAM.

CHANGES LIMITED TO:

1) BOND BEAM DETAIL

2) ELEVATIONS HAVE BEEN REVISED TO REFLECT THE 12" OF ADDITONAL HEIGHT.

REVISIONS:

1. Must be accompanied with a narrative of changes and/or corrections.
2. Must be clouded.
3. Revisions 1st Time Submittal: $100.00.
   2nd-3rd Time: $50.00 Per Page.
   4th and Additional 1/3 Building Permit Fee.

CITY OF FORT PIERCE
Florida

BUILDING & CODE ENFORCEMENT DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-467-3198; FAX: 772-467-3849

10/8/12

Tax ID#: 240160500300003

Case # 9-3751

John and Susan Culverhouse
1635 Thumb Point Dr
Fort Pierce FL 34949

John and Susan Culverhouse
505 Beach Ct
Fort Pierce FL 34950

ADDRESS: 1635 Thumb Point Dr

The above building or structure has been found unsafe per City Ordinances and the International Property Maintenance Code s.108. The following violations exist:

Section 108.1.5(11): Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

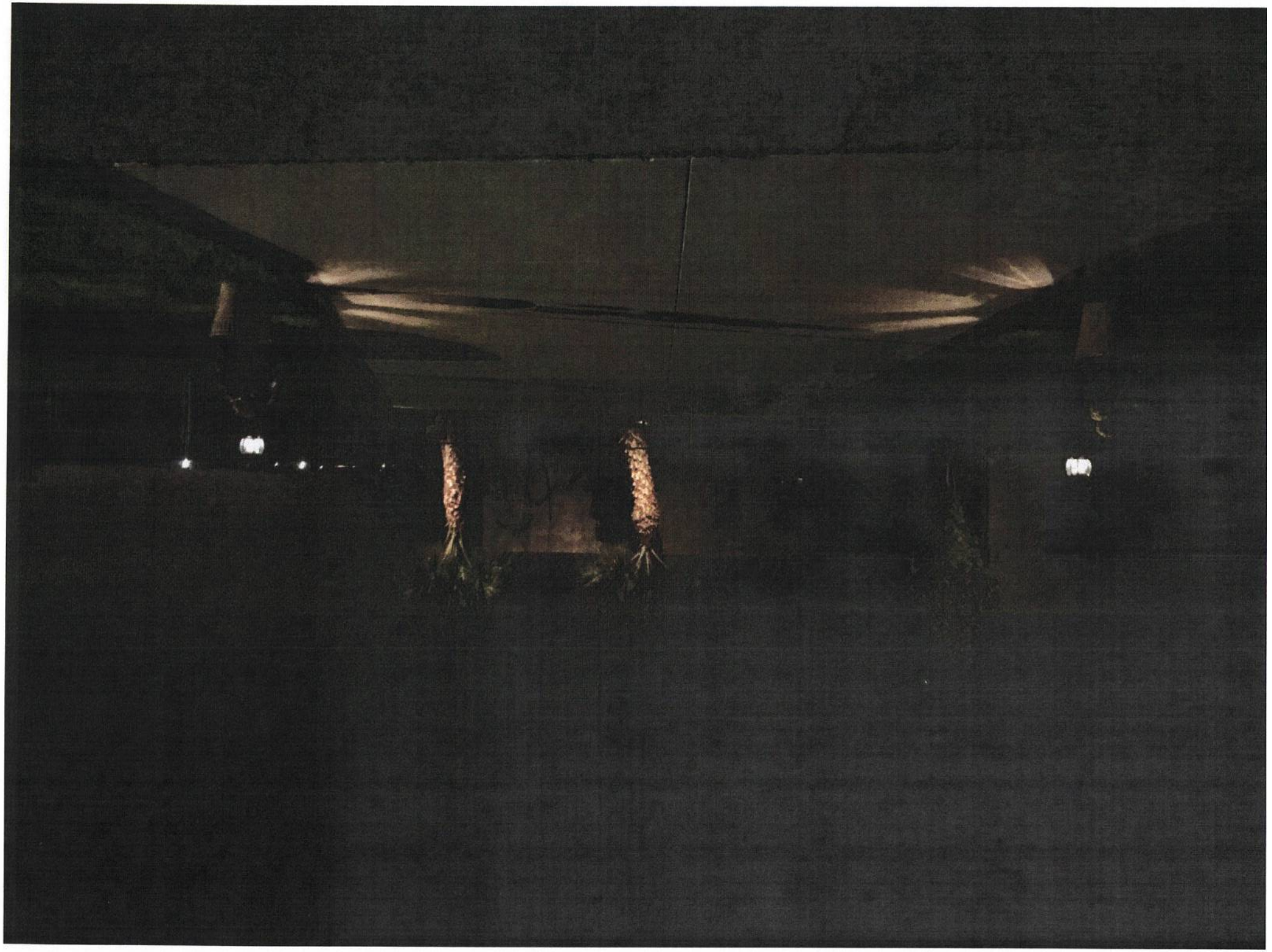
[X] Building(s), structure(s), or premise(s) is condemned and shall be demolished within 30 calendar days.

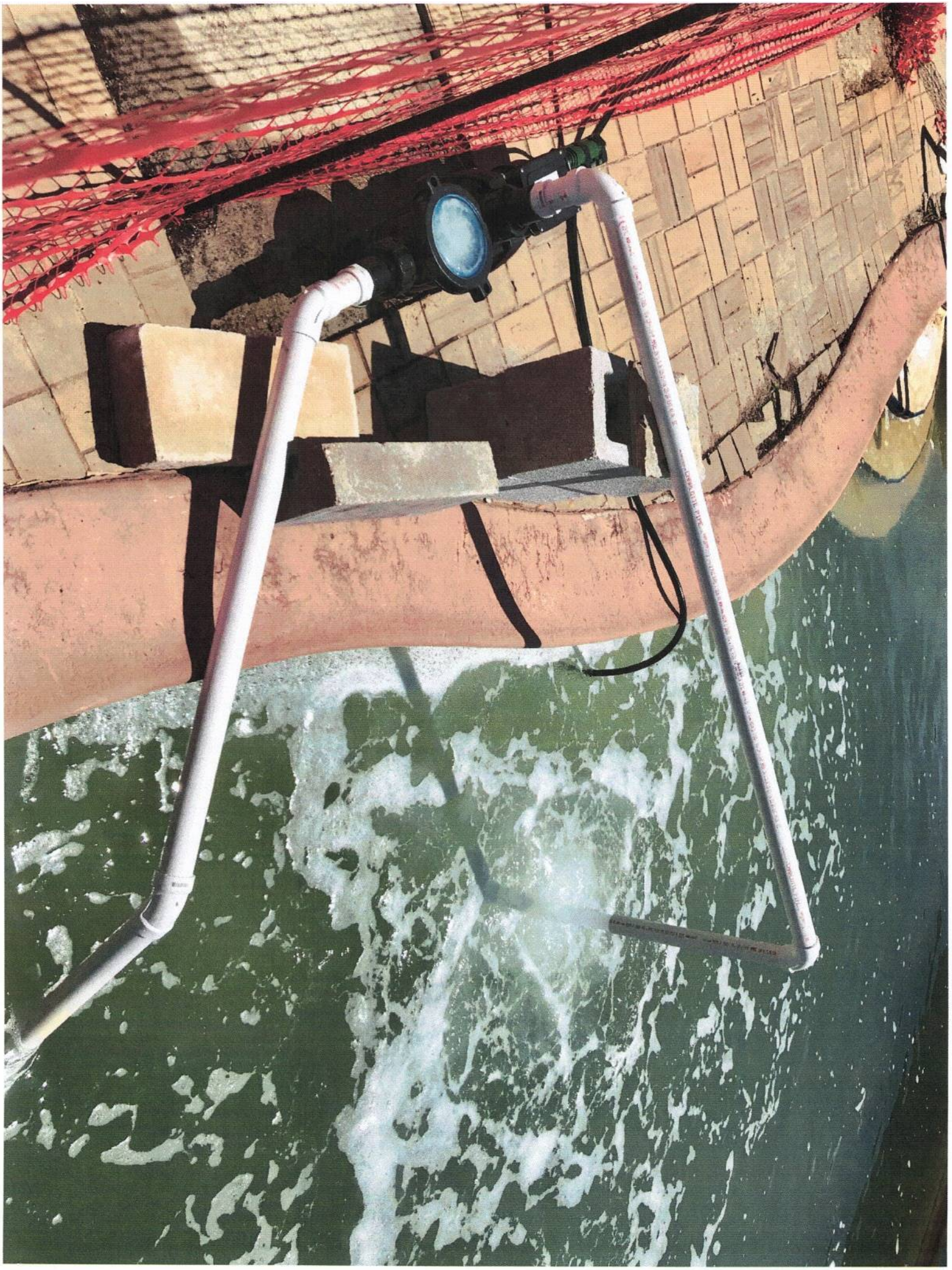
The building or structure has been ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. The demolition of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate demolition proceedings in accordance with all applicable codes, with all costs incurred charged against the owner of record and a lien filed upon such real estate.**

Any person having any legal interest in the property may appeal this notice by the Building Official to the Construction Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 20 calendar days from the date of the notice with a $200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

If you have any questions regarding this notice, please contact Kristie Kirstein, at 772-467-3198.

Marc Meyers, Building Official





THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

January 3, 2018

AmeriGas Propane
3301 Oleander Ave
Fort Pierce, FL 34982

Re: Permit #17-3555

Dear Sirs:

On January 2, 2018, the Fort Pierce City Commission approved your request for the installation of two (2) above ground fuel tanks at 1502 Thumb Point Drive, Fort Pierce, Florida in accordance with Section 7-20 of the Fort Pierce City Ordinances.

If you have any additional questions, please contact the Building Department.

Very truly yours,

Linda W. Cox
City Clerk

cc: Kristie Kirstein, Senior Permit Specialist

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

May 23, 2018

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
AND FIRST CLASS REGULAR MAIL

JOHN B CULVERHOUSE SR
JOHN B CULVERHOUSE JR
1635 THUMB POINT DR
FT PIERCE, FL, 34949

HARBOR FEDERAL SAVINGS BANK
PO BOX 249
FT PIERCE, FL, 34954

Dear Interested Parties:

Pursuant to Resolution 18-R26, certified copy enclosed, there will be a Public Hearing before the City Commission of the City of Fort Pierce, Florida, at their meeting which begins at 6:30 p.m. on Monday, June 18, 2018 in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, allowing interested parties to show cause as to why the building or structure located at 1635 THUMB POINT DR, THUMB POINT BLK 1 LOT 30 (OR 258-845) Parcel ID 2401-605-0030-000 should not be condemned and its removal or destruction required.

All interested parties are invited to attend this meeting and be heard.

Very truly yours,

Linda W. Cox
City Clerk

cc: Peggy Arraiz, Code Compliance Manager

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

June 19, 2018

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
AND FIRST CLASS REGULAR MAIL AND EMAIL

JOHN B CULVERHOUSE SR
JOHN B CULVERHOUSE JR
1635 THUMB POINT DR
FT PIERCE, FL, 34949

HARBOR FEDERAL SAVINGS BANK
PO BOX 249
FT PIERCE, FL, 34954

Dear Interested Parties:

At the City Commission Meeting on Monday, June 18, 2018, the City Commission granted the request of Mr. Culverhouse to continue the Show Cause Hearing in order to provide the required 5 days in which to provide all supporting documentation. Accordingly the quasi-judicial hearing was continued to Monday, June 25, 2018 at 10:00 a.m. before the City Commission of the City of Fort Pierce, Florida, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, allowing interested parties to show cause as to why the building or structure located at 1635 THUMB POINT DR, THUMB POINT BLK 1 LOT 30 (OR 258-845) Parcel ID 2401-605-0030-000 should not be condemned and its removal or destruction required.

All interested parties are invited to attend this meeting and be heard.

Very truly yours,

Linda W. Cox
City Clerk

cc: Peggy Arraiz, Code Compliance Manager

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

June 19, 2018

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
AND FIRST CLASS REGULAR MAIL AND EMAIL

JOHN B CULVERHOUSE SR
JOHN B CULVERHOUSE JR
1635 THUMB POINT DR
FT PIERCE, FL, 34949

HARBOR FEDERAL SAVINGS BANK
PO BOX 249
FT PIERCE, FL, 34954

Dear Interested Parties:

At the City Commission Meeting on Monday, June 18, 2018, the City Commission granted the request of Mr. Culverhouse to continue the Show Cause Hearing in order to provide the required 5 days in which to provide all supporting documentation. Accordingly the quasi-judicial hearing was continued to Monday, June 25, 2018 at 10:00 a.m. before the City Commission of the City of Fort Pierce, Florida, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, allowing interested parties to show cause as to why the building or structure located at 1635 THUMB POINT DR, THUMB POINT BLK 1 LOT 30 (OR 258-845) Parcel ID 2401-605-0030-000 should not be condemned and its removal or destruction required.

All interested parties are invited to attend this meeting and be heard.

Very truly yours,

Linda W. Cox

Linda W. Cox
City Clerk

cc: Peggy Arraiz, Code Compliance Manager

RESOLUTION NO. 18-R26

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT **1635 THUMB POINT DR** IN FORT PIERCE, FLORIDA IS A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT ALL PARTIES OF INTEREST MUST SHOW CAUSE WHY THE STRUCTURE SHOULD NOT **CONDEMNED AND DEMOLISHED IN ACCORDANCE WITH THE CHARTER OF THE CITY OF FORT PIERCE**; AND NOTIFYING ALL PARTIES OF POTENTIAL ACTION BY THE CITY OF FORT PIERCE FOR FAILURE TO ACT; AND THAT A **PUBLIC HEARING BE HELD AT THE REGULARLY SCHEDULED CITY COMMISSION MEETING ON JUNE 18, 2018 AT 6:30 PM,** IN THE CITY COMMISSION CHAMBERS LOCATED AT 100 N US HWY 1, FORT PIERCE, FLORIDA; AND PROVIDING FOR NOTICE TO ALL PARTIES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Special Magistrate found the property owner has maintained a Nuisance as a Condition on the property located at 1636 THUMB POINT DR in violation of the provisions of §16-46 and §16-48 of the City Code of Ordinances (Exhibit 1); and

WHEREAS, the City Commission determines that buildings or structures that have been declared a nuisance constitute a menace to the business, health and safety of the community; and

WHEREAS, there shall be a public hearing before the City Commission whereby any and all interested parties may appear and show cause as to why said building or structure should not be condemned and its removal or destruction required.; and.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida;

SECTION 1. That the City Commission determines that the building or structure located on the said lot, tract, or parcel of land within the City of Fort Pierce, St. Lucie County, Florida, described as follows:

1635 THUMB POINT DR
THUMB POINT BLK 1 LOT 30 (OR 258-845)
2401-605-0030-000/3

Is a nuisance that constitutes a menace to the business, health and safety of the community.

SECTION 2. The owners, agents, or any person, firm or corporation having a lien on, or interest in, said building or structure, which lien or interest is a matter of record in the public records of St. Lucie County, Florida, show cause, if any, before the City Commission of the City of Fort Pierce, Florida why said building or structure should not be condemned and its removal or destruction required.

JOHN B CULVERHOUSE SR
JOHN B CULVERHOUSE JR
1635 THUMB POINT DR
FT PIERCE, FL, 34949

HARBOR FEDERAL SAVINGS BANK
PO BOX 249
FT PIERCE, FL, 34954

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

February 24, 2017

Mr. Ryan Gesten
Rogers Morris Ziegler

VIA FACSIMILE: 954-763-2692

Dear Mr. Gesten:

We are in receipt of your request regarding 1675 Thumb Point Drive. We cannot adequately address your questions as presented.

You or your clients are welcome to contact our planning department to speak with a planner in order to gather all of the necessary facts to provide proper guidance for the property. They can be reached at 772-467-3729.

We would also recommend contacting the building department at 772-467- 3724 to determine what, if any, flood regulations would apply to the property and if any outstanding building permits exist for the property.

As far as previous violations, our Code Enforcement Department can conduct a lien search for a fee. They can be reached at 772-467-3149.

Very truly yours,

Linda W. Cox
City Clerk

RESOLUTION NO. 18-R26

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT **1635 THUMB POINT DR** IN FORT PIERCE, FLORIDA IS A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT ALL PARTIES OF INTEREST MUST SHOW CAUSE WHY THE STRUCTURE SHOULD NOT **CONDEMNED AND DEMOLISHED IN ACCORDANCE WITH THE CHARTER OF THE CITY OF FORT PIERCE**; AND NOTIFYING ALL PARTIES OF POTENTIAL ACTION BY THE CITY OF FORT PIERCE FOR FAILURE TO ACT; AND THAT A **PUBLIC HEARING BE HELD AT THE REGULARLY SCHEDULED CITY COMMISSION MEETING ON JUNE 18, 2018 AT 6:30 PM,** IN THE CITY COMMISSION CHAMBERS LOCATED AT 100 N US HWY 1, FORT PIERCE, FLORIDA; AND PROVIDING FOR NOTICE TO ALL PARTIES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Special Magistrate found the property owner has maintained a Nuisance as a Condition on the property located at 1636 THUMB POINT DR in violation of the provisions of §16-46 and §16-48 of the City Code of Ordinances (Exhibit 1); and

WHEREAS, the City Commission determines that buildings or structures that have been declared a nuisance constitute a menace to the business, health and safety of the community; and

WHEREAS, there shall be a public hearing before the City Commission whereby any and all interested parties may appear and show cause as to why said building or structure should not be condemned and its removal or destruction required.; and.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida;

SECTION 1. That the City Commission determines that the building or structure located on the said lot, tract, or parcel of land within the City of Fort Pierce, St. Lucie County, Florida, described as follows:

1635 THUMB POINT DR
THUMB POINT BLK 1 LOT 30 (OR 258-845)
2401-605-0030-000/3

Is a nuisance that constitutes a menace to the business, health and safety of the community.

SECTION 2. The owners, agents, or any person, firm or corporation having a lien on, or interest in, said building or structure, which lien or interest is a matter of record in the public records of St. Lucie County, Florida, show cause, if any, before the City Commission of the City of Fort Pierce, Florida why said building or structure should not be condemned and its removal or destruction required.

JOHN B CULVERHOUSE SR
JOHN B CULVERHOUSE JR
1635 THUMB POINT DR
FT PIERCE, FL, 34949

HARBOR FEDERAL SAVINGS BANK
PO BOX 249
FT PIERCE, FL, 34954

SECTION 3. Should the interested parties fail to show cause as to why the building or structure should not be condemned and its removal or destruction required and fail to comply with any order of the City Commission requiring such removal or destruction, the City of Fort Pierce shall provide for its removal or destruction, the cost of which shall constitute a lien up on said property.

SECTION 4. This matter will be heard at the regularly scheduled meeting of the City Commission of the City of Fort Pierce on June 18, 2018 at 6:30 PM in the City Commission Chambers located at 100 N US Hwy 1, Fort Pierce, Florida.

SECTION 5. The hereinbefore named persons, firms, or corporations, shall be provided notice of the scheduled hearing by mailing a certified copy of this resolution by registered or certified mail at least ten (10) days prior to the date of said hearing by the City Clerk for the City of Fort Pierce, Florida.

SECTION 6. This resolution shall be effective immediately upon final adoption by the Commission.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 21st day of May, 2018.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
James M. Messer, Esq.
City Attorney

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: NICHOLAS MIMMS, CITY MANAGER

THROUGH: James Messer, Esq., City Attorney

FROM: Iola T Mosley, Esq., Assistant City Attorney

RE: Request to Initiate Foreclosure
1635 Thumb Point Drive- Culverhouse

DATE: March 27, 2017

Pursuant to your request, this office has reviewed the subject file. In my opinion, the Department has a reasonable legal basis to proceed with a foreclosure based on the fines accrued between October 2007 and April 2009, as well as the option to pursue a money judgement on the accrued amount.

The Department will need to obtain the authorization of the City Commission in order for this office to file the lawsuit.

RECEIVED
TIME
APR 04 2017
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

COPY

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

RECEIVED
TIME
MAR 14 2017
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

RECEIVED
MAR 15 2017
By

CITY ATTORNEY USE ONLY

Date Received:	3/15/17
Assigned To:	IM
File:	
Due Date:	3/25/17
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER

RE: REQUEST TO INITIATE FORECLOSURE
1635 THUMB POINT DRIVE - CULVERHOUSE

DATE: MARCH 14, 2017

Service Required: (please circle or underline)

Review Documents	**Draft Document**	**Written Opinion Requested**
Attend Meetings	**Advise**	**Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** There is a property located at 1635 Thumb Point Drive that has had code enforcement violations existing since 2004. Due to the owner not taking affirmative action to remove or rebuild the house at this location during the past 12 years, staff is recommending that the City initiate foreclosure proceedings against the owner.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** The property will continue to present a nuisance condition to the surrounding area.

3. **Time considerations and their significance:** This matter has been ongoing for 12 years – code enforcement initiated their case in 2005.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** Maybe?

5. **Factual background:**

   - Address: 1626 Thumb Point Drive, Fort Pierce, FL 34949 AKA PID # 2401-605-0030-000/3
   - Lien filed in the names of John B & Susan Culverhouse. Current owners are John B Culverhouse Sr and John B. Culverhouse Jr.

- Over the past 12 years, a permit to rebuild would be obtained but expire due to no work being done and then a new permit would be obtained and that permit would expire due to no work being done.
- Currently there is an active permit that was obtained in 2014. The permit has remained active by the builder obtaining a single inspection every six months, which per the FL Building Code automatically extends the life of the permit an additional six months.
- There has not been any substantial improvement made to the property to remedy the nuisance conditions present.

6. List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):

- Property Tax card dated 3/14/2017 showing that the property is not a homesteaded property.
- FL State Statute 162.09(3) – allows for foreclosure of lien after remaining unpaid for 3 months
- Ordinance Number 2-247 – allows for foreclosure of lien after remaining unpaid for 1 year
- Notice of Violation for unsafe building dated 5/5/2005.
- Notice of Violation hearing for 4/11/2007 with related minutes.
- Order Determining Violation dated 4/17/2007.
- Affidavit of Non-Compliance dated 10/26/2007.
- Massey Letter dated 10/26/2007.
- Order Assessing Fine and Imposing Lien recorded in Book 2910 Page 27 on 11/30/2007.
- Notice of Lien letter dated 12/7/2007.
- Affidavit of Compliance dated 4/27/2009.
- Affidavit of Non-Compliance dated 1/4/2010.
- Follow up Massey Notice dated 4/22/2010.
- Affidavit of Compliance dated 6/1/2010.
- Affidavit of Non-Compliance dated 8/2/2011.
- Affidavit of Compliance dated 8/22/2014.
- Case summary and fines due.

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1635 THUMB POINT DR	Parcel ID: 2401-605-0030-000-3	Account #: 15212	Sec/Town/Range: 01/35S/40E
Map ID: 24/01E	Zoning: R1	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

John B Culverhouse Sr
John B Culverhouse Jr

1635 Thumb Point DR
Fort Pierce, FL 34949

Legal Description

THUMB POINT BLK 1 LOT 30 (OR 258-845; 3848-1748)

Current Values

Just/Market:	$482,300	Assessed:	$482,300
Exemptions:	$500	Taxable:	$481,800

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$482,300	$482,300	$500	$481,800
2015	$407,200	$287,840	$50,000	$237,840
2014	$404,200	$285,556	$50,000	$235,556

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-22-2016	3848 / 1748	0311	QC	Culverhouse John B	$100
09-01-1976	0258 / 0845	XX00	CV		$125,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.33
Land Size (SF):	14,560
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
RES POOL AVG	1	578	1977
CONC DOCK	1	320	1977
POOL DK-AVG	1	590	1977
SEAWALL CONC	1	110	1999
CHAINLINK 4'	1	225	2006

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

162.09 Administrative fines; costs of repair; liens.—

(1) An enforcement board, upon notification by the code inspector that an order of the enforcement board has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in s. 162.06(4), the enforcement board shall notify the local governing body, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the local governing body to make further repairs or to maintain the property and does not create any liability against the local governing body for any damages to the property if such repairs were completed in good faith. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

(2)(a) A fine imposed pursuant to this section shall not exceed $250 per day for a first violation and shall not exceed $500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000 per violation.

(b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and
3. Any previous violations committed by the violator.

(c) An enforcement board may reduce a fine imposed pursuant to this section.

(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines in excess of the limits set forth in paragraph (a). Such fines shall not exceed $1,000 per day per violation for a first violation, $5,000 per day per violation for a repeat violation, and up to $15,000 per violation if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs pursuant to subsection (1). Any ordinance imposing such fines shall include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines, including, but not limited to, those factors set forth in paragraph (b).

(3) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the local governing body, and the local governing body may execute a satisfaction or release of lien entered pursuant to this section. After 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under s. 4, Art. X of the State Constitution. The money judgment provisions of this section shall not apply to real property or personal property which is covered under s. 4(a), Art. X of the State Constitution.

History.—s. 1, ch. 80-300; s. 8, ch. 82-37; s. 2, ch. 85-150; s. 8, ch. 86-201; s. 2, ch. 87-391; s. 8, ch. 89-268; s. 4, ch. 94-291; s. 1, ch. 95-297; s. 5, ch. 99-360; s. 1, ch. 2000-125; s. 65, ch. 2004-11.

Note.—Former s. 166.059.

Sec. 2-247. - Administrative fines; liens.

The enforcement board, upon notification by the code inspector that a previous order of the enforcement board has not been complied with by the set time, may order the violator to pay a fine not to exceed two hundred fifty dollars ($250.00) for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists or, if the violator does not own the land, upon any other real or personal property owned by the violator and may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but shall not be deemed otherwise to be a judgment of a court except for enforcement purposes. After one year from the filing of any such lien which remains unpaid, the enforcement board may authorize the city attorney to foreclose on the lien.

(Code 1960, § 2-28; Ord. No. H-241, 12-6-82)

State Law reference— Similar provisions, F.S. § 162.09.

CITY OF FORT PIERCE
Florida

BUILDING & COMMUNITY RESPONSE DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

5/05/05 **Tax ID#: 240160500300003** **Case #: CDEF2005-1201**

John B and Susan D Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

ADDRESS: 1635 THUMB POINT DR

The above building or structure has been found unsafe per City Ordinances, Florida Building Code (FBC) s.3401.6 and the Standard Unsafe Building Abatement Code s.101.6. The following required actions must be taken:

- ☐ Evidence of extensive exterior and interior damage suggests substantial renovation is required to prevent further deterioration. (30 days to initiate)
- ☐ Fences must be repaired or replaced to provide a locked barrier around the pool. (15 days)
- ☐ Stagnant water must be treated to prevent the growth of algae or breeding of mosquitoes. (15 days)

If the building(s) is to be repaired, drawings prepared by a Florida licensed engineer or architect addressing the deficiencies will be required with the building permit application unless otherwise approved by the Building Official.

If the above required actions are not started and completed by the time specified, the building or structure will be ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. The repair/rehabilitation of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate condemnation proceedings in accordance with codes, with all costs incurred charged against the owner of record.**

Any person having any legal interest in the property may appeal this notice by the Building Official to the Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 30 calendar days from the date of the notice with a $200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

If you have any questions regarding this notice, please contact the Building Department (772) 460-2200, Ext. 214.

John Alcorn, Director
Division of Building and Community Response

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

CERTIFIED MAIL

December 7, 2007

John B. & Susan Culverhouse
1625 Thumb Point Drive
Ft. Pierce, FL 34949

CEB Case No.: 7-62

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

Since you have not complied with the Special Magistrate's/Code Enforcement Board's Order in a timely manner, the penalty of $ 10,500 has accrued and continues to accrue at $250 per day until the property comes into compliance.

Attached please find a copy of the Order Assessing Fine and Imposing Lien on the above referenced property which has been recorded in the public records of St. Lucie County, Florida. If there is no compliance and/or the outstanding penalty is not paid within three (3) months of the date of recording, this lien may be subject to foreclosure proceedings and the property sold to enforce the penalty.

If you have any questions regarding what needs to be done to bring the property into compliance, please contact Officer Bob Dusanek at (772) 460-2200 extension 278.

Sincerely,

Lois Caudill
Executive Assistant

/lc

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 27th day of April, 2009.

STOP
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 21st day of April, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466579 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1429 - 1429 Doc Type: AFF
RECORDING: $10.00

File Name: C0034897

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 4th day of January, 2010.

Start
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of April, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466578 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1428 - 1428 Doc Type: AFF
RECORDING: $10.00

File Name: C0034898

City of Fort Pierce, Florida
Building and Code Enforcement
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 460-2200
FAX #: (772) 468-0457

April 22, 2010

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Property address: 1635 THUMB POINT DR

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree.** This correspondence must be mailed to our office within **twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Code Enforcement Board for a hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at (772) 460-2200, ext. 284.

Sincerely,

Karen Bruno

Karen Bruno
Secretary to the Code Enforcement Board

File Name: C0034944

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 1st day of June, 2010.

Stop
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 10th day of June, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3486356 06/21/2010 at 11:20 AM
OR BOOK 3206 PAGE 2056 - 2056 Doc Type: ORD
RECORDING: $10.00

File Name: C0035621

AFFIDAVIT OF NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3710866 06/05/2012 at 02:41 PM
OR BOOK 3396 PAGE 1666 - 1666 Doc Type: AFF
RECORDING: $10.00

Book: 2910

Page: 27

Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 2nd day of August, 2011.

Restart Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of May, 2012.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # DD823583
EXPIRES: November 13, 2012
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

File Name: C0043457

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4055129 OR BOOK 3731 PAGE 1203, Recorded 04/02/2015 at 10:13 AM

AFFIDAVIT OF COMPLIANCE
SPECIAL MAGISTRATE
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Isaac Saucedo, have personally examined the property described in the Special Magistrate's order dated April 11, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 22 day of August, 2014.

Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Isaac Saucedo, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 30th day of March, 2015.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

File Name: C0058961

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:	
	SUBAC Letter sent 5/6/05 5/05/05
	Time Stamp: 04/27/2007 02:47 PM BOBD ---------- 4/27/07
	I added correct tax id #, owner, changed case type and 4/27/07
	inspector. Please refer to ptwin cases for more 4/27/07
	information. Owners have settled with insurance company and 4/27/07
	are anxious to get back home. 4/27/07
	Time Stamp: 06/26/2007 03:54 PM BOBD ---------- 6/26/07
	I passed by today and no changes have been made, roof 6/26/07
	missing and interior has been demolished. 6/26/07
	Time Stamp: 09/25/2007 10:34 AM BOBD ---------- 6/26/07
	This narrative concerns 1569 Thumb Point Dr not 1635. 6/26/07
	Time Stamp: 09/24/2007 02:27 PM BOBD ---------- 9/24/07
	John Foster is still working with owner and contractor to 9/24/07
	rebuild structure. 9/24/07
	Time Stamp: 10/23/2007 02:59 PM BOBD ---------- 10/23/07
	Brad Culverhouse announced last night at Historic 10/23/07
	Preservation Board meeting that he has retained Chairman 10/23/07
	John Foster as the person to design the rebuilding of his 10/23/07
	structure and mr. Foster agreed. I spoke with Mr. foster 10/23/07
	last week and he said he would send a fax stating the above 10/23/07
	and plans should be submitted in thirty (30) days. 10/23/07
	Time Stamp: 12/04/2007 11:43 AM BOBD ---------- 12/04/07
	No changed, check with the building department. 12/04/07
	Time Stamp: 01/03/2008 08:10 AM BOBD ---------- 1/03/08
	P e-mail from Kristie John Foster has meet with Marc about 1/03/08
	concerns that building and planning may have, no plans have 1/03/08
	been submitted at this time. 1/03/08
	Time Stamp: 02/04/2008 12:58 PM BOBD ---------- 2/04/08
	I changed inspector to Melody and set inspection for 2-20. 2/04/08
	same - Time Stamp: 02/27/2008 08:49 AM MELODY 2/27/08
	---------- 2/27/08
	same Time Stamp: 03/17/2008 10:02 AM MELODY 3/17/08
	---------- 3/17/08
	4/11/08 same Time Stamp: 04/11/2008 11:17 AM MELODY 4/11/08
	---------- 4/11/08
	same Time Stamp: 05/06/2008 04:16 PM MELODY 5/06/08
	---------- 5/06/08
	same Time Stamp: 06/04/2008 04:10 PM MELODY 6/04/08
	---------- 6/04/08
	same Time Stamp: 07/02/2008 04:21 PM MELODY 7/02/08
	---------- 7/02/08
	same Time Stamp: 08/04/2008 04:22 PM MELODY 8/04/08
	---------- 8/04/08
	inspection 9/4/08 same Time Stamp: 09/08/2008 04:27 PM 9/08/08
	MELODY ---------- 9/08/08
	same Time Stamp: 10/05/2008 02:55 PM MELODY 10/05/08

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:	
----------	10/05/08
November 4, 2008 3:18:31 PM melody.	11/04/08
same	11/04/08
December 4, 2008 3:31:28 PM melody.	12/04/08
same	12/04/08
January 9, 2009 10:28:14 AM melody.	1/09/09
same	1/09/09
February 3, 2009 3:13:20 PM melody.	2/03/09
same	2/03/09
March 2, 2009 4:29:01 PM melody.	3/02/09
same	3/02/09
April 9, 2009 10:06:27 AM melody.	4/09/09
same	4/09/09
May 20, 2009 10:47:39 AM melody.	5/20/09
same condition - steve weaver advises he is working with mr	5/20/09
culverhouse to restore house	5/20/09
June 16, 2009 3:15:35 PM melody.	6/16/09
contractor steve weaver has dumpster on site - work may be	6/16/09
starting on this property?	6/16/09
July 9, 2009 4:30:59 PM melody.	7/09/09
same condition	7/09/09
July 9, 2009 4:32:06 PM melody.	7/09/09
same condition	7/09/09
August 12, 2009 4:37:43 PM melody.	8/12/09
same condition	8/12/09
September 4, 2009 11:14:02 AM melody.	9/04/09
no action taken on house - transfer to shaun	9/04/09
October 12, 2009 4:09:38 PM shaun.	10/12/09
SAME	10/12/09
January 21, 2010 4:19:27 PM shaun.	1/21/10
HAS DUMPSTER STORAGE UNIT AND PORTA POTTY THERE, PERMIT IS	1/21/10
STILL ACTIVE. WILL CONTINUE TO MONITOR	1/21/10
April 20, 2010 1:17:43 PM shaun.	4/20/10
SAME AS LAST TIME	4/20/10
April 21, 2010 10:26:06 AM shaun.	4/21/10
PER PEGGY I AM DOING A AFF OF COMPLIANCE TO STOP THE FINES	4/21/10
ON 4-27-2009 SINCE HE COMPLIED WITH THE ORDER BY APPLYING	4/21/10
FOR A PERMIT, AND THEN RE-STARTING THE FINES ON 1-4-10 WHEN	4/21/10
THE PERMIT EXPIRED.	4/21/10
June 9, 2010 4:05:43 PM shaun.	6/09/10
PERMIT WAS APPLIED FOR AGAIN ON 6-1-2010, SO STOPPING FINES	6/09/10
AGAIN.	6/09/10
September 7, 2010 3:35:58 PM shaun.	9/07/10
PERMIT 10-1195 WAS ISSUED IN JUNE. WORK HAS STARTED ON THE	9/07/10
PROPERTY. PEGGY IS GOING TO RECOMMEND NOT REDUCING THE FINE	9/07/10
AT THIS TIME AND RECOMMENDING TO WAIT UNTIL THE PROPERTY IS	9/07/10

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:		
	BROUGHT INTO COMPLIANCE.	9/07/10
	November 10, 2010 4:08:48 PM shaun.	11/10/10
	WAS SUPPOSE TO GO IN FRONT OF THE CEB TODAY FOR REDUCTION	11/10/10
	REQUEST BUT CULVERHOUSE REQUESTED A CONTINUANCE, SHOULD GO	11/10/10
	IN JAN.	11/10/10
	January 10, 2011 4:01:08 PM shaun.	1/10/11
	HOUSE IS IN THE PROCESS OF DEMO, WAS SUPPOSE TO GO TO THE	1/10/11
	CEB FOR A REQUEST TO REDUCE/RESCIND LIEN ON WED BUT PEGGY	1/10/11
	HAS GRANTED THE REQUEST FOR THE EXTENSION.	1/10/11
	April 13, 2011 8:56:42 AM shaun.	4/13/11
	WORK IN PROGRESS	4/13/11
	October 18, 2011 4:06:29 PM shaun.	10/18/11
	DOESN'T LOOK LIKE ANYTHING HAS REALLY BEEN DONE IN A WHILE,	10/18/11
	NOWHERE NEAR COMPLETION.	10/18/11
	April 25, 2012 9:20:04 AM shaun.	4/25/12
	STATUS QUO, FINE CONTINUES TO ACCRUE	4/25/12
	May 21, 2012 1:15:41 PM peggy.	5/21/12
	Permit #10-1195 expired 8/1/2011 and no new permits have	5/21/12
	been applied for or obtained. Fines restarted again on	5/21/12
	8/2/2011. Will send a new letter.	5/21/12
	November 27, 2012 4:44:11 PM shaun.	11/27/12
	SAME, NO ADDITIONAL PERMITS HAVE BEEN APPLIED FOR.	11/27/12
	May 28, 2013 4:40:36 PM shaun.	5/28/13
	SAME.	5/28/13
	December 4, 2013 10:59:37 AM shaun.	12/04/13
	EVERYTHING IS THE SAME, FINES WILL CONTINUE TO ACCRUE.	12/04/13
	January 27, 2014 9:45:44 AM shaun.	1/27/14
	TRANSFERRING THIS CASE TO ISAAC SINCE THIS IS HIS NEW AREA.	1/27/14
	January 29, 2014 1:08:40 PM shaun.	1/29/14
	house is in the process of being torn down, fines will	1/29/14
	continue	1/29/14
	February 24, 2014 10:59:45 AM isaucedo.	2/24/14
	SETTING FURTURE INSPECTION, CHECK WITH BUILDING TO SEE IF	2/24/14
	DEMOLITION PERMIT HAS BEEN RENEWED..	2/24/14
	March 12, 2014 3:57:41 PM isaucedo.	3/12/14
	PROPERTY LOOK THE SAME FINES WILL CONTINUE TO RUN	3/12/14
	April 14, 2014 11:33:53 AM isaucedo.	4/14/14
	CONTINUES TO LOOK THE SAME	4/14/14
	May 7, 2014 3:24:54 PM isaucedo.	5/07/14
	CONTINUES TO LOOK THE SAMES. FINES WILL CONTINUE	5/07/14
	June 25, 2014 1:36:17 PM isaucedo.	6/25/14
	continue to look the same. fines will continue to run. will	6/25/14
	set up a new inspection a month from today due to their is	6/25/14
	another open case on this property	6/25/14
	July 25, 2014 11:07:26 AM ISAUCEDO.	7/25/14
	CONTINUES TO LOOK THE SAME, FINES WILL CONTINUE TO RUN.	7/25/14

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:		
	September 4, 2014 1:33:31 PM isaucedo.	9/04/14
	PROPERTY CONTINUES TO LOOK THE SAME AND FINES WILL CONTINUE	9/04/14
	TO RUN.	9/04/14
	October 28, 2014 4:42:41 PM isaucedo.	10/28/14
	Continues to look the same	10/28/14
	December 23, 2014 10:56:05 AM isaucedo.	12/23/14
	property continues to look the same, fines will continue to	12/23/14
	run and will set a new inspection date.	12/23/14
	February 23, 2015 2:23:48 PM isaucedo.	2/23/15
	Same, fines will continue to run.	2/23/15
	March 26, 2015 3:41:37 PM isaucedo.	3/26/15
	case has been complied	3/26/15
	February 10, 2016 4:25:15 PM peggy.	2/10/16
	Request for a partial lien reduction went before CEB for	2/10/16
	approval. Lot is in SLC and was sold in 2012 and resold in	2/10/16
	2015. The current owner found the cloud on the title, which	2/10/16
	was missed by the title company. They are offering $5000 to	2/10/16
	have two agricultural parcels released from the lien on this	2/10/16
	property. The CEB accepted the offer with the understanding	2/10/16
	that by releasing these parcels, the lien still remains in	2/10/16
	affect on the Thumb Point property. Matter being forwarded	2/10/16
	to the City Commission for final approval.	2/10/16
	March 22, 2016 11:21:37 AM colleen.	3/22/16
	City Commission approved the partial release of lien	3/22/16
	contingent upon receiving a check for $5,000.	3/22/16
		3/22/16
	Check was received today and remitted to the Finance Dept.	3/22/16
	Papers were prepared to obtain the partial release of lien.	3/22/16
	April 28, 2016 2:32:40 PM colleen.	4/28/16
	Partial release of lien was recorded on 4/27/16	4/28/16
	book 3862 page 379 Mailed to Mr. Fee and Mr. Culverhouse on	4/28/16
	4/28/16	4/28/16
	Lien and fines are still attached by Culverhouse.	4/28/16
	June 8, 2016 10:34:46 AM peggy.	6/08/16
	Spoke with Dennis Murphy and Tom Kiernan of Culpepper and	6/08/16
	Terppening. 772-464-3537 / EM dmurphy@ct-eng.com or	6/08/16
	tkiernan@ct-eng.com.	6/08/16
		6/08/16
	Gentleman said that Mr. C is pursuing cleaning up the	6/08/16
	property, replatting and resolving the code violation. Title	6/08/16
	is being transferred to the son via quit claim deed. (copy	6/08/16
	placed in file). Actively under construction at this time.	6/08/16

NOTICE NAMES: JOHN B & SUSAN CULVERHOUSE OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	6/13/05	Initial Inspection	COMPLETED	6/13/05		

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

6/13/05	Initial Inspection	COMPLETED	6/13/05	
	RSLT TEXT: 6/13/05 No change send letter teliing condemnation is procee ding.			6/13/05 6/13/05
6/28/05	Follow-up Inspection	COMPLETED	6/28/05	
	RSLT TEXT: 6/28/05 No change, check in 7 days.			6/28/05
7/05/05	Follow-up Inspection	COMPLETED	7/05/05	
	RSLT TEXT: 7/5/05 No change.			7/05/05
7/18/05	Follow-up Inspection	COMPLETED	7/18/05	
	RSLT TEXT: 7/18/05 No change and we have not heard from the title searc h yet, check in 21 days.			7/18/05 7/18/05
8/08/05	Follow-up Inspection	COMPLETED	8/08/05	
	RSLT TEXT: 8/8/05 No change.			8/08/05
9/06/05	Follow-up Inspection	COMPLETED	9/06/05	
	RSLT TEXT: 9/6/05 No change!			9/06/05
9/12/05	Follow-up Inspection	COMPLETED	9/12/05	
	RSLT TEXT: 9/12/05 No change!			9/12/05
10/10/05	Follow-up Inspection	COMPLETED	10/10/05	
	RSLT TEXT: 10/10/05 This has been appealed and rescheduled for the end of this months meeting.			10/10/05 10/10/05
11/02/05	Follow-up Inspection	COMPLETED	11/02/05	
12/22/05	Follow-up Inspection	COMPLETED	12/22/05	
	RSLT TEXT: 12/22/05 They are still fighting with ins.			12/22/05
3/03/06	Follow-up Inspection	COMPLETED	3/03/06	
	RSLT TEXT: 3/6/06 Continued by the Construction Adjustment & Appeals Bo ard for 30 days.			3/03/06 3/03/06
6/27/06	Follow-up Inspection	COMPLETED	6/27/06	
	RSLT TEXT: 6/27/06 I spoke with owner recently and he is suing the insu rance company.			6/27/06 6/27/06
12/06/06	Follow-up Inspection	COMPLETED	12/06/06	
	RSLT TEXT: 12/6/06 I have not spoken to the owner recently, check on 1/ 12/07.			12/06/06 12/06/06
1/22/07	Follow-up Inspection	COMPLETED	1/22/07	
	RSLT TEXT: 1/22/2007 No change in tis property schedule for S.M. or C.E .B.			1/22/07 1/22/07
3/02/07	Follow-up Inspection	COMPLETED	3/02/07	

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

3/02/07	Follow-up Inspection	COMPLETED	3/02/07		
	RSLT TEXT: 3/2/07 No change property scheduled for 3/14/07 hearing.				3/02/07
3/07/07	Follow-up Inspection	COMPLETED	3/07/07		
	RSLT TEXT: 3/7/07 There has not been any changes with this property and				3/07/07
	I did not get paperwork back to Barbara in a timely manner				3/07/07
	therefore; I have scheduled this case for the April 11, 2007				3/07/07
	C.E.B. hearing.				3/07/07
5/25/07	Follow-up Inspection	COMPLETED	5/29/07	Bob Dusanek	
6/26/07	Follow-up Inspection	COMPLETED	6/26/07	Bob Dusanek	
7/26/07	Follow-up Inspection	COMPLETED	8/20/07	Bob Dusanek	
9/20/07	Follow-up Inspection	COMPLETED	9/24/07	Bob Dusanek	
10/20/07	Follow-up Inspection	COMPLETED	10/23/07	Bob Dusanek	
4/11/07	CODE ENFORCEMENT BOARD	COMPLETED	4/11/07		
	NARRATIVE: 120 days to apply for permit, $250 per day fine would start				10/26/07
	if an application has not been made for a permit, and the				10/26/07
	respondent would be found in violation				10/26/07
10/26/07	FINES RUNNING	COMPLETED	10/26/07		
	NARRATIVE: fine of $250 a day begins				10/26/07
10/26/07	WAITING FOR FINES TO BE PAID	COMPLETED	10/26/07		
	NARRATIVE: waiting for fines to be paid				10/26/07
12/04/07	Follow-up Inspection	COMPLETED	12/04/07	Bob Dusanek	
1/04/08	Follow-up Inspection	COMPLETED	1/03/08	Bob Dusanek	
12/06/07	LIEN	OPEN			
	LIEN INFO: 000000762 3138478				0/00/00
2/20/08	Follow-up Inspection	COMPLETED	2/18/08	Melody Sanderson	
3/17/08	Follow-up Inspection	COMPLETED	3/17/08	Melody Sanderson	
4/14/08	Follow-up Inspection	COMPLETED	4/11/08	Melody Sanderson	
5/05/08	Follow-up Inspection	COMPLETED	5/05/08	Melody Sanderson	
6/02/08	Follow-up Inspection	COMPLETED	6/03/08	Melody Sanderson	
7/02/08	Follow-up Inspection	COMPLETED	7/02/08	Melody Sanderson	
9/02/08	Follow-up Inspection	COMPLETED	9/04/08	Melody Sanderson	
10/06/08	Follow-up Inspection	COMPLETED	10/05/08	Melody Sanderson	
11/03/08	Follow-up Inspection	COMPLETED	11/04/08	Melody Sanderson	
12/01/08	Follow-up Inspection	COMPLETED	12/04/08	Melody Sanderson	
1/05/09	Follow-up Inspection	COMPLETED	1/09/09	Melody Sanderson	
2/02/09	Follow-up Inspection	COMPLETED	2/03/09	Melody Sanderson	
3/02/09	Follow-up Inspection	COMPLETED	3/02/09	Melody Sanderson	
4/06/09	Follow-up Inspection	COMPLETED	4/09/09	Melody Sanderson	
5/04/09	Follow-up Inspection	COMPLETED	5/20/09	Melody Sanderson	
6/15/09	Follow-up Inspection	COMPLETED	6/16/09	Melody Sanderson	
7/06/09	Follow-up Inspection	COMPLETED	7/09/09	Melody Sanderson	
8/10/09	Follow-up Inspection	COMPLETED	8/12/09	Melody Sanderson	
9/14/09	Follow-up Inspection	COMPLETED	9/04/09	Melody Sanderson	

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	10/12/09	Follow-up Inspection	COMPLETED	10/12/09	Shaun Coss	.10
	1/18/10	Follow-up Inspection	COMPLETED	1/21/10	Shaun Coss	.10
	4/19/10	Follow-up Inspection	COMPLETED	4/19/10	Shaun Coss	.10
	4/21/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	4/21/10		
Respond to:			Date: 0/00/00			
Send to:		PROPERTY OWNER				
Mail tracking #:						
Name/address:		JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:						
Fax:						
EMail:						
	4/21/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	4/21/10		
Respond to:			Date: 0/00/00			
Send to:		PROPERTY OWNER				
Mail tracking #:						
Name/address:		JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:						
Fax:						
EMail:						
	4/22/10	CEB MASSEY IN VIOLATION STILL	ISSUED	4/22/10		
Respond to:			Date: 0/00/00			
Send to:		PROPERTY OWNER				
Mail tracking #:						
Name/address:		JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:						
Fax:						
EMail:						
	7/19/10	Follow-up Inspection	COMPLETED	6/09/10	Shaun Coss	.10
	6/09/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	6/09/10		
Respond to:			Date: 0/00/00			
Send to:		PROPERTY OWNER				
Mail tracking #:						
Name/address:		JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:						
Fax:						
EMail:						

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	6/10/10	CEB LIEN REDUCTION HEARING	ISSUED	6/10/10		
	Respond to:		Date: 0/00/00			
	Send to:	PROPERTY OWNER				
	Mail tracking #:					
	Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
	Telephone:					
	Fax:					
	EMail:					
	9/07/10	Follow-up Inspection	COMPLETED	9/07/10	Shaun Coss	.10
	11/08/10	CEB CONTINUED RESCHEDULED	ISSUED	11/08/10		
	Respond to:		Date: 0/00/00			
	Send to:	PROPERTY OWNER				
	Mail tracking #:					
	Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
	Telephone:					
	Fax:					
	EMail:					
	1/10/11	Follow-up Inspection	COMPLETED	1/10/11	Shaun Coss	.10
	4/11/11	Follow-up Inspection	COMPLETED	4/13/11	Shaun Coss	.10
	10/17/11	Follow-up Inspection	COMPLETED	10/18/11	Shaun Coss	
	4/23/12	Follow-up Inspection	COMPLETED	4/25/12	Shaun Coss	
	5/22/12	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	5/22/12		
	Respond to:		Date: 0/00/00			
	Send to:	PROPERTY OWNER				
	Mail tracking #:					
	Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
	Telephone:					
	Fax:					
	EMail:					
	5/22/12	CEB SUBJECT TO FORECLOSURE LTR	ISSUED	5/22/12		
	Respond to:		Date: 0/00/00			
	Send to:	PROPERTY OWNER				
	Mail tracking #:					
	Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
	Telephone:					
	Fax:					

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

EMail:

11/26/12	Follow-up Inspection	COMPLETED	11/27/12	Shaun Coss
5/27/13	Follow-up Inspection	COMPLETED	5/28/13	Shaun Coss
12/02/13	Follow-up Inspection	COMPLETED	12/04/13	Shaun Coss
6/09/14	Follow-up Inspection	COMPLETED	1/29/14	Isaac Saucedo
5/07/14	Follow-up Inspection	COMPLETED	5/07/14	Isaac Saucedo
6/25/14	Follow-up Inspection	COMPLETED	6/25/14	Isaac Saucedo
7/25/14	Follow-up Inspection	COMPLETED	7/25/14	Isaac Saucedo
9/03/14	Follow-up Inspection	COMPLETED	9/03/14	Isaac Saucedo
10/29/14	Follow-up Inspection	COMPLETED	10/28/14	Isaac Saucedo
12/23/14	Follow-up Inspection	COMPLETED	12/23/14	Isaac Saucedo
2/25/15	Follow-up Inspection	COMPLETED	2/23/15	Isaac Saucedo
3/26/15	SM AFFIDAVIT OF COMPLIANCE	ISSUED	3/26/15	

Respond to: Date: 0/00/00
Send to: PROPERTY OWNER
Mail tracking #:
Name/address: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949
Telephone:
Fax:
EMail:

3/26/15	CLOSE CASE	COMPLETED	3/26/15	

TOTAL TIME: .70

VIOLATIONS:

DATE	DESCRIPTION	QTY	CODE	STATUS		RESOLVED
8/20/07	PROPERTY MAINTENANCE	1	PM		COMPLIED	3/26/15

LOCATION:
(2) AS PER THE CITY ORDINANCE, EVERY BUILDING SHALL BE KEPT IN A REASONABLY CLEAN AND SANITARY CONDITION FREE FROM RODENTS, INSECTS AND VERMINS
(3) AS PER THE CITY ORDINANCE, ALL ROOFS EXTERIOR WALLS, DOORS, WINDOWS AND CHIMNEYS SHALL BE SO MAINTAINED AS TO KEEP WATER FROM ENTERING THE BUILDING.
(4) AS PER THE CITY ORDINANCE, THE EXTERIOR OF STRUCTURE NEEDS TO BE PAINTED. WOOD/TRIM/WALLS/FASCIA IS/ARE CHIPPED, PEELING, WEATHERED, STAINED, FADED.
(7) AS PER THE CITY ORDINANCE, STEPS, WALKS, DRIVEWAYS AND SIMILAR PAVED AREAS OF ANY PREMISES SHALL BE MAINTAINED IN A REASONABLY CLEAN AND SANITARY CONDITION, FREE FROM ANY HOLES, SUBSTANTIAL CRACKING OR HAZARD.

NARRATIVE:	08/20/2007 01:36 PM BOBD ----------	8/20/07
	Added violation, talked to John, they received money around	8/20/07
	7/24/07; Larry Kosoy has been retainrd as contractor and	8/20/07
	plans are being worked on. I suggested to John that Larry	8/20/07
	submitt a letter to Building Department on the progress, he	8/20/07
	said he would have Larry do that.	8/20/07

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

FINES:

DESCRIPTION	CHARGE	PAID	BILLED	LIEN AMT	LIEN PAID
CODE ENFORCE BD FINES - 1	137250.00	.00	.00	.00	.00
CODE ENFORCE BD FINES - 2	37000.00	.00	.00	.00	.00
CODE ENFORCE BD FINES - 3	279000.00	.00	.00	.00	.00
RECORD AFF OF NON-COMP	20.00	.00	.00	.00	.00
RECORD ACK. OF COMPLIANCE	30.00	.00	.00	.00	.00
RECORD OF LIEN	10.00	.00	.00	.00	.00

Property Information

Address: 1635 THUMB POINT DR
FT PIERCE, FL 34949
Location ID: 1689
TAX ID #: 2401-605-0030-000/3
Alternate ID description:
Zoning: NA UNKNOWN
Subdivision:

Case General Information

Case status: FL FINES/LIENS RUNNING
Status date: 8/10/2015
Case type: CE CODE ENFORCEMENT VIOLATION
Reported date: 5/05/2005
Origination: IP INSPECTION
Default inspector: IS Isaac Saucedo
Credit balance: .00

Owner Information

Owner name: JOHN B & SUSAN CULVERHOUSE
Address: 1635 THUMB POINT DR
City: FT PIERCE, FL 34949
Phone: 0
Notice: Y
Flip:

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
PROPERTY MAINTENANCE	CM		1	8/20/2007	3/26/2015

Case Data

Description	Data

Active Inspections

Type	Insp ID	Schedule Date

No scheduled inspections exist

Type	Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount	Lien paid
CF	CODE ENFORCE BD FINES - 1	137250.00	137250.00	.00	10/26/2007	4/27/2009	250.00	.00	.00
C2	CODE ENFORCE BD FINES - 2	37000.00	37000.00	.00	1/04/2010	6/01/2010	250.00	.00	.00
C3	CODE ENFORCE BD FINES - 3	279000.00	279000.00	.00	8/02/2011	8/22/2014	250.00	.00	.00
N1	RECORD AFF OF NON-COMP	20.00	20.00	.00	3/26/2015		.00	.00	.00
RC	RECORD ACK. OF COMPLIANCE	30.00	30.00	.00	4/23/2010		.00	.00	.00
RL	RECORD OF LIEN	10.00	10.00	.00	3/26/2015		.00	.00	.00

Type Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount
Lien paid							
(Continued)							
.00							
	453310.00	453310.00	.00				
.00							.00

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE, FLORIDA

CEB CASE # 7-62

RE: Violation of Section(s) 103.2 SBCCI Housing Code Description: Visible Building Code Violations

Violator: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl. 34949-3570

LEGAL DESCRIPTION: 1635 Thumb Point Dr.
THUMB POINT BLK 1 LOT 30 (OR 258-845)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Code Enforcement Board pursuant to Florida Statutes 162.07 on 4-11-07, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that John B & Susan D. Culverhouse failed to _____

in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 120** days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of $ 250 **.

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

The violator is responsible for notifying the Code Enforcement Division promptly at (772) 460-2200, extension 278, when the violation is corrected.

DONE AND ORDERED this 17 day of April, 2007.

MISTY MINTON, VICE-CHAIRMAN
CODE ENFORCEMENT BOARD

I CERTIFY THAT THE ABOVE ORDER WAS MAILED TO THE RESPONDENT ON THIS 17 DAY OF April, 2007.

Barbara Dennis

Barbara Dennis

** 120 days to apply for permit
** $250.00 per day fine would start if an application has not been made for a permit, and the respondent would be found in violation.

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

CEB Case No. 7-62

Case No. 5-1201

1635 Thumb Point Dr.
PROPERTY ADDRESS

IN THE MATTER OF:

John B. & Susan Culverhouse

I, _____, have personally examined the property described in the Code Enforcement Board order dated _____, in the above mentioned case, and find that said property is **NOW** in compliance with Section(s) _____ of the Code of the City of Fort Pierce, Florida, as of the _____ day of _____, 20____

I, Bob Dusanek, have personally examined the property described in the Code Enforcement Board order dated 4/11/2007, in the above mentioned case, and find that said property is **NOT** in compliance with Section(s) 103.2 of the Code of the City of Fort Pierce, Florida as of the 26 day of October, 2007

Bob Dusanek

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Bob Dusanek (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 26 day of October, 2007

MY COMMISSION EXPIRES:

Lois Caudill
My Commission DD342030
Expires September 20, 2008

Lois Caudill
NOTARY PUBLIC - STATE OF FLORIDA

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

REGULAR MAIL

October 26, 2007

John B. & Susan Culverhouse
1635 Thumb Point Drive
Ft. Pierce, FL 34949

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Special Master or Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing stating a detailed reason as to why you disagree**. This correspondence should be mailed to our office within **twenty (20) days** from receipt of this letter. If we should receive a response from you, then your case will be scheduled before the Special Master or the Code Enforcement Board for a Massey hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at **(772) 460-2200, extension 213.**

Sincerely,

Lois Caudill

Lois Caudill
Executive Assistant

/lc

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4171587 OR BOOK 3848 PAGE 1748, Recorded 03/22/2016 at 03:04
Doc Tax: $0.70

RECEIVED
JUN 08 2016
CODE ENFORCEMENT
CITY OF FT. PIERCE,

Return to:
John B. Culverhouse, Sr.
1635 Thumb Point Drive
Fort Pierce, Florida 34949

This Instrument prepared by:
John B. Culverhouse, Sr.
1635 Thumb Point Drive
Fort Pierce, Florida 34949

Parcel I.D. (Folio) No. 2401-605-0030-000/3
Parcel I.D. (Folio) No. No. 2401-605-0028-000/6

COPY

QUITCLAIM DEED

THIS INDENTURE made on March 22nd, 2016, by and between **John B. Culverhouse, a unremarried widower, a/k/a John B. Culverhouse, Sr., 1635 Thumb Point Drive, Fort Pierce, Florida 34949,** hereinafter referred to as **Grantor**, and **John B. Culverhouse, a unremarried widower, a/k/a John B. Culverhouse, Sr., and John B. Culverhouse, Jr., his Son, a single man, as Joint Tenants with Rights of Survivorship, 1635 Thumb Point Drive, Fort Pierce, Florida 34949,** hereinafter referred to as **Grantee**, in the State of Florida.

COPY

WITNESSETH: That said Grantor, for and in consideration of :LOVE AND AFFECTION, and other valuable consideration, receipt whereof is hereby acknowledged, has remised , released and quitclaimed and granted, bargained, sold and conveyed to the Grantee and to the Grantee's heirs and assigns forever, all of the rights, title, interest and claim of Grantor in and to **the land in Saint Lucie County, Florida, more particularly described in the attached "SCHEDULE A" which is incorporated herein and made a part hereof. Said lands having street addresses of 1635 Thumb Point Drive, Fort Pierce, Florida 34949, Parcel I.D. No. 2401-605-0030-000/3 and 1629 Thumb Point Drive, Fort Pierce, Florida 34949, Parcel I.D. No. 2401-605-0028-000/6.** Grantor is the owner of the lands being conveyed and warrants the title thereof. This Deed is being granted for the purpose of Estate Planning.

TO HAVE AND TO HOLD the above described premises, with the appurtenances appertaining thereto, unto the Grantee, the Grantee's heirs, and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Grantor, John B. Culverhouse, a/k/a John B. Culverhouse, Sr.,

Signed in the presence of:
WITNESSES AS TO THE GRANTOR:

COPY

Signature

Print name: A. Chowdhury

Signature

Print name: Nicole Huth

COPY

ACKNOWLEDGEMENT BY GRANTOR

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

BEFORE ME, the undersigned authority **on March 22, 2016, personally** appeared the Grantor, **John B. Culverhouse, a/k/a John B. Culverhouse, Sr., who personally appeared before me and did acknowledge the foregoing instrument and did acknowledge that he executed the foregoing instrument freely and voluntarily and who is:**

_____ **personally known to me;**

X **who produced the following as identification:**

Florida Drivers License

COPY

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Name Nicole Huth

Commission expiration date

- Ink Seal

NICOLE HUTH
Notary Public - State of Florida
My Comm. Expires Oct 13, 2017
Commission # FF 029545

COPY

SCHEDULE "A"

Parcel I

All of Lot 29 and the easterly one-half of Lot 28, being more particularly described as follows:

Beginning at the NE corner of Lot 28, run Westerly along the Northerly line of Lot 28, 42.50 feet, thence run Southeasterly to a point on the South line of Lot 28, said point being 81.72 feet East of the Southwest corner of Lot 28, thence run East and Northeasterly 81.73 feet to the Southeast corner of Lot 28, thence run Northwesterly 205.3 feet to the Point of Beginning. All of the above being in Block 1, THUMB POINT, as recorded in Plat Book 10, page 79, of the Public Records of St. Lucie County, Florida.

Parcel II

Lot 30, Block 1, THUMB POINT, according to the Plat thereof recorded in Plat Book 10, page 79, of the Public Records of St. Lucie County, Florida.

COPY

COPY

Property Card

Site Address: 1635 THUMB POINT DR
Map ID: 24/01E

Parcel ID: 2401-605-0030-000-3
Zoning: R1

Account #: 15212
Use Type: 0000

Sec/Town/Range: 01/35S/40E
Jurisdiction: Fort Pierce

Ownership

John B Culverhouse Sr
John B Culverhouse Jr

1635 Thumb Point Dr
Fort Pierce, FL 34949

Legal Description

THUMB POINT BLK 1 LOT 30 (OR 258-845; 3848-1748)

Current Values

Just/Market:	$407,200	Assessed:	$287,840
Exemptions:	$50,000	Taxable:	$237,840

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$407,200	$287,840	$50,000	$237,840
2014	$404,200	$285,556	$50,000	$235,556
2013	$390,500	$281,336	$50,000	$231,336

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-22-2016	3848 / 1748	0311	QC	Culverhouse John B	$100
09-01-1976	0258 / 0845	00	CV		$125,000

Primary Building Information

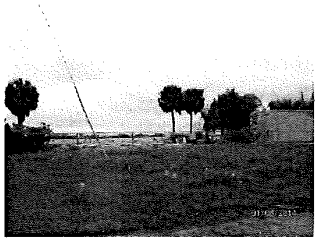
Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.33
Land Size (SF):	14,560
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
RES POOL AVG	1	578	1977
POOL DK-AVG	1	590	1977
CONC DOCK	1	320	1977
SEAWALL CONC	1	322	1999
CHAINLINK 4'	1	225	2006

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

Property Card

Site Address: 1629 THUMB POINT DR
Map ID: 24/01E

Parcel ID: 2401-605-0028-000-6
Zoning: R1

Account #: 15211
Use Type: 0000

Sec/Town/Range: 01/35S/40E
Jurisdiction: Fort Pierce

Ownership

John B Culverhouse Sr
Sybil L Culverhouse
John B Culverhouse Jr

1635 Thumb Point Dr
Fort Pierce, FL 34949

Legal Description

THUMB POINT BLK 1 E 1/2 OF LOT 28 AND ALL LOT 29
(OR 481-1103; 3848-1748)

Current Values

Just/Market:	$500,600	Assessed:	$500,600
Exemptions:	$0	Taxable:	$500,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$500,600	$500,600	$0	$500,600
2014	$500,600	$500,600	$0	$500,600
2013	$479,200	$479,200	$0	$479,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-22-2016	3848 / 1748	0311	QC	Culverhouse John B	$100
11-01-1985	0481 / 1103	00	CV		$225,500

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.56
Land Size (SF):	24,209
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	225	2005

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

CITY ATTORNEY USE ONLY

Date Received:	
Assigned To:	
File:	
Due Date:	
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER

RE: REQUEST TO INITIATE FORECLOSURE
1635 THUMB POINT DRIVE - CULVERHOUSE

DATE: MARCH 14, 2017

Service Required: (please circle or underline)

Review Documents	**Draft Document**	**Written Opinion Requested**
Attend Meetings	**Advise**	**Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** There is a property located at 1635 Thumb Point Drive that has had code enforcement violations existing since 2004. Due to the owner not taking affirmative action to remove or rebuild the house at this location during the past 12 years, staff is recommending that the City initiate foreclosure proceedings against the owner.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** The property will continue to present a nuisance condition to the surrounding area.

3. **Time considerations and their significance:** This matter has been ongoing for 12 years – code enforcement initiated their case in 2005.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** Maybe?

5. **Factual background:**

   - Address: 1626 Thumb Point Drive, Fort Pierce, FL 34949 AKA PID # 2401-605-0030-000/3
   - Lien filed in the names of John B & Susan Culverhouse. Current owners are John B Culverhouse Sr and John B. Culverhouse Jr.

- Over the past 12 years, a permit to rebuild would be obtained but expire due to no work being done and then a new permit would be obtained and that permit would expire due to no work being done.
- Currently there is an active permit that was obtained in 2014. The permit has remained active by the builder obtaining a single inspection every six months, which per the FL Building Code automatically extends the life of the permit an additional six months.
- There has not been any substantial improvement made to the property to remedy the nuisance conditions present.

6. List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):

- Property Tax card dated 3/14/2017 showing that the property is not a homesteaded property.
- FL State Statute 162.09(3) – allows for foreclosure of lien after remaining unpaid for 3 months
- Ordinance Number 2-247 – allows for foreclosure of lien after remaining unpaid for 1 year
- Notice of Violation for unsafe building dated 5/5/2005.
- Notice of Violation hearing for 4/11/2007 with related minutes.
- Order Determining Violation dated 4/17/2007.
- Affidavit of Non-Compliance dated 10/26/2007.
- Massey Letter dated 10/26/2007.
- Order Assessing Fine and Imposing Lien recorded in Book 2910 Page 27 on 11/30/2007.
- Notice of Lien letter dated 12/7/2007.
- Affidavit of Compliance dated 4/27/2009.
- Affidavit of Non-Compliance dated 1/4/2010.
- Follow up Massey Notice dated 4/22/2010.
- Affidavit of Compliance dated 6/1/2010.
- Affidavit of Non-Compliance dated 8/2/2011.
- Affidavit of Compliance dated 8/22/2014.
- Case summary and fines due.

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

INTEROFFICE MEMORANDUM

FROM THE OFFICE OF THE

CITY MANAGER

TO : The Honorable Mayor and Members of the City Commission

FROM : Nicholas C. Mimms, P.E., City Manager

RE : **1635 THUMBPOINT DRIVE**

DATE : April 22, 2016

The City Manager's Office received a request by Mayor Hudson regarding the building permit status at the subject address. The Building Department has been monitoring this situation and working with the property owner in an effort to expedite the construction and alleviate the concerns of the neighbors. In order to motivate the property owner to comply with building permit guidelines an agreement was reached in February 2016 between the property owner and the Fort Pierce Building Department that establishes milestones for construction completion. The Building Department shall continue to monitor the progress of the construction, and if the property owner fails to comply with the agreed schedule, then the building permit will be revoked.

Please review the attached documentation and contact this office if you require any additional information.

Attachments

cc: Building Official
Code Compliance Manager

Mailed Release of lien
4-27-16 to
Fee/Culverhouse

City of Fort Pierce, P.O. Box 1480, Ft. Pierce, FL 34954-1480 – 772.467.3000

MAYOR
LINDA HUDSON

COMMISSIONERS
RUFUS ALEXANDER III
EDWARD BECHT
THOMAS PERONA
REGINALD SESSIONS

CITY MANAGER
NICHOLAS C. MIMMS, P.E.

BUILDING OFFICIAL
MARC MEYERS

CITY OF FORT PIERCE
Florida

April 21, 2016

Mr. Brad Culverhouse
505 Beach Court
Fort Pierce, FL 34950-8544

Dear Mr. Culverhouse:

As a friendly reminder, per the attached "Time Limit Agreement" and the construction schedule, your project at 1635 Thumbpoint Drive has begun to fall behind. According to your schedule:

1. The backfill installed was to be compacted by March 26, 2016.
2. UG Plumbing and Electrical by April 2, 2006
3. Slab inspection by April 16, 2016
4. Slab pour by April 23, 2016

Obviously these things have not taken place. In speaking by telephone with Mr. Weaver this morning, April 21, 2016, he informed me that the underground and slab pour would be next week. Hopefully these inspections take place and the slab gets poured. Please instruct your contractor Mr. Weaver to bring the project back up to the agreed upon schedule.

Sincerely,

Marc Meyers, CBO, CFM
City of Fort Pierce Building Official

MM/km

Enclosures (2)

cc: Nicholas Mimms, City Manager
Paul Thomas, Building Dept. Coordinator
Steve Weaver, Real Time Properties & Dev. Svcs.

MAYOR
LINDA HUDSON

COMMISSIONERS
RUFUS ALEXANDER III
EDWARD BECHT
THOMAS PERONA
REGINALD SESSIONS

CITY MANAGER
NICHOLAS C. MIMMS, P.E.

BUILDING OFFICIAL
MARC MEYERS

CITY OF FORT PIERCE
Florida

BUILDING DEPT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-467-3198; FAX: 772-467-3849

February 19, 2016

John B. Culverhouse
505 Beach Ct
Fort Pierce, FL 34950

Realtime Property and Development Services, Inc.
607 Malabar Ave
Fort Pierce, FL 34949

Re: 1635 Thumb Point Drive

Dear Mr. Culverhouse and Mr. Weaver:

As per our meeting, both parties agreed to the following action plan to avoid the City from moving forward with the condemnation of the above referenced property.

1. Submit a timeline by February 16, 2016, indicating a reasonable completion date for this project.
2. All exterior work including landscaping in conjunction with this permit shall be completed and inspected by January 1, 2017.

Failure to comply will result in the revocation of the permit, condemnation of the structure and the ordered removal of all structural elements on the property.

Sincerely,

Marc Meyers
Building Official

I, the owner of the above referenced property, am in agreement with this action plan and agree to the terms above.

Owner's Signature

MECHELLE J. ARBUZOW
Notary Public - State of Florida
My Comm. Expires May 30, 2017
Commission # FF 17807
Bonded Through National Notary Assn.

Notary Signature
Mechelle Arbuzow

State of Florida,
County of St. Lucie
Affirm to and Subscribed before me this 19 day of February, 2016 by John Bradford Culverhouse who produced FL. DL. LL identification

1635 THUMB POINT DRIVE
CONSTRUCTION SCHEDULE

Week		
February 20, 2016		
February 27, 2016		set up utilities accounts & temp power
March 5, 2016		footing inspection
March 12, 2016		pour stemwall & footings strip forms
March 19, 2016		backfill outside of stemwall
March 26, 2016		backfill and compact inside stem wall
April 2, 2016		rough underground plumbing elec a/c
April 9, 2016		recompact & compaction test
April 16, 2016		slab inspection
April 23, 2016		pour slab
April 30, 2016		order windows and doors
May 7, 2016		strip forms, order second floor trusses
May 14, 2016		scaffold for first lift of block
May 21, 2016		first floor block
May 28, 2016		first floor bond beam
June 4, 2016		order roof trusses,
June 11, 2016		steel columns
June 18, 2016		second floor trusses and deck installed
June 18, 2016		elevated concrete deck begin formwork
June 25, 2016		re-scaffold for second lift of block
July 9, 2016		2nd floor block
July 16, 2016		2nd floor bond beam with embedded straps
July 23, 2016		pour 2nd floor concrete deck
July 30, 2016		roof trusses and plywood installed
August 6, 2016		roof peel and stick dry in ; window bucks
August 13, 2016		install windows and doors
August 27, 2016		install garage doors
September 10, 2016		standing seam metal roof
October 1, 2016		exterior trim and poly icynene insulation
October 15, 2016		stucco and soffits
October 22, 2016		elec panel safe on for test etc
October 29, 2016		exterior paint
November 5, 2016		sewer connection
November 12, 2016		demo driveway where needed new drive and walks subgrade
November 19, 2016		driveway and sidewalks
December 3, 2016		exterior stairs
December 10, 2016		balcony railings gutters
December 17, 2016		required trees plants and ground cover
December 24, 2016		irrigation system and well
December 31, 2016		final survey; pool deck repairs
January 7, 2017		repair pool equipment/install safety fence around pool
		repair or replace east fence


02.09.2016 11:19


02.09.2016 11:19


LOT
JOB
WARNING
02.09.2016 11:19


02.09.2016 11:18


02.09.2016 11:18


02.09.2016 11:20


02.09.2016 11:18


02 09 2016 11:19


LOT
JOB
02 09 2016 11:19


02.09.2016 11:19


02.09.2016 11:19


14:22 NOV/01/2010


14:21 NOV/01/2010


14:21 NOV/01/2010


14:21 NOV/01/2010


14:22 NOV/01/2010


14:22 NOV/01/2010

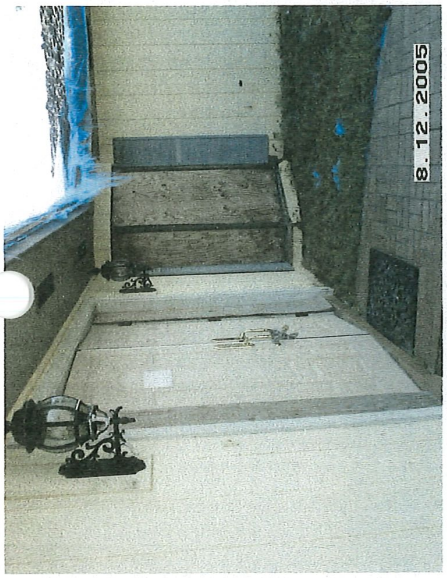


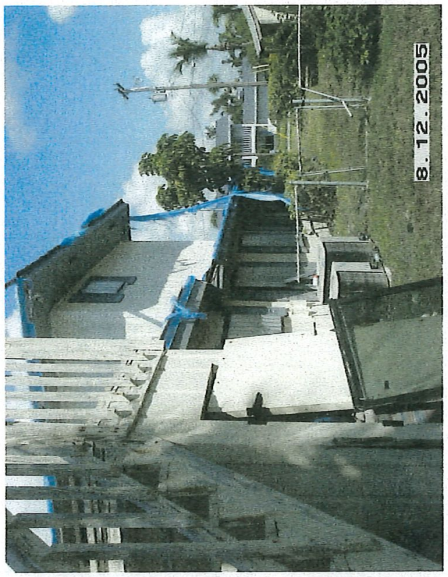


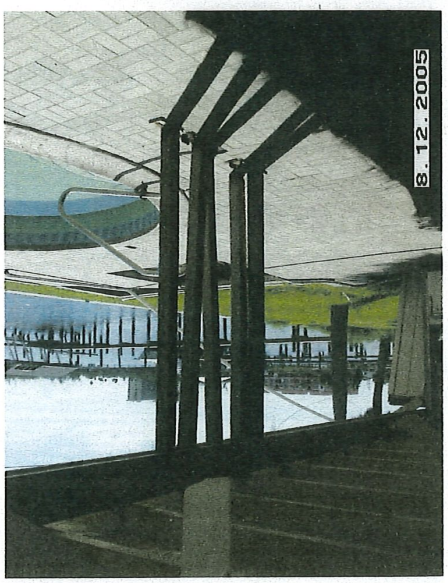
1635 Thumbpoint

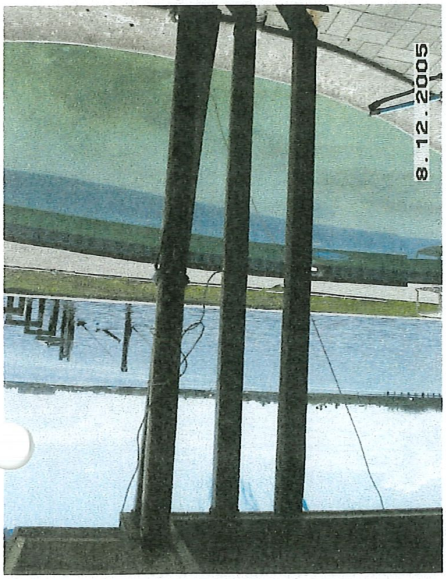

8.12.2005


8.12.2005


8.12.2005


8.12.2005


8.12.2005

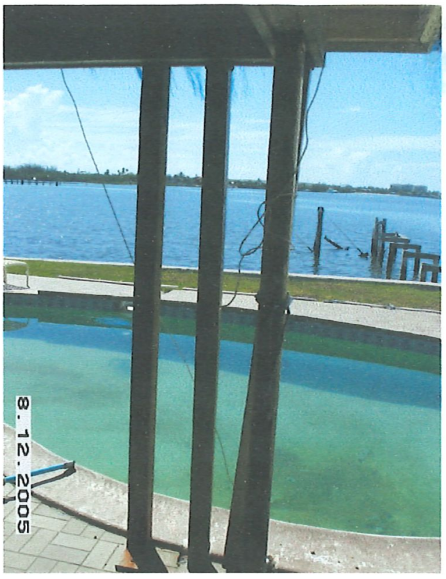

8.12.2005

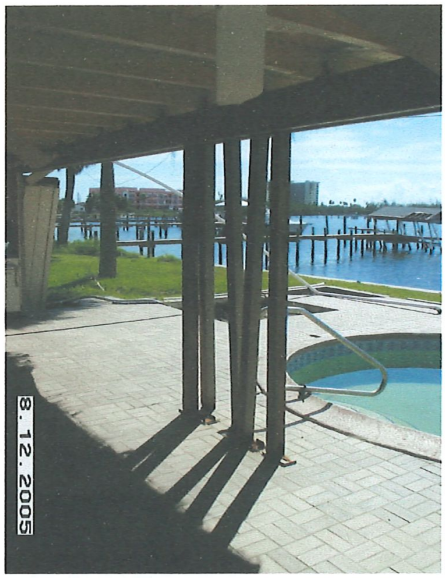

8.12.2005


8.12.2005


8.12.2005


8.12.2005


8.12.2005


8.12.2005


8.12.2005


8.12.2005


8.12.2005


8.12.2005

1635 THUMB POINT DISK #39 # 18 4-21- 05
NANCY EAIRHEART EXHIBIT _____



1635 THUMB POINT DISK #39 # 17 4-21- 05
NANCY EAIRHEART EXHIBIT _____



AFFIDAVIT OF COMPLIANCE
SPECIAL MAGISTRATE
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Isaac Saucedo, have personally examined the property described in the Special Magistrate's order dated April 11, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 22 day of August, 2014.

Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Isaac Saucedo, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 30th day of March, 2015.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4055129 04/02/2015 at 10:13 AM
OR BOOK 3731 PAGE 1203 - 1203 Doc Type: AFF
RECORDING: $10.00

File Name: C0058961

City of Fort Pierce
Code Enforcement Division
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 460-2200
FAX #: (772) 468-0457

May 22, 2012

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Case number: 05-1201

Property address: 1635 THUMB POINT DR

Dear Property Owner(s):

This letter is another reminder that there is a lien attached to the above referenced property. Attached you will find a copy of the "Order Assessing Fine and Imposing Lien" which has been recorded in the public records of St. Lucie County, Florida.

Since you have not complied with the Code Enforcement Board's Order the penalty of $247,780.00 has accrued and continues to accrue at $250.00 per day until the property comes into compliance.

As there is no compliance nor has the outstanding penalty been paid this lien may be subject to foreclosure proceedings and the property sold to enforce the penalty.

If you have any questions regarding what needs to be done to bring the property into compliance, please contact officer Shaun Coss at (772) 460-2200, ext. 272.

Sincerely,

Colleen Greer

Colleen Greer
Secretary to the Code Enforcement Board

File Name: C0043462

0066

AFFIDAVIT OF NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3710866 06/05/2012 at 02:41 PM
OR BOOK 3396 PAGE 1666 - 1666 Doc Type: AFF
RECORDING: $10.00

Book: 2910

Page: 27

Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 2nd day of August, 2011.

Restart Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of May, 2012.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # DD823583
EXPIRES: November 13, 2012
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

File Name: C0043457

0067

Code Enforcement Board
City of Fort Pierce
State of Florida

November 8, 2010

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Re: Code Enforcement Board case number: 5-1201
Property address: 1635 THUMB POINT DR Tax ID #: 2401-605-0030-000/3
Legal description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

Code section(s) in violation: 103.2 SBCCI HOUSING CODE

Dear property owner(s):

Please be advised that this matter was continued at the Code Enforcement Board hearing held on November 10, 2010. This case is being rescheduled, per your request to Peggy Arraiz for **January 12, 2011**.

The hearing will be held at City Hall, 100 North U.S. HWY 1, in the commission chambers on the 1st floor and begins at 9:00 A.M.

If you cannot attend the hearing on this date, or if you have any questions, please call our office at (772) 460-2200 extension 284.

Karen Bruno
Secretary to the Code Enforcement Board

File Name: C0037655

0068

City of Fort Pierce, Florida
Building and Code Enforcement
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 460-2200
FAX #: (772) 468-0457

September 8, 2010

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Property address: 1635 THUMB POINT DR

Dear Property Owner(s):

Based on your phone call with Peggy Arraiz the Code Compliance Manager the morning of September 8, 2010, your case has been postponed until November 10, 2010.

The hearing will be held at City Hall, 100 North U.S. # 1, in the Commission Chambers on the first floor and begins at 9:00 a.m.

If you should have any questions, please contact our office at (772) 460-2200, ext. 284.

Sincerely,

Karen Bruno
Secretary to the Code Enforcement Board

File Name: C0035632

City of Fort Pierce, Florida
Building and Code Enforcement
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 460-2200
FAX #: (772) 468-0457

June 10, 2010

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Property address: 1635 THUMB POINT DR

Dear Property Owner(s):

I am in receipt of your letter dated May 12, 2010 where you are requesting a reduction or rescission of the lien that has been placed on your property.

This case is going to be scheduled for a reduction / rescission hearing before the Code Enforcement Board on September 8, 2010. The hearing will be held at City Hall, 100 North U.S. # 1, in the Commission Chambers on the first floor and begins at 9:00 a.m.

If you should have any questions, please contact our office at (772) 460-2200, ext. 284.

Sincerely,

Karen Bruno

Karen Bruno
Secretary to the Code Enforcement Board

File Name: C0035632

MEMORANDUM

TO: Code Enforcement Board Members

FROM: Karen Bruno, Code Enforcement Board Secretary

SUBJECT: REQUEST TO REDUCE / RESCIND LIEN

DATE: June 10, 2010

LISTED BELOW ARE THE FACTS FOR THIS CASE:

CASE NUMBER: **5-1201**

THE PROPERTY ADDRESS IS: **1635 THUMB POINT DRIVE**

THE PROPERTY IS OWNED BY: **JOHN B AND SUSAN CULVERHOUSE; 1635 THUMB POINT DRIVE; FORT PIERCE, FL 34949**

CODE SECTION(S) THAT WERE IN VIOLATION: **103.2 SBCCI HOUSING CODE**

THE CASE WAS INITIATED ON: **MAY 5, 2005**

THE CASE CAME BEFORE THE CODE ENFORCEMENT BOARD ON: **APRIL 11, 2007**

THE CODE ENFORCEMENT BOARD GAVE THE PROPERTY OWNER(S): **120 DAYS TO APPLY FOR A PERMIT OR $250.00 PER DAY. NO ACTION WAS TAKEN REGARDING THE CONDITION OF THE PROPERTY.**

ON **OCTOBER 26, 2007** AN INSPECTION WAS MADE, THE PROPERTY WAS NOT IN COMPLIANCE AND THE FINE BEGAN.

THE LIEN WAS RECORDED ON: **NOVEMBER 30, 2007**

THE PROPERTY CAME INTO COMPLIANCE ON: **APRIL 27, 2009 WHEN PERMIT APPLICATION WAS SUBMITTED**

FINE WAS RE-STARTED ON **JANUARY 4, 2010** WHEN PERMIT EXPIRED DUE TO INACTIVITY

THE PROPERTY AGAIN CAME INTO COMPLIANCE WHEN NEW PERMIT APPLICATION WAS SUBMITTED ON **JUNE 1, 2010**.

THE AMOUNT OF THE LIEN IS: **$137,250.00 AND $37,000.00**

REQUEST FOR REDUCTION OF FINES

(REQUEST TO REDUCE/RESCIND LIEN)

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: *Serious*

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S):
   - Owner applied for permit 4/27/2009 per CEB Order of 2007
   - Permit paid for and obtained 5/14/2009
   - One inspection for demo of interior completed 7/2/2009
   - Permit expired 1/4/2010 due to inactivity and fine reinstated
   - New permit applied for 6/1/2010, in compliance with Order from 2007
     - No notice of commencement filed
     - No inspections completed to date

3. THE LENGTH OF TIME NECESSARY TO BRING THE PROPERTY INTO COMPLIANCE: *Case initiated over 5 years ago. Fines accumulated for 2 yrs. before initial compliance, first permit expired after 8 months, fines again accumulated for 5 months before coming into compliance with CEB order.*

4. THE NUMBER OF PRIOR VIOLATIONS COMMITTED BY THE VIOLATOR *Three*

5. THE NUMBER OF VIOLATION NOTICES THE VIOLATOR HAS RECEIVED IN THE PAST: *Three – 2 lot clearing and 1 condemnation case in conjunction with this case*

6. WHETHER OR TO WHAT EXTENT THERE ARE EXTENUATING FACTORS PREVENTING TIMELY COMPLIANCE, SUCH AS UNAVOIDABLE PERSONAL HARDSHIP: *Refer to his correspondence*

7. WHETHER OR TO WHAT EXTENT THERE ARE PENDING VIOLATION PROCEEDINGS ON THE SUBJECT PROPERTY OR ANY OTHER PROPERTY WITHIN THE CITY OWNED BY THE RESPONDENT: *One – active condemnation (for rehab) case and a pending code violation if permit expires. Property is only partially demolished and no rehabilitation completed*

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 1st day of June, 2010.

Stop
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 10th day of June, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3486356 06/21/2010 at 11:20 AM
OR BOOK 3206 PAGE 2056 - 2056 Doc Type: ORD
RECORDING: $10.00

File Name: C0035621

05/12/2010

Karen Bruno
Secretary to the Code Enforcement Board
City of Fort Pierce, Florida
PO Box 1480
Fort Pierce, FL, 34954
772-460-2200

RECEIVED
MAY 12 2010
City of Fort Pierce
CODE ENFORCEMENT

Property Address: 1635 Thumb Point Dr. Fort Pierce, FL 34949

Dear Karen Bruno:

This correspondence is to inform you that I would like to request a hearing before the Code Enforcement Board. There are many factors involved with my request including, but not limited to these reasons.

1. Public Adjuster held up release of funds until July 31 of 2007.
2. A person retained in August 2007 misrepresented himself as an Architect took $3500.00 of monies from us and did not draw the plans for the permit.
3. In September 2007 we retained a Contractor who again, took money from us and did nothing.
4. In June of 2007 John B. Culverhouse senior was hospitalized for a week with heart complications.
5. In 2008 we retained and paid another Architect who promised us all matters would be concluded through permitting including 2 variances within 6 months. This took more than one year and a half.
6. In September of 2007 my wife was hospitalized and coded twice and was resuscitated.
7. The permits were finally issued after we fired the Architect and we retained a builder.
8. I was advised that the fines would stop when we applied for the permit.
9. The existence of the order and the condemnation has prevented us from getting adequate financing to rebuild our home.

I reserve the right to add additional grounds as well.

Sincerely,

John B. Culverhouse Sr.
1635 Thumb Point Dr.
Ft. Pierce, FL 34949

City of Fort Pierce, Florida
Building and Code Enforcement
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 460-2200
FAX #: (772) 468-0457

April 22, 2010

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Property address: 1635 THUMB POINT DR

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree.** This correspondence must be mailed to our office within **twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Code Enforcement Board for a hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at (772) 460-2200, ext. 284.

Sincerely,

Karen Bruno

Karen Bruno
Secretary to the Code Enforcement Board

File Name: C0034944

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 4th day of January, 2010.

Start Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of April, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466578 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1428 - 1428 Doc Type: AFF
RECORDING: $10.00

File Name: C0034898

0076

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 3910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 27th day of April, 2009.

STOP Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 21st day of April, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466579 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1429 - 1429 Doc Type: AFF
RECORDING: $10.00

File Name: C0034897

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

CERTIFIED MAIL

December 7, 2007

John B. & Susan Culverhouse
1625 Thumb Point Drive
Ft. Pierce, FL 34949

CEB Case No.: 7-62

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

Since you have not complied with the Special Magistrate's/Code Enforcement Board's Order in a timely manner, the penalty of $ 10,500 has accrued and continues to accrue at $250 per day until the property comes into compliance.

Attached please find a copy of the Order Assessing Fine and Imposing Lien on the above referenced property which has been recorded in the public records of St. Lucie County, Florida. If there is no compliance and/or the outstanding penalty is not paid within three (3) months of the date of recording, this lien may be subject to foreclosure proceedings and the property sold to enforce the penalty.

If you have any questions regarding what needs to be done to bring the property into compliance, please contact Officer Bob Dusanek at (772) 460-2200 extension 278.

Sincerely,

Lois Caudill

Lois Caudill
Executive Assistant

/lc

0078

PROPERTY RECORD CARD

John B Culverhouse Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	1635 THUMB POINT DR	ParcelID:	2401-605-0030-000-3
Sec/Town/Range:	01 :35S :40E	Account #:	15212
Map ID:	24/01E	Land Use:	SF Res
Zoning:	R1	City/Cnty:	FORT PIERCE

Ownership and Mailing

Owner: John B Culverhouse Susan D Culverhouse
Address: 1635 Thumb Point Dr
Fort Pierce FL 34949-3570

Legal Description

THUMB POINT BLK 1 LOT 30 (OR 258-845)

Sales Information

Date	Price	Code	Deed	Book/Page
9/1/1976	125000	00	CV	0258 / 0845

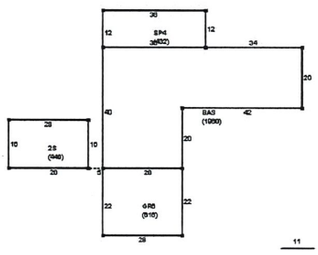
Assessment Final

2007 FV:	648000
Assessed:	249896
Ag.Credit:	0
Exempt:	25000
Taxable:	224896
Taxes:	5188.24

Total Land and Building

Land Value:	586000 Acres: 0.33
Building Value:	62000
Finished Area:	2408 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	WS - Wood Shingl	RoofStruct:	HP - Hip
ExtType:	HC - HC	YearBlt:	1973	Frame:	-
Grade:	C - C	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0020 - 2 Story	No.Units:	1	SecWall:	WS - Wood/Sheath

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	WP - Plaster
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	1	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK1 - CONC DOCK	Y	1	320	AV	AV	1977
SWAV - RES POOL AVG	Y	1	578	AV	AV	1977
PA01 - POOL DK-AVG	Y	1	590	AV	AV	1977
3CCT - 3CCT	S	1	1	AV	AV	1977
2CCT - 2CCT	S	1	1	AV	AV	1977
FNV6 - VINYLFENCE6'	Y	1	30	AV	AV	1999
SDSF - SITE DEV S-F	Y	1	1	AV	AV	2001

Land Information

No.	Land Use	Type	Measure	Depth
1	0100-SF Res	255 -Front Ft	104	140

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE

CEB CASE # 7-62

RE: Violations of Section(s) 103.2 SBCCI Housing Code

Violator: John B. & Susan Culverhouse
1635 Thumb Point Drive
Ft. Pierce, FL 34949

Property Address 1635 Thumb Point Dr.

Tax ID # 2401-605-0030-000/3

Legal description: Thumb Point
Blk 1 Lot 30

ORDER ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE having come before the Code Enforcement Board pursuant to Florida Statute 162.09 on April 11, 2007 upon notification by the code inspector that the Board's Order herein dated April 17, 2007 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of $ 250 from October 26, 2007 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the Public Records of St. Lucie county and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit to foreclose on this lien, whichever occurs first. The lien arising from this fine runs in favor of the City of Fort Pierce, a municipal corporation, and the City of Fort Pierce may execute a satisfaction or release of lien. This Order shall not be deemed to be a Court judgment except for enforcement purposes and may be foreclosed as further provided by law.

DONE AND ORDERED this 20th day of November, 2007

Chairman, Code Enforcement Board

ATTEST:

CITY CLERK

Dated: 11-20-07

Return to: Code Enforcement Division
P.O. Box 1480
Fort Pierce, Fl. 34954

PREPARED BY: James T. Walker, Esq. Assistant City Attorney, P.O. Box 1480, Fort Pierce, Florida 34954

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORDS ON FILE IN THIS OFFICE.

CITY CLERK

DATE Nov 26 2007

(CITY SEAL)

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3138478 11/30/2007 at 09:38 AM
OR BOOK 2910 PAGE 27 - 27 Doc Type: LIEN
RECORDING: $10.00

0080

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

REGULAR MAIL

October 26, 2007

John B. & Susan Culverhouse
1635 Thumb Point Drive
Ft. Pierce, FL 34949

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Special Master or Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing stating a detailed reason as to why you disagree**. This correspondence should be mailed to our office within **twenty (20) days** from receipt of this letter. If we should receive a response from you, then your case will be scheduled before the Special Master or the Code Enforcement Board for a Massey hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at **(772) 460-2200, extension 213.**

Sincerely,

Lois Caudill

Lois Caudill
Executive Assistant

/lc

0081

PROPERTY RECORD CARD

John B Culverhouse Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	1635 THUMB POINT DR	ParcelID:	2401-605-0030-000-3
Sec/Town/Range:	01 :35S :40E	Account #:	15212
Map ID:	24/01E	Land Use:	SF Res
Zoning:	R1	City/Cnty:	FORT PIERCE

Ownership and Mailing

Owner: John B Culverhouse Susan D Culverhouse
Address: 1635 Thumb Point Dr
Fort Pierce FL 34949-3570

Legal Description

THUMB POINT BLK 1 LOT 30 (OR 258-845)

Sales Information

Date	Price	Code	Deed	Book/Page
9/1/1976	125000	00	CV	0258 / 0845

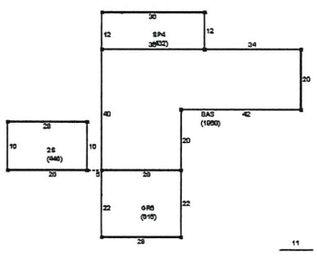
Assessment Final

2007 FV:	648000
Assessed:	249896
Ag.Credit:	0
Exempt:	25000
Taxable:	224896
Taxes:	5188.24

Total Land and Building

Land Value:	586000 Acres: 0.33
Building Value:	62000
Finished Area:	2408 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	WS - Wood Shingl	RoofStruct:	HP - Hip
ExtType:	HC - HC	YearBlt:	1973	Frame:	-
Grade:	C - C	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0020 - 2 Story	No.Units:	1	SecWall:	WS - Wood/Sheath

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	WP - Plaster
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	1	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK1 - CONC DOCK	Y	1	320	AV	AV	1977
SWAV - RES POOL AVG	Y	1	578	AV	AV	1977
PA01 - POOL DK-AVG	Y	1	590	AV	AV	1977
3CCT - 3CCT	S	1	1	AV	AV	1977
2CCT - 2CCT	S	1	1	AV	AV	1977
FNV6 - VINYLFENCE6'	Y	1	30	AV	AV	1999
SDSF - SITE DEV S-F	Y	1	1	AV	AV	2001

Land Information

No.	Land Use	Type	Measure	Depth
1	0100-SF Res	255 -Front Ft	104	140

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

CEB Case No. 7-62

Case No. 5-1201

1635 Thumb Point Dr.
PROPERTY ADDRESS

IN THE MATTER OF:

John B. & Susan Culverhouse

I, _____, have personally examined the property described in the Code Enforcement Board order dated _____, in the above mentioned case, and find that said property is **NOW** in compliance with Section(s) _____ of the Code of the City of Fort Pierce, Florida, as of the _____ day of _____, 20____

I, Bob Dusanek, have personally examined the property described in the Code Enforcement Board order dated 4/11/2007, in the above mentioned case, and find that said property is **NOT** in compliance with Section(s) 103.2 of the Code of the City of Fort Pierce, Florida as of the 26 day of October, 2007

Bob Dusanek

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Bob Dusanek (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 26 day of October, 2007

MY COMMISSION EXPIRES:

Lois Caudill
My Commission DD342030
Expires September 20, 2008

Lois Caudill
NOTARY PUBLIC - STATE OF FLORIDA

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE, FLORIDA

CEB CASE # 7-62

RE: Violation of Section(s) 103.2 SBCCI Housing Code Description: Visible Building Code Violations

Violator: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl. 34949-3570

LEGAL DESCRIPTION: 1635 Thumb Point Dr.
THUMB POINT BLK 1 LOT 30 (OR 258-845)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Code Enforcement Board pursuant to Florida Statutes 162.07 on 4-11-07, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that John B & Susan D. Culverhouse failed to _____ in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 120** days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of $ 250 **.

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

The violator is responsible for notifying the Code Enforcement Division promptly at (772) 460-2200, extension 278, when the violation is corrected.

DONE AND ORDERED this 17 day of April, 2007.

MISTY MINTON, VICE-CHAIRMAN
CODE ENFORCEMENT BOARD

I CERTIFY THAT THE ABOVE ORDER WAS MAILED TO THE RESPONDENT ON THIS 17 DAY OF April, 2007.

Barbara Dennis

** 120 days to apply for permit
** $250.00 per day fine would start if an application has not been made for a permit, and the respondent would be found in violation.

DISMISSED AT THAT TIME IF THEY HAVE MET WITH THE URBAN FORESTER. THE AMENDED MOTION WAS AGREEABLE WITH THE SECOND. THE MOTION AND AMENDED MOTIONS WERE VOTED ON AND APPROVED BY THE 6 MEMBERS PRESENT.

Item #2

Officer: Bob Dusanek

Case #7-62

103.2 SBCCI Housing Code - Visible Building Code Violations

RE: 1635 Thumb Point Drive

John B & Susan D. Culverhouse
1635 Thumb Point Dr.
Ft. Pierce, FL 34949

Bob Dusanek CEB case #7-62. Was initiated on 5-5-2005. The address is 1635 Thumb Point Dr. The owner is John B. & Susan D. Culverhouse of that same address. The section that was cited was 103.2, the SBCCI Housing Description and the Visible Code Violations. We sent out a unsafe housing on that and Mr. Culverhouse has appeared before the Construction Board of Appeals and has had several extensions, and that is the reason that this was brought to. The house is in very bad shape. Mr. Culverhouse, I believe will testify that he has a settlement check and that they will be working with the Building Department to actually demolish and rebuild the house.

Misty Minton swore in John Culverhouse.

John Culverhouse our home was substantially destroyed by hurricane Frances on September 4, 2004. We haven't lived there since that time. Basically, I want to thank, the city has really been great to us, giving us time to bring our lawsuit against our insurance carrier to resolution. Our insurance carrier offered about $100,000, our claim was in excess of $700,000. We recently settled with our carrier for half a million and the check is at our attorney's office, Buck Cosell's office in Vero Beach. We're supposed to go up and sign it tomorrow. It'll be put in his trust account then he can write on it in about 15 days. In other words, he can give us the money in about 15 days. I have spoken to a contractor about 3 weeks ago, Mr. inaudible and John Foster, who is an architect, has been on the property with me in the last 3 weeks. What we want to do is to attempt to, sense it suffered damage, 50% or more of the pre-hurricane assessed value, it has to be brought up, of course, to the height requirements of the building code and the FEMA requirements, which we want to do because we never want to go through what we went through again. We don't want to demolish the structure because we want to find out, there are certain things that can be done with the first floor, like parking and other things that will still comply with the code. What we want to do is reinforce the structure and go up a couple of floors for the first living floor, complies with the height requirements of the building code and FEMA. It's just that we've lived there since 1976 and we had so many happy memories with family memories with family members who have passed on and we really just don't want to tear it down. We want to try to incorporate what's there into a new house. We to come home because we've been living down in Port St. Lucie and other places, nice places, but there's no place like Ft. Pierce.

Misty Minton Mr. Culverhouse, how much time do you think you're going to need?

John Culverhouse I would ask for, to come back before you within 60 days and then that would give us time to get the settlement to hopefully, and then engage a contractor. I've also engaged an artist/designer to do plans. He's doing plans now to inaudible Russell, who is working on plans for us. We have to get core borings and everything else to determine how to reinforce the structure and see what is feasible. I'd like to be able to talk to Mr. Dusanek and Mr. Meyers and find out what we can do with the existing structure, the first floor, the concrete structure, as opposed to tearing it down. So, I would ask for 60 days for us to come back and show you that we are moving forward to be able to work towards pulling the permits to be able to start the rebuilding process.

Misty Minton Mr. Dusanek, is this acceptable to the city?

Bob Dusanek yes it is, but if there are drawings being done or just being started Attorney Culverhouse, it may take a lot longer than the 60 days to get into the permitting process.

Misty Minton I think he's asking 60 or we could do 90. He just want to show . . . .

Bob Dusanek what I'm saying is, if he gets into the permitting process, this will be a mute point that he is rebuilding the structure. So, that if we'd go 90 to 120 days for him to get into the permitting process, which I think is reasonable, then when the permits and everything is applied for, we could just basically dismiss the case.

John George Mr. Dusanek, because we don't have any pictures before use to see the property, is the property secured?

Bob Dusanek it is secured and it has a fence around it. I don't believe there's anybody getting into it.

Misty Minton Mr. Dusanek, is your recommendation that we give him a continuance for up to a 120 days or do we give him 120 days to apply for some type of permitting?

Bob Dusanek why don't we do that. Why don't we give him 120 days and if the a permit has been issued or is in process, we can continue it at that time until that permit would be issued, and that would save coming back before you and having Mr. Culverhouse take from his valuable time to come here.

Misty Minton also, you have the option of giving him a 90 day extension if he is having problems with architects, or as long as Mr. Culverhouse is aware of that.

Bob Dusanek we have received a lot of complaints from the people on the beach about this, and that is one of the reasons it's here. I tried to explain to the people that he had been suing his insurance company and that kind of thing. When I delivered the letter to him last week, I was glad to hear that they were in the settlement process.

Misty Minton Mr. Culverhouse, is this agreeable?

John Culverhouse yes ma'am it is.

Chris Dzadovsky I just want to make sure I'm clear on, we'll put it in the process with the motion as to oppose to a continuance. That way we can make sure that it comes back and things are in motion. If we continue then nothing gets done in 120 days, then we start the process.

DELORES HINES MADE A MOTION IN REGARDS TO JOHN B. & SUSAN D. CULVERHOUSE, IN CASE #7-62, I MOVE THAT THIS BOARD DETERMINE THAT MR. & MRS. CULVERHOUSE BE FOUND IN VIOLATION OF CODE 103-2, BECAUSE OF THE VISIBILITY DEPRECIATION OF THE BUILDING, ETC. THE PARTY HAS ASKED FOR, WE SHOULD GIVE 120 DAYS TO SHOW THAT THE PARTY HAS GONE FORWARD IN SOME KIND OF WAY TO BRING THE PROPERTY UP TO CODE. FAILING TO DO THIS WHICH WOULD BE A VIOLATION AND A FINE OF $150 A DAY AFTER 120 DAYS.

Misty Minton is your motion, just to clarify, asking that they have applied for permits?

THE MOTION WAS AMENDED THAT THEY APPLY FOR THE PERMITS. I UNDERSTAND THAT THE BUILDING HAS BEEN SECURED. THEY ARE IN THE PROCESS OF GETTING CONTRACTORS AND PLANS, ETC. THE MOTION WAS SECONDED BY PAUL FRISCHKORN.

Chris Dzadovsky are we going for $150 a day or $250 a day after the violation comes back into effect?

THE MOTION WAS AMENDED TO FINE THE VIOLATORS $250 A DAY.

John Culverhouse Madam Chairman, I know the public discussion has ended, but I'm concerned of being found in violation. We will admit the violation, stipulate that if we haven't begun to apply for a permit with that 120 days, that we will consent to being found in violation, but I would . . . . .

Attorney Walker that's what the motion is.

John Culverhouse my problem is, because I sit on Board of this city that I'm seeking reappointment to, the Historic Preservation Board, I would hate to have that come up against me, that my wife and I are in violation of that, and also, what I would ask for is that if possible to be continued for that time period. We will sign a confession, a consent that if we don't do that, that the fines can start at that time period. I appreciate it that if the finding of a violation could be deferred.

Misty Minton I appreciate what you're saying Mr. Culverhouse. We'll let the Board discuss this and see what we can do.

Paul Frischkorn let me do a minor amendment.

Misty Minton we first have a motion. Do we have to vote on the motion before us before we continue to amend it, sir?

Attorney Walker Madam Chair, there's been a main motion made. There's been a second to that motion. During the course of discussion, a motion to amend is in order.

PAUL FRISCHKORN AMENDED THE MOTION, IF HE IS NOT IN THE PERMITTING PROCESS, THEN WE GO FORWARD WITH THE FINDING OF GUILT. THAT GIVES HIM 4 MONTHS TO GET THE PROGRAM GOING. THAT'S THE WHOLE PRINCIPLE OF IT. HE WANTS THIS OVER WITH TOO.

Misty Minton so you're saying that the record would not show that a . . .

Paul Frischkorn he's not been found guilty at this point, but in 120 days then he's a bad boy.

Misty Minton you're saying that a violation would not exist until 120 days if permits have been processed.

Paul Frischkorn a violation does exist, there's no question about that, but the fine and the . . . .

Misty Minton if we find that a violation does exist, as far as I'm concerned, Mr. Walker, isn't that on the record?

Paul Frischkorn he's thrown himself on the floor.

Misty Minton I understand that Mr. Frischkorn.

Attorney Walker Madam Chair, there is considerable latitude and flexibility given to the Board on how exactly it wishes to structure this. It would be within the Board's discretion if it elected to do so to provide that if at the end of 120 that there was a violation and that if at the end of 120 days permit had not been made application for, that at that time the violation would become ripe and that a fine would immediately begin running from that date, but that until that 120 day period had past, there would be a withholding of an adjudication of violation.

Misty Minton so we have an amendment to hold the violation . . . .

Attorney Walker perhaps I can restate what I was attempting to get out. As I understand the sense of the movevant here, the movevant wishes to amend the main motion by providing an amendment which holds that adjudication is to be withheld for a period of 120 days, and then upon certification at the end of that 120 days by the Building Department, that an application has not been made for a permit, then at the end of that 120 day period, the respondent would then be found in violation and at that point a per diem fine would immediately begin to run. Have I correctly stated the sense of the motion to amend?

Misty Minton it was very clear. Does the maker of the motion and the second approve of this amendment and the mover of the amendment?

THE MOTION AND THE AMENDMENT WERE AGREEABLE WITH THE SECOND.

0087

Chris Dzadovsky in this particular citing it talks about Ordinance 103.2. Does that make a difference in our proceedings? I think the attorney would probably have to, because are the Building Codes in the SBCCI Housing Code different than our building codes?

Attorney Walker our Code of Ordinances incorporates a series of building codes, the Florida Building Code, the Unsafe Building Code, and the SBCCI Housing Code is another one of those codes, and they are all incorporated by reference.

THE MOTION AND THE AMENDMENT WERE VOTED ON AND APPROVED BY THE 6 MEMBERS PRESENT.

- - - - - -

Item #3

Officer: Shaun Coss

Case #7-24

Sections: 5-368 Property Maintenance, 16-46, 16-47, 16-48(1)(5) Outside Storage

RE: 2802 S. U.S. Hwy. 1

Amal & Thabet Hasan
2802 S. U.S. Hwy. 1
Ft. Pierce, FL 34982

Shaun Coss this is Code Enforcement Board case #7-24. The case was initiated by Shirley Kirby and Ricky Duncan and taken over by myself on September 28, 2006. Location of the violation is 2802 S. U.S. Hwy. 1, owned by Amal & Thabet Hasan, 2802 S. U.S. Hwy. 1. Violations are 5-368 property maintenance, 16-46, 16-47, 16-48(1)(5) outside storage.

Attorney Walker Madam Chair, it would be my recommendation that once the case is called, that under our rule that the Chair then calls the respondent forward to see if the charge is contested.

Misty Minton before it's read into the record?

Attorney Walker then if it's not contested, whether or not there is agreement with the time recommended, and if it isn't contested and there is agreement, then a motion can immediately be made based upon the admitted finding and the time that is agreed to for compliance. That way Board experience shows we can avoid the time that is otherwise necessary for presentation of a case.

Ammar Nofal identified himself for the record.

Misty Minton are you in agreement with the charges that have been brought against your property?

Ammar Nofal yes ma'am.

Misty Minton can you have the violation corrected with 45 days?

Ammar Nofal actually, I explained the situation. I was here 2 months ago for that same hearing. I got a letter, we can get it done by the end of this year.

Misty Minton you're not in agreement with the 45 days?

Ammar Nofal no, I can't get it done in 45 days.

Chris Dzadovsky Madam Chair, this came before us and there is some history.

Misty Minton we'll get to that I'm sure. Mr. Coss, proceed with presenting the case.

Shaun Coss there was a Board Order February 14, 2007.

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE, FLORIDA

IN THE MATTER OF: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

CASE NO. 7-62

AFFIDAVIT OF MAILING NOTICE TO APPEAR

BEFORE ME, the undersigned authority, personally appeared BOB DUSANEK, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

1. That he/she BOB DUSANEK, confirms that Notice to Appear at the Code Enforcement Board Hearing on the 11 day of April, 20 07 was mailed today by first class mail to:

RE: 1635 THUMB POINT DR
Parcel # 240160500300003

John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

Legal Description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

FURTHER AFFIANT SAYETH NOT.

DATED this 29 day of March, 20 07.

Bob Dusanek
SIGNATURE OF CODE ENFORCEMENT OFFICER

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

SWORN TO and SUBSCRIBED before me

this 29 day of March, 2007

Lois Caudill
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:

Lois Caudill
My Commission DD342030
Expires September 20, 2008

0089

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954

John B. & Susan D. Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl. 34949-3570

HAND DELIVER

SUMMARY SHEET
PLAIN

Regular Presentation X Repeat Violator _____ Review & Determination_____

Date Scheduled 4-11-07 Date of previous Board Order

CEB# 7-62

CASE WAS INITIATED ON: 5/5/2005 **Case # : CDEF2005-1201**

Tax ID # : 240160500300003

Legal Description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

BY CODE OFFICER: BOB DUSANEK

LOCATION OF VIOLATION IS: 1635 THUMB POINT DR

OWNED BY:

John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

OCCUPIED BY:

OCCUPIED BY:

Violations:

Ordinance # 103.2 SBCCI Housing Code Description: VISIBLE BUILDING CODE VIOLATIONS

Comments: SUBAC Letter sent 5/6/05
5-10-05 C/C RECEIVED
Reinspect scheduled. Check for permits.
6/13/05 No change send letter telling condemnation is proceeding.
6/20/05- spoke w/ Brad (John) 465-7572 - he stated application is in house (survey and subst. improv. packet) - I told him his application would be reviewed and he would be contacted.-kk
C/C RECEIVED 6-20-05

THE CITY REQUESTS THAT IF THE BOARD OR SPECIAL MASTER FINDS THE VIOLATION EXISTS, THE VIOLATOR(S) BE GIVEN 30 DAYS TO COMPLY OR A FINE OF $250.00 PER DAY BE ASSESSED.

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE
STATE OF FLORIDA

IN THE MATTER OF: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

Case # : 7-62
Regular presentation X
Repeat Violator ____

NOTICE OF VIOLATION HEARING

The Code Enforcement Officer contends that the following violation(s) continues to exist:

Ordinance #: **103.2 SBCCI Housing Code** **Description:** **VISIBLE BUILDING CODE VIOLATIONS**
Comments: SUBAC Letter sent 5/6/05
5-10-05 C/C RECEIVED
Reinspect scheduled. Check for permits.
6/13/05 No change send letter telling condemnation is proceeding.
6/20/05- spoke w/ Brad (John) 465-7572 - he stated application is in house (survey and subst. improv. packet) - I told him his application would be reviewed and he would be contacted.-kk
C/C RECEIVED 6-20-05

The brief legal description of the real property upon which violation(s) occurred is:

Tax ID # : 240160500300003 **ADDRESS:** 1635 THUMB POINT DR
Legal Description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

You are hereby notified that the Code Enforcement Board has scheduled the above referenced matter for hearing on the 11 day of April 20 07 at 8:30 A.M. in the City Hall Commission Chambers located at 100 North U.S. #1, Fort Pierce, Florida.

YOU ARE HEREBY REQUIRED TO APPEAR BEFORE THE BOARD AT SAID TIME AND PLACE TO ANSWER AND DEFEND AGAINST SAID ALLEGATION(S). If you fail to attend, the Board may make its decisions based solely upon the evidence presented by the Code Enforcement Officer.

If you are found to be in violation, the Board has jurisdiction to impose a fine of not more than $250 per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed $500 per day may be imposed. If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the enforcement board even if the violation has been corrected prior to the hearing.

Any decision of the Board may be appealed. The verbatim transcript of the hearing is necessary for an appeal. **ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS/HER COST TO ARRANGE FOR SAME.**

Please be advised that the procedures of the Board are governed by the Rules of the Code Enforcement Board and the Code of Ordinances of the City of Fort Pierce, Florida. Copies of Rules and Ordinances may be obtained at the Office of the City Clerk, 100 North U.S. #1, Fort Pierce, Florida.

Please govern yourself accordingly.

FORT PIERCE CODE ENFORCEMENT BOARD

By: Bob Dusanek
Bob Dusanek Code Enforcement Officer, (772) 460-2200 Ext. 278

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the Notice of Violation Hearing was mailed to the above named alleged violator at the address stated above, this 22 day of March 2007.

By: Barbara Nelson

CCB

SUMMARY SHEET
SPECIAL MASTER

Regular Presentation ✓ Repeat Violator _____ Review & Determination _____

Date Scheduled 3-14-07 Date of previous Board Order

THIS IS SM CASE NUMBER: _____ **Case # : CDEF2005-1201**

CASE WAS INITIATED ON: 5/5/2005 **Tax ID # :** 240160500300003

Legal Description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

BY CODE OFFICER: BOB DUSANEK

LOCATION OF VIOLATION IS: 1635 THUMB POINT DR

OWNED BY:
John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

OCCUPIED BY:

OCCUPIED BY:

Violations:

Ordinance # 103.2 SBCCI Housing Code Description: VISIBLE BUILDING CODE VIOLATIONS

Comments: SUBAC Letter sent 5/6/05
5-10-05 C/C RECEIVED
Reinspect scheduled. Check for permits.
6/13/05 No change send letter telling condemnation is proceeding.
6/20/05- spoke w/ Brad (John) 465-7572 - he stated application is in house (survey and subst. improv. packet) - I told him his application would be reviewed and he would be contacted.-kk
C/C RECEIVED 6-20-05

See attached page for additional information.

THE CITY REQUESTS THAT IF THE SPECIAL MASTER FINDS THE VIOLATION EXISTS, THE VIOLATOR(S) BE GIVEN 30 DAYS TO COMPLY OR A FINE OF 250.00 PER DAY BE ASSESSED.

SUBAC Letter sent 5/6/05
5-10-05 C/C RECEIVED
Reinspect scheduled. Check for permits.
6/13/05 No change send letter telling condemnation is proceeding.
6/20/05- spoke w/ Brad (John) 465-7572 - he stated application is in house (survey and subst. improv. packet) - I told him his application would be reviewed and he would be contacted.-kk
C/C RECEIVED 6-20-05
6/28/05 No change, check in 7 days.
7/5/05 No change.
7/18/05 No change and we have not heard from the title search yet, check in 21 days.
8/8/05 No change.
9/6/05 No change!
9/12/05 No change!
12/22/05 They are still fighting with ins.
3/6/06 Continued by the Construction Adjustment & Appeals Board for 30 days.
6/27/06 I spoke with owner recently and he is suing the insurance company.
12/6/06 I have not spoken to the owner recently, check on 1/12/07.
1/22/2007 No change in tis property schedule for S.M. or C.E.B.

PROPERTY RECORD CARD

John B Culverhouse Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Map

Property Identification

Site Address:	1635 THUMB POINT DR	ParcelID:	2401-605-0030-000-3
Sec/Town/Range:	01 :35S :40E	Account #:	15212
Map ID:	24/01E	Land Use:	SF Res
Zoning:	R-1 - FP	City/Cnty:	FORT PIERCE

Ownership and Mailing

Owner: John B Culverhouse Susan D Culverhouse
Address: 1635 Thumb Point Dr
Fort Pierce FL 34949-3570

Legal Description

THUMB POINT BLK 1 LOT 30 (OR 258-845)

Sales Information

Date	Price	Code	Deed	Book/Page
9/1/1976	125000	00	CV	0258 / 0845

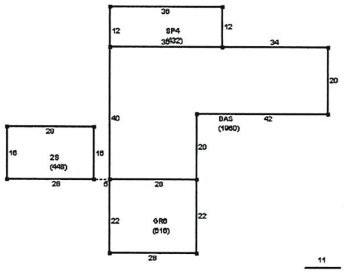
Assessment Final Value

2004 Val:	550800
Assessed:	229806
Ag.Credit:	0
Exempt:	25000
Taxable:	204806
TotalTax:	5807.96

Total Land and Building

Land Value:	404100 Acres: 0.33
Building Value:	146700
Finished Area:	2408 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	WS - Wood Shingl	RoofStruct:	HP - Hip
ExtType:	HC - HC	YearBlt:	1973	Frame:	-
Grade:	C - C	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0020 - 2 Story	No.Units:	1	SecWall:	WS - Wood/Sheath

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	WP - Plaster
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	1	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK1 - CONC DOCK	Y	1	320	AV	AV	1977
SWAV - RES POOL AVG	Y	1	578	AV	AV	1977
PA01 - POOL DK-AVG	Y	1	590	AV	AV	1977
3CCT - 3CCT	S	1	1	AV	AV	1977
2CCT - 2CCT	S	1	1	AV	AV	1977
FNV6 - VINYLFENCE6'	Y	1	30	AV	AV	1999
SDSF - SITE DEV S-F	Y	1	1	AV	AV	2001

Land Information

No.	Land Use	Type	Measure	Depth
1	0100-SF Res	255 -Front Ft	104	140

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.
THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED

Case 05-1201 1635 Thumb Point Dr
Colleen Greer to: pma 11/03/2015 02:28 PM

Mr. Armold:

Following up on our phone conversation this date please find attached the "request for reduction/rescindment form" to be filled out and returned to my office. This request will need to go before the Code Enforcement Board for their recommendation to the City Commission. The next Code Enforcement Board meeting is November 18, 2015. This is the last meeting of the year for them. The next one would be January 13, 2016. In order to get the request on the November agenda I will need to have the paperwork returned by November 10.

Penalty Reduction Letter.docx Request for Waiver - Code Enforcement Liens.docx

After the Code Board makes its ruling, the recommendation will go before the City Commission for final approval. The next City Commission meetings are December 7 and December 21 at 6:30 PM.

Sincerely,
Colleen Greer
Executive Secretary
City of Ft. Pierce
Department of Community Response
100 N U.S. Hwy 1, Ft. Pierce, FL 34950
Telephone: 772-467-3149 Fax: 772-468-0457
Email: cgreer@city-ftpierce.com

Peter Armold
561-844-3700
Gary, Dytrych & Ryan
PMA@gdr-law.com

Gary, Dytrych, & Ryan P.A.



Peter M. Armold

Email: pma@gdr-law.com
Phone: 561-844-3700

Practice Areas

Civil and Commercial Litigation
Title Insurance/Real Estate Law, Banking and Foreclosure Litigation
Bankruptcy Law and Litigation
Business, Corporate and Partnership Law

Education

Nova University
Bachelor of Science, with distinction, 1983

Florida State University
Juris Doctor with high honors, 1986

Bar Admissions

The Florida Bar, 1987

Professional Memberships and Associations

Palm Beach County Bar Association
Florida Land Title Association

Courts Admitted to Practice

Florida State Courts
U.S. District Court, Southern District of Florida
U.S. Bankruptcy Court, Southern District of Florida

Honors

AV Rated as Independently determined by Martindale-Hubbell

The hiring of a lawyer is an important decision that should not be based solely upon advertisements.

Legal Notice and Disclaimer: The materials within this web site are for informational purposes only. They are not legal advice and should not be used as such. Transmission of the information in this web site is not intended to create, and receipt does not constitute, an attorney-client relationship. Internet users and readers should not act upon this information without first seeking professional counsel from their attorneys, accountants and financial advisors. The information in this web site is provided only as general information which may or may not reflect the most current legal developments.
IRS Circular 230 Disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

CITY OF FORT PIERCE
Florida

BUILDING & CODE ENFORCEMENT DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

3/9/09 **Tax ID#: 240160500300003** **Case # 09-3751**

John and Susan Culverhouse
505 Beach Court
Fort Pierce FL 34950

ADDRESS: 1635 thumb Point Dr

The above building or structure has been found unsafe per City Ordinances and the International Property Maintenance Code s.108. The following violations exist:

1. **Accessory structure requires maintenance – deteriorated**
2. **Structural members appear to be damaged/unsafe**
3. **Stairways, decks, porches and / or balconies appear to be damaged/unsafe**
4. **No utilities since April of 2006**
5. **Due to lack of utilities for the last 2 ½ years we presume there may be extensive interior damage.**
6. **** The Building Department needs to make an inspection of the interior****

[X] This structure is condemned and repair/rehabilitation permit shall be applied for within 30 calendar days.

If the building(s) is to be repaired, drawings prepared by a Florida licensed engineer or architect addressing any and all deficiencies will be required with the building permit application unless otherwise approved by the Building Official.

The building or structure has been ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. The repair/rehabilitation of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate demolition proceedings in accordance with codes, with all costs incurred charged against the owner of record and a lien filed upon such real estate.**

Any person having any legal interest in the property may appeal this notice by the Building Official to the Construction Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 20 calendar days from the date of the notice with a $200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

If you have any questions regarding this notice, please contact Kristie Kirstein, at 772-460-2200 ext. 274.

Marc Meyers, Building Official

CODE

JOHN B. (BRAD) CULVERHOUSE
505 BEACH COURT
FORT PIERCE, FLORIDA 34950
Office Telephone: (772) 465-7572
Telephonic Facsimile (772) 464-6912
Cellular Telephone (561) 716-4726

FACSIMILE COVER SHEET & LETTER

Date Sent: May 24, 2006
Facsimile Number: 772-461-6772
Please Deliver To: Mr. John Alcorn Attn: Ms. Janey Singer
Director of Community & Building Response
City of Fort Pierce

Number of Pages (including cover sheet) 1
Original ____ **will;** √ **will not; follow** *via* **postage pre-paid First Class U.S. Mail**

Re: Request for Continuance of May, 2006 Hearing before the CONSTRUCTION APPEAL BOARD until June, 2006.

Dear Mr. Alcorn:

This will confirm that my wife Susan and I request a continuance of the May, 2006, hearing before the CONSTRUCTION APPEAL BOARD until June, 2006, as our attorney, Louis B. Vocelle, Jr., Esquire, is filing suit against our homeowner's insurance company, USAA.

Mr. Vocelle assured me today that he will have a case number tomorrow and I will fax it to you as soon as I receive it.

Thank you.

Sincerely,

John B. (Brad) Culverhouse

JOHN B. (BRAD) CULVERHOUSE
505 BEACH COURT
FORT PIERCE, FLORIDA 34950
Office Telephone: (772) 465-7572
Telephonic Facsimile (772) 464-6912
Cellular Telephone (561) 716-4726

FACSIMILE COVER SHEET & LETTER

Date Sent: January 19, 2006
Facsimile Number: 772-461-6772
Please Deliver To: Mr. John Alcorn , Attn: Ms. Janey Singer
Director of Community & Building Response
City of Fort Pierce

Number of Pages (including cover sheet) 1
Original ____ will; _X_ will not; follow *via* postage pre-paid First Class U.S. Mail
Re: Request for Continuance of January 24, 2006, Hearing before the CONSTRUCTION APPEAL BOARD for thirty (30) days until February Meeting

Dear Mr. Alcorn:

This will confirm that my wife Susan and I request a continuance of the January 24, 2006, hearing before the CONSTRUCTION APPEAL BOARD until the February, 2006, hearing.

Thank you.

Sincerely,

John B. (Brad) Culverhouse

JOHN B. (BRAD) CULVERHOUSE
505 BEACH COURT
FORT PIERCE, FLORIDA 34950
Office Telephone: (772) 465-7572
Telephonic Facsimile (772) 464-6912
Cellular Telephone (561) 716-4726

FACSIMILE COVER SHEET & LETTER

Date Sent: December 1, 2005
Facsimile Number: 772-461-6772
Please Deliver To: Mr. John Alcorn ,
Director of Community & Building Response
City of Fort Pierce

Number of Pages (including cover sheet) _____
Original ____ **will;** _X_ **will not; follow *via* postage pre-paid First Class U.S. Mail**
Re: Request for Continuance of Hearing before the
CONSTRUCTION APPEAL BOARD

Dear Mr. Alcorn:

This will confirm that my wife Susan and I request a continuance of hearing before the CONSTRUCTION APPEAL BOARD until the next scheduled meeting. I have received the report from the structural engineer which I am forwarding to our insurance company.

Thank you.

Sincerely,

John B. (Brad) Culverhouse

JOHN B. (BRAD) CULVERHOUSE
505 BEACH COURT
FORT PIERCE, FLORIDA 34950
Office Telephone: (772) 465-7572
Telephonic Facsimile (772) 464-6912
Cellular Telephone (561) 716-4726

FACSIMILE COVER SHEET & LETTER

Date Sent: October 18, 2005
Facsimile Number: 772-461-6772
Please Deliver To: Mr. John Alcorn,
Director of Community & Building Response
City of Fort Pierce

Number of Pages (including cover sheet) _____
Original ____ **will;** __X__ **will not; follow *via* postage pre-paid First Class U.S. Mail**
Re: **Request for Continuance of October 25, 2005 Hearing before the CONSTRUCTION APPEAL BOARD until Tuesday, November 29, 2005.**

Dear Mr. Alcorn:

This will confirm that my wife Susan and I request a continuance of tomorrow morning's hearing before the CONSTRUCTION APPEAL BOARD until November 29, 2005. I have a scheduled meeting with our structural engineer on Friday, October 21, 2005 in order to receive his written report which I will thn immediately forward to our insurance company.

Thank you.

Sincerely,

John B. (Brad) Culverhouse

JOHN B. (BRAD) CULVERHOUSE
505 BEACH COURT
FORT PIERCE, FLORIDA 34950
Office Telephone: (772) 465-7572
Telephonic Facsimile (772) 464-6912
Cellular Telephone (561) 716-4726

RECEIVED
SEP 26 2005
BLDG. & COMMUNITY RESPONSE DEPT.

FACSIMILE COVER SHEET & LETTER

Date Sent: September 26, 2005
Facsimile Number: 772-468-0457
Please Deliver To: Mr. John Alcorn ,
Director of Community & Building Response
City of Fort Pierce

Number of Pages (including cover sheet) _____
Original ____ **will;** __X__ **will not; follow *via* postage pre-paid First Class U.S. Mail**
Re: **Request for Continuance of September 27, 2005 Hearing before the CONSTRUCTION APPEAL BOARD until Tuesday, October 25th, 2005.**

Dear Mr. Alcorn:

This will confirm that my wife Susan and I request a continuance of tomorrow morning's hearing before the CONSTRUCTION APPEAL BOARD until October 25, 2005. I have not been able to work on this matter since September 7th, 2005 in that on the early morning of September 8th, 2005 I was unexpectedly admitted to the Cardiovascular Intensive Care Unit at Lawnwood Regional Medical Center and was in the hospital through September 14th, 2005 when I was released with activity and work restrictions.

I did speak by telephone to our structural engineer last week and he has inspected our home a 1635 Thumb Point Drive and is completing the report which our insurance company has required.

Thank you.

Sincerely,

John B. (Brad) Culverhouse

CITY OF FORT PIERCE
Florida

BUILDING & COMMUNITY RESPONSE DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

September 12, 2005

Mr & Mrs. John B. & Susan D. Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Florida 34949-3570

Sent Via Certified Mail

RE: Notice of Meeting of the Construction Board of Adjustments and Appeals to hear appeals of 1635 Thumb Point Dr.

Dear Mr. & Mrs. Culverhouse,

This letter is to officially notify you that the appeals will be heard at a meeting of the City of Ft. Pierce Construction Board of Adjustment and Appeals scheduled for Tuesday, September 27, 2005 at 10:00am or immediately following the meeting of the Contractor Licensing Board of Appeals. The meeting will be held at City Hall, 1st Floor in the City Council Chambers. If you are unable to attend, please contact our office at (772) 460-2200, ext. 234.

The petitioner may be represented by council, may present relevant evidence, will be given opportunity to cross examine witnesses and may request production of supporting data or documentation by filing a written request with the Department and may further request through counsel issuance of subpoenas to compel witnesses.

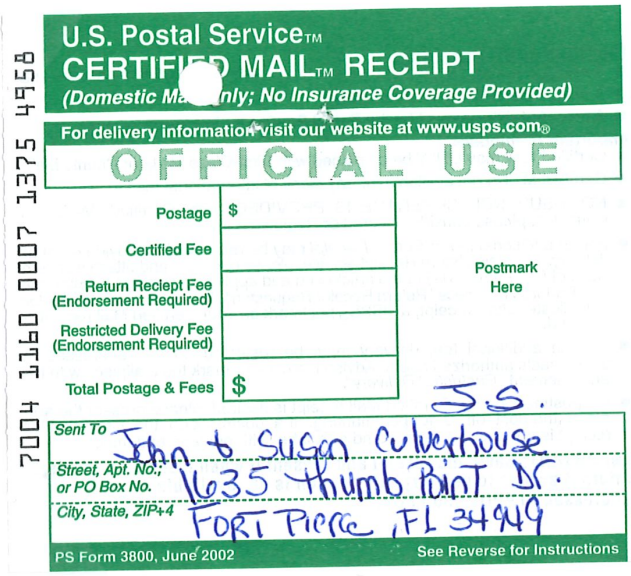
Sincerely,

Janey E. Singer
Building and Community Response/
Recording Secretary to Board

C: James Walker, Esq., Asst. City Attorney
John Alcorn, Director, Building and Community Response
Marc Meyers Deputy Building Official
Board Members

A copy of the Rules of Procedure for the Fort Pierce Construction Board of Adjustment and Appeals may be obtained upon request from the Department of Building and Community Response.

In the event a decision is made to appeal any ruling or order of the Board, a record of the proceedings will be needed for any such appeal, for that purpose, you may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which any appeal is to be based. (FS 286.0105)



7004 1160 0007 1375 4958

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

J.S.

Sent To John & Susan Culverhouse
Street, Apt. No., or PO Box No. 1635 Thumb Point Dr.
City, State, ZIP+4 FORT Pierce, FL 34949

PS Form 3800, June 2002 See Reverse for Instructions

JOHN B. (BRAD) CULVERHOUSE
505 BEACH COURT
FORT PIERCE, FLORIDA 34950
Office Telephone: (772) 465-7572
Telephonic Facsimile (772) 464-6912
Cellular Telephone (561) 716-4726

FACSIMILE COVER SHEET & LETTER

Date Sent: August 29, 2005
Facsimile Number: 772-467-9836
Please Deliver To: Mr. John Alcorn ,
Director of Community & Building Response
City of Fort Pierce

Number of Pages (including cover sheet) _____
Original ____ **will;** _X_ **will not; follow *via* postage pre-paid First Class U.S. Mail**
Re: **Continuance of August 30, 2005 Hearing before the CONSTRUCTION APPEAL BOARD until Tuesday, September 27th, 2005.**

Dear Mr. Alcorn:

This will confirm that my wife Susan and I have requested and you have agreed to the continuance of tomorrow morning's hearing before the CONSTRUCTION APPEAL BOARD until Tuesday, September 27th, 2005.

Thank you.

Sincerely,

John B. (Brad) Culverhouse

OK
8/29/2005

PHONE CALL

FOR John DATE 8/29 TIME 12:15 A.M. P.M.

M Brad Culverhouse

OF 461-3621

PHONE/ MOBILE FAX

MESSAGE Re: Hearing tomorrow. He spoke to Janey, however he would like to speak with you.

SIGNED

- [X] TELEPHONED
- [ ] RETURNED YOUR CALL
- [X] PLEASE CALL
- [ ] WILL CALL AGAIN
- [ ] CAME TO SEE YOU
- [ ] WANTS TO SEE YOU

1154

Flood AE6'
VE8'
1635
Thump

WAITING FOR INS EST.

8/29/05

He requested that this be postponed until the next meeting due to major problems with his engineer. I approved his request & will hold off on demolition

JL

SUBSTANTIAL IMPROVEMENTS
CALCULATIONS WORKSHEET

Property address 1635 THUMBPOINT DR

Value of proposed work = $_____

Building Code

Value = new construction cost per latest ICC Building Valuation Data

ICC Use Group R-3 ICC Type of construction = VB

ICC dollars and cents per square foot for a new building = $ 86.37

ICC dollars and cents per sq. ft. for utility or other use = $ 33.81

2408 sq. ft. X $ 86.37 for main building = $ 207,979

616 sq. ft. X $ 33.81 for utility use, etc. = $ 20,827

TOTAL VALUE FOR A NEW BUILDING = $ 228,806

☐ Permit denied since the improvements would be more than 50% of the value 114,403

☐ Qualifies for a permit on this basis

Substantial improvement in the Coastal Construction Zone

Market value = the assessed value of the structure as indicated by the County Property Appraiser is $ 3,500, divided by .85, = $ 4,118

50% of the market value of the structure [before the damage occurred or] before any improvements are made = $ 2,059

☐ Permit denied since the improvements would be more than 50% of the market value

☐ Qualifies for a permit on this basis

Nonconforming structure Planning & Zoning Code (Sec. 22-102)

60% or more of the replacement value at the time of damage

Replacement value per ICC = $ 288,806

60% of replacement value = $ 173,284

☐ Permit denied since the improvements would be more than 60% of the replacement value

☐ Qualifies for a permit on this basis

Nonconforming use Planning & Zoning Code (Sec. 22-101)

60% or more of the assessed value of the structure

Property Appraiser is $ 3,500, divided by .85, = $ 4,118

60% of the assessed value = $ 2,471

☐ Permit denied since the improvements would be more than 60% of the assessed value

☐ Qualifies for a permit on this basis

PROPERTY RECORD CARD

John B Culverhouse Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	1635 THUMB POINT DR	ParcelID:	2401-605-0030-000-3
Sec/Town/Range:	01 :35S :40E	Account #:	15212
ID:	24/01E	Land Use:	SF Res
Zoning:	R-1 - FP	City/Cnty:	FORT PIERCE

Ownership and Mailing

Owner: John B Culverhouse Susan D Culverhouse
Address: 1635 Thumb Point Dr
Fort Pierce FL 34949-3570

Legal Description

THUMB POINT BLK 1 LOT 30 (OR 258-845)

Sales Information

Date	Price	Code	Deed	Book/Page
9/1/1976	125000	00	CV	0258 / 0845

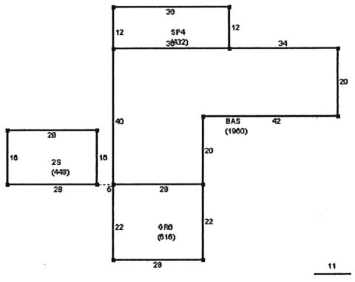
Assessment TRIM

2005 Val:	629900
Assessed:	177705
Ag.Credit:	0
Exempt:	25000
Taxable:	152705
TotalTax:	5807.96

Total Land and Building

Land Value:	626400 Acres: 0.33
Building Value:	3500
Finished Area:	2408 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	WS - Wood Shingl	RoofStruct:	HP - Hip
UnitType:	HC - HC	YearBlt:	1973	Frame:	-
Grade:	C - C	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0020 - 2 Story	No.Units:	1	SecWall:	WS - Wood/Sheath

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	WP - Plaster
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	1	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK1 - CONC DOCK	Y	1	320	AV	AV	1977
SWAV - RES POOL AVG	Y	1	578	AV	AV	1977
PA01 - POOL DK-AVG	Y	1	590	AV	AV	1977
3CCT - 3CCT	S	1	1	AV	AV	1977
2CCT - 2CCT	S	1	1	AV	AV	1977
FNV6 - VINYLFENCE6'	Y	1	30	AV	AV	1999
SDSF - SITE DEV S-F	Y	1	1	AV	AV	2001

Land Information

No.	Land Use	Type	Measure	Depth
1	0100-SF Res	255 -Front Ft	104	140

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

CITY OF FORT PIERCE
Florida

BUILDING & COMMUNITY RESPONSE DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

August 11, 2005
Mr & Mrs. John B. & Susan D. Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Florida 34949-3570

Sent Via Certified Mail

RE: **Notice of Meeting of the Construction Board of Adjustments and Appeals to hear appeals of 1635 Thumb Point Dr.**

Dear Mr. & Mrs. Culverhouse,

This letter is to officially notify you that the appeals will be heard at a meeting of the City of Ft. Pierce Construction Board of Adjustment and Appeals scheduled for Tuesday, August 30, 2005 at 10:00am or immediately following the meeting of the Contractor Licensing Board of Appeals. The meeting will be held at City Hall, 1st Floor in the City Council Chambers. If you are unable to attend, please contact our office at (772) 460-2200, ext. 234.

The petitioner may be represented by council, may present relevant evidence, will be given opportunity to cross examine witnesses and may request production of supporting data or documentation by filing a written request with the Department and may further request through counsel issuance of subpoenas to compel witnesses.

Sincerely,

Janey E. Singer
Building and Community Response/
Recording Secretary to Board

C: James Walker, Esq., Asst. City Attorney
John Alcorn, Director, Building and Community Response
Marc Meyers Deputy Building Official
Board Members

A copy of the Rules of Procedure for the Fort Pierce Construction Board of Adjustment and Appeals may be obtained upon request from the Department of Building and Community Response.

In the event a decision is made to appeal any ruling or order of the Board, a record of the proceedings will be needed for any such appeal, for that purpose, you may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which any appeal is to be based. (FS 286.0105)

7004 1160 0007 1375 5108

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: CULVERHOUSE
Street, Apt. No.; or PO Box No.: 1635 Thumb Point Dr
City, State, ZIP+4: FORT PIERCE FL 34949

PS Form 3800, June 2002 — See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MR. & MRS. John & Susan
Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949

COMPLETE THIS SECTION ON DELIVERY

A. Signature X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [signature] C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

J.S. 1635 Thumb Point Dr

ORANGE AVE STATE PIERCE FL 34950 USPS AUG 22 2001

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label): 7004 1160 0007 1375 5108

PS Form 3811, August 2001 — Domestic Return Receipt — 102595-02-M-1540

City of Fort Pierce, Florida
Building and Community Response
P. O. Box 1480
Fort Pierce, Florida 34954

Receipt Record

Receipt Number: RCPT2005-6101

Date Printed: 7/20/2005

Received From: CULVERHOUSE **Date:** 7/20/2005

Reference #: MISC2005-239 **Received By:** KellerS

Amount: $200.00

Comments: CHECK 2254

Fees:

FEE2005-9296	Appeal/Variance Req Fee	$200.00
		$200.00

Accounts:

BC	BOARD OF APPEALS	$200.00
		$200.00

Other Fields:

IN THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS OF THE CITY OF FORT PIERCE,

c/o Fort Pierce Building Official
P. O. Box 1480
Fort Pierce, Florida 34954

NOTICE OF APPEAL

1. The undersigned appeal the attached determination dated June 20, 2005. [Exhibit 1]

2. The undersigned respectfully request a thirty (30) day extension or such time period as may be allowed as an extension within which to supplement this notice of appeal with specific grounds and supporting documentation.

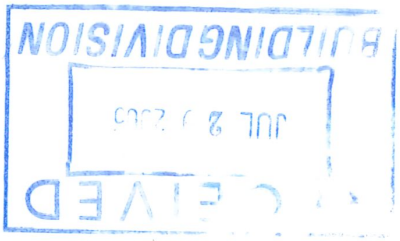
3. The filing fee for filing this appeal in the amount of $200.00 is attached to this notice of appeal.

Dated on July 20th, 2005.

John B. Culverhouse

Susan D. Culverhouse

Appellants' Address: 1635 Thumb Point Drive
Fort Pierce, Florida 34947
Telephone: (772) 461-3621
Facsimile : (772) 464-6912



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MR. & MRS. John & Susan Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949

COMPLETE THIS SECTION ON DELIVERY

A. Signature X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [signature] C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

GRANGE AVE STATE PIERCE FL 34950 AUG 22 2005 USPS

J.S. 1635 Thumb Point Dr

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7004 1160 0007 1375 5108

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl 34949-3570

COMPLETE THIS SECTION ON DELIVERY

A. Signature X [signature] ☒ Agent ☒ Addressee

B. Received by (Printed Name) [signature] C. Date of Delivery 5/10/05

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7004 1160 0007 1375 9403 1635 Thumb Point Dr 5-1201 BD

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-P-4081

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John B & Susan D Culverhouse
1635 Thumb Point Dr
Fort Pierce, Fl 34949-3570

COMPLETE THIS SECTION ON DELIVERY

A. Signature X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [signature] C. Date of Delivery 6/20

D. Is delivery address different from item 1? ☒ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. 7004 1160 0007 1375 9779 5-1201 6/16/05 1635 Thumb Point Dr BD

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-P-4081

MAYOR
ROBERT BENTON, III

COMMISSIONERS
RUFUS ALEXANDER III
EDWARD BECHT
CHRISTINE COKE
R. DUKE NELSON

CITY MANAGER
DENNIS BEACH

DIRECTOR
JOHN ALCORN

CITY OF FORT PIERCE
Florida

BUILDING & COMMUNITY RESPONSE DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

June 20, 2005

John B. & Susan D. Culverhouse
1635 Thumb Point Drive
Fort Pierce, Florida 34949

RE: 1635 Thumb Point Drive

Dear Mr. & Mrs. Culverhouse:

This is a determination that the above referenced project does constitute "substantial improvement" per Article X - Coastal Construction Code of the City of Fort Pierce.

What this means is that if 'substantial improvements' are made to the structure it will have to be floodproofed per the National Flood Insurance Regulations as well as bring it into compliance with the current Florida Building Code requirements – see Chapter 34. The top of the bottom floor will have to be at 6 feet for the portion that is located in the AE Flood Zone and 8 feet for that portion that is located in the VE Flood zone. Currently it is 5.97 feet.

The Florida Building Code (Sec. 3401.7.2.6) says: "When repairs and alterations amounting to 50% of the value of the existing building are made during any 12 month period, the building or structure shall be made to conform to the requirements for a new building or structure or be entirely demolished." Therefore conformance with these requirements is necessary.

Wind design requirements - All land to the east of U.S. Route 1 is in the 140 MPH wind zone per Sec. 5-1.111 of the City's Code of Ordinances. Your construction documents will need to comply.

Appeal rights - Any decision of the building official may be appealed by filing within thirty (30) calendar days from the date of the decision to the *Construction Board of Adjustment and Appeals,* c/o Fort Pierce Building Official, P.O. Box 1480, Ft Pierce, FL 34954 with full details including the code provisions being appealed and other relevant data. Also, include a check in the amount of $200. - Section 5-1.110 & Section 5-267(a)(14) of the Codified Ordinances of the City of Fort Pierce.

Sincerely,

John Alcorn, Flood Plain Administrator

CITY OF FORT PIERCE
Florida

BUILDING & COMMUNITY RESPONSE DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

6/15/05 **Tax ID#: 240160500300003** **Case #: CDEF2005-1201**

John B and Susan D Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

ADDRESS: 1635 THUMB POINT DR

As of this date, there has been no response to correspondence from the City dated May 5, 2005. Within 30 days of receipt of that letter, the owner was directed to remove the structure on the above property.

This is to inform you the City will proceed with condemnation in accordance with codes with all costs incurred charged against the owner.

Should there be extenuating circumstances, please advise us immediately.

If you have any questions regarding this notice, please contact the Building Department at (772) 460-2200, Ext. 214.

John Alcorn, Director
Division of Building and Community Response

6/13/05

City of Fort Pierce, Florida
Building and Community Response

P. O. Box 1480
Fort Pierce, Florida 34954

Case Narrative:

Case #: CDEF2005-1201

Printed: 5/20/2005

Owner(s) name: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

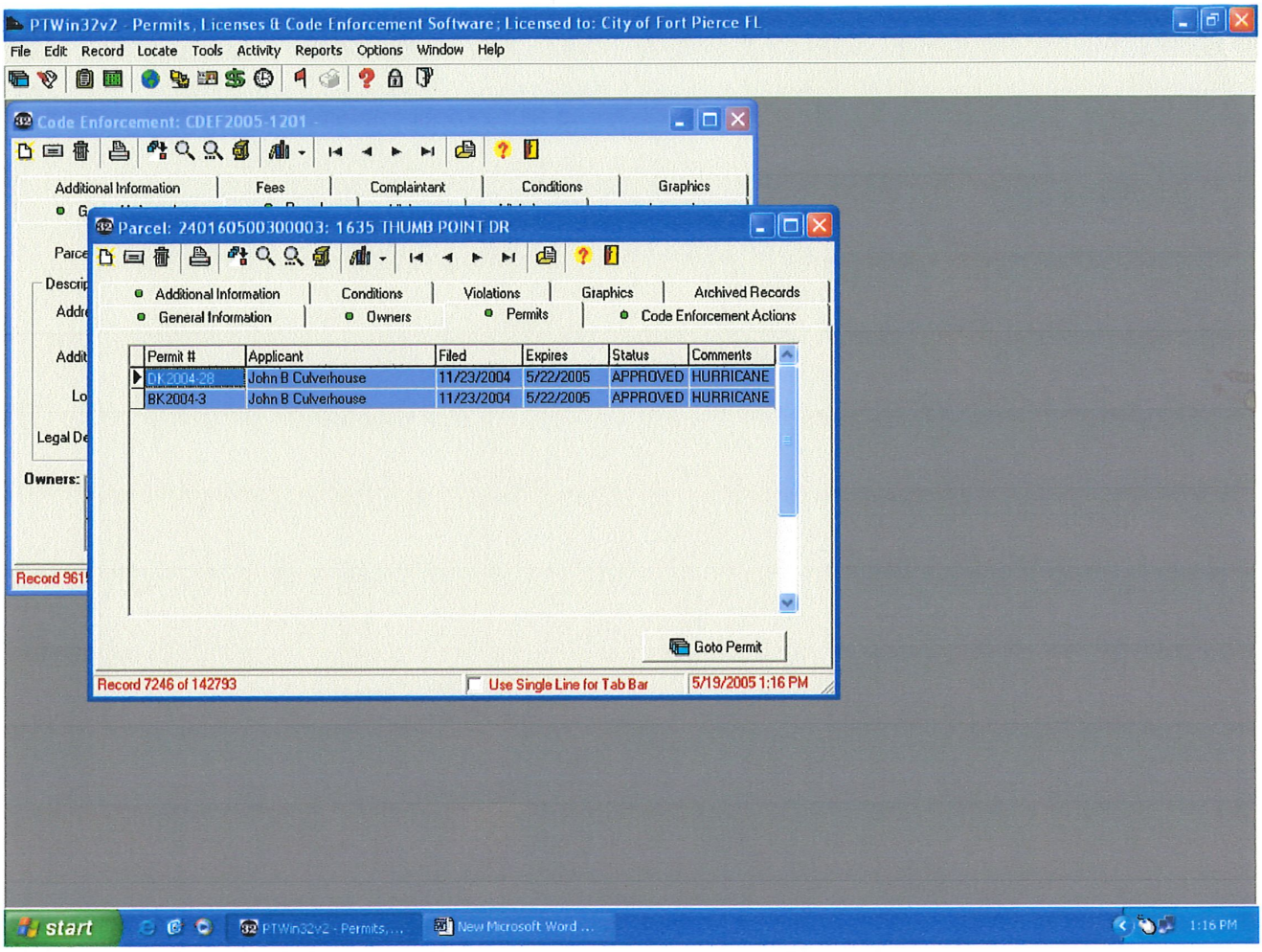
Property Address: 1635 THUMB POINT DR

Community Response Officer: BOB DUSANEK

Narrative: Received Subac letter. Reinspect scheduled 6/13. Check for permits.

6/13
have bulkhead & dock permits -

5/19/05


PTWin32v2 - Permits, Licenses & Code Enforcement Software; Licensed to: City of Fort Pierce FL
File Edit Record Locate Tools Activity Reports Options Window Help
Code Enforcement: CDEF2005-1201
Additional Information
Fees
Complaintant
Conditions
Graphics
Parcel: 2401605003000003: 1635 THUMB POINT DR
Additional Information
Conditions
Violations
Graphics
Archived Records
General Information
Owners
Permits
Code Enforcement Actions
Permit #
Applicant
Filed
Expires
Status
Comments
BK2004-28
John B Culverhouse
11/23/2004
5/22/2005
APPROVED
HURRICANE
BK2004-3
John B Culverhouse
11/23/2004
5/22/2005
APPROVED
HURRICANE
Goto Permit
Record 7246 of 142793
Use Single Line for Tab Bar
5/19/2005 1:16 PM
Owners:
Legal De
Record 961
start
PTWin32v2 - Permits,...
New Microsoft Word ...
1:16 PM

CITY OF FORT PIERCE
Florida

BUILDING & COMMUNITY RESPONSE DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

5/05/05 **Tax ID#: 240160500300003** **Case #: CDEF2005-1201**

John B and Susan D Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

ADDRESS: 1635 THUMB POINT DR

The above building or structure has been found unsafe per City Ordinances, Florida Building Code (FBC) s.3401.6 and the Standard Unsafe Building Abatement Code s.101.6. The following required actions must be taken:

- ❑ Evidence of extensive exterior and interior damage suggests substantial renovation is required to prevent further deterioration. (30 days to initiate)
- ❑ Fences must be repaired or replaced to provide a locked barrier around the pool. (15 days)
- ❑ Stagnant water must be treated to prevent the growth of algae or breeding of mosquitoes. (15 days)

If the building(s) is to be repaired, drawings prepared by a Florida licensed engineer or architect addressing the deficiencies will be required with the building permit application unless otherwise approved by the Building Official.

If the above required actions are not started and completed by the time specified, the building or structure will be ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. The repair/rehabilitation of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate condemnation proceedings in accordance with codes, with all costs incurred charged against the owner of record.**

Any person having any legal interest in the property may appeal this notice by the Building Official to the Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 30 calendar days from the date of the notice with a $200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

If you have any questions regarding this notice, please contact the Building Department (772) 460-2200, Ext. 214.

John Alcorn, Director
Division of Building and Community Response

CODE ENFORCEMENT INSPECTION

CDEF# 5-1201

☐ Bob Dusanek ☐ Annie DelRosario ☐ Shirley Kirby

☒ Nancy Eairhart ☐ Daphne Driskell ☐

Date Inspected: 4/21/05 **Date Submitted:** 4/27/05 Is there an active case?____

Address of Violation: 1635 THUMB POINT

Check Violation:			**Note Special Findings:**
☐	5-368	Property Maintenance	
☐	16-46,47,5-370	Lot Clearing Grass/Weeds___ Trim bushes ____ Trim trees ____	
☐	305-3(b)	NEC Christmas Lights	
☐	16-46,47,48(1)(5)	Outside Storage	
☐	16-46,47,48(10)(d)	Non-Op, Unlicensed Vehicles	
☐	22-67(b)(4), 5-368(6)	Fence Maintenance	
☐	104.1.1	Permit for fence, addition, shed, carport, driveway, canopy	
☐	5-73	House Numbers	
☐	22-60(f)(2)	Commercial Vehicle	
☐	22-192(a)	Tree Removal w/o permit	
☐	8.5-42-48	Overcrowding	
☐	5-369	Vacant Buildings	
☐	16-48(11)	Outside Storage of Indoor Furn.	
☐	11-24	Parking on Right of Way	
☐	16-48	Hanging clothes on fence	
☐	11-11	Storage of Commodities	
☐	16-25(c)	Garbage Cans	
☐	11-30	Refrigerator/Icebox Safety	
☐	_____	Other _____	

Days to schedule Re-Inspection: _____

Tenant Name(s): _____

Must be included if violation is not a Lot Clear AND if owner address on Prop Appraiser Record is different.

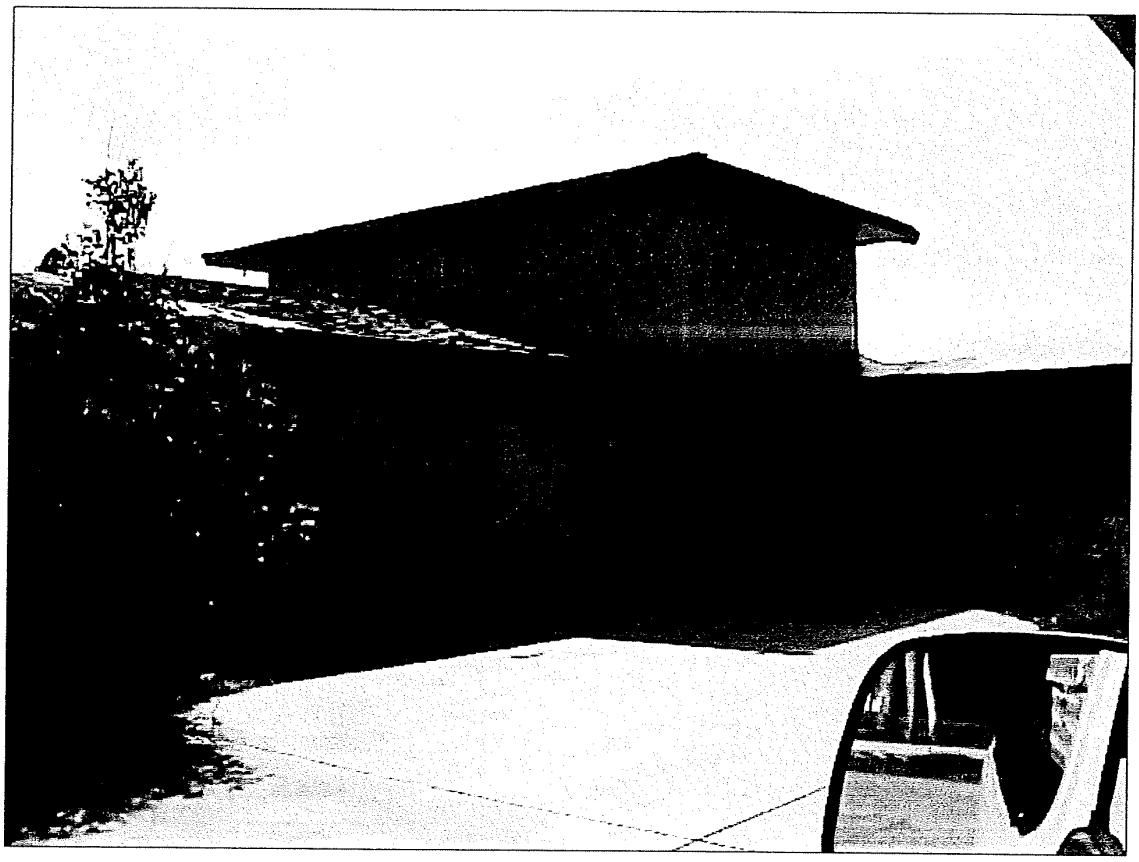
Notes: _____

(Property Appraiser Record must be attached.)

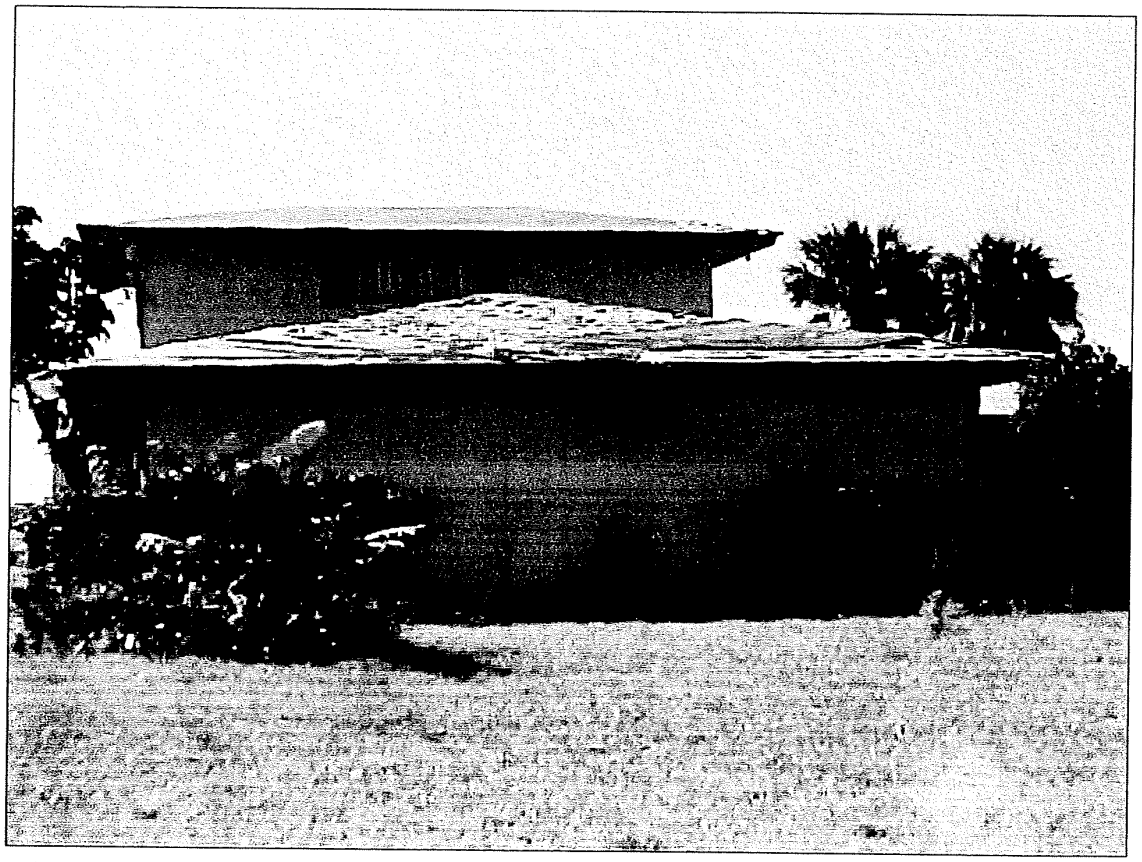
Check files for existing folder and include with photos and all new documents for case file. If file is removed, please insert "Out Card" in its place.

Rev 4/11/05

1635 THUMB POINT DISK #39 # 18 4-21- 05
NANCY EAIRHEART EXHIBIT _____



1635 THUMB POINT DISK #39 # 17 4-21- 05
NANCY EAIRHEART EXHIBIT _____



PROPERTY RECORD CARD

John B Culverhouse Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Map

Property Identification

Site Address:	1635 THUMB POINT DR	ParcelID:	2401-605-0030-000-3
Sec/Town/Range:	01 :35S :40E	Account #:	15212
Map ID:	24/01E	Land Use:	SF Res
Zoning:	R-1 - FP	City/Cnty:	FORT PIERCE

Ownership and Mailing

Owner: John B Culverhouse Susan D Culverhouse
Address: 1635 Thumb Point Dr
Fort Pierce FL 34949-3570

Legal Description

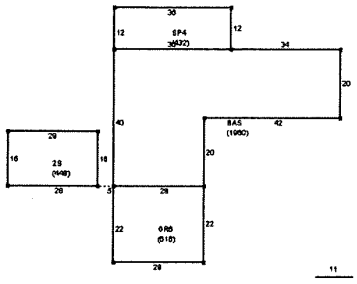
THUMB POINT BLK 1 LOT 30 (OR 258-845)

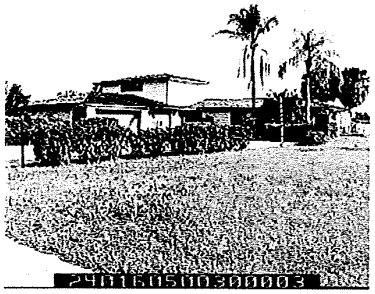
Sales Information

Date	Price	Code	Deed	Book/Page
9/1/1976	125000	00	CV	0258 / 0845

Assessment Final Value		Total Land and Building	
2004 Val:	550800	Land Value:	404100 Acres: 0.33
Assessed:	229806	Building Value:	146700
Ag.Credit:	0	Finished Area:	2408 SqFt
Exempt:	25000		
Taxable:	204806		
TotalTax:	5807.96		

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	WS - Wood Shingl	RoofStruct:	HP - Hip
ExtType:	HC - HC	YearBlt:	1973	Frame:	-
Grade:	C - C	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0020 - 2 Story	No.Units:	1	SecWall:	WS - Wood/Sheath

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	WP - Plaster
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	1	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK1 - CONC DOCK	Y	1	320	AV	AV	1977
SWAV - RES POOL AVG	Y	1	578	AV	AV	1977
PA01 - POOL DK-AVG	Y	1	590	AV	AV	1977
3CCT - 3CCT	S	1	1	AV	AV	1977
2CCT - 2CCT	S	1	1	AV	AV	1977
FNV6 - VINYLFENCE6'	Y	1	30	AV	AV	1999
SDSF - SITE DEV S-F	Y	1	1	AV	AV	2001

Land Information

No.	Land Use	Type	Measure	Depth
1	0100-SF Res	255 -Front Ft	104	140

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.
THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED

RECEIVED
JUL 29 2015
CODE ENFORCEMENT
CITY OF FT. PIERCE

July 26, 2015

Subject: 1635 Thumb Point Drive

Dear Mr. Meyers

Following our meeting with you at City Hall in June I enclose a letter to Messrs. Culverhouse from the Residents of Thumb Point Drive together with their signatures.

There were also discussions among the residents about the City's neglect of its responsibilities in enforcing its own building codes on this site.

As you are well aware the materials and storage units on this site have been used primarily for the storage of Mr. Weaver's equipment and materials for his General Contracting work, NOT for the stated purpose of building a dwelling on the site. The storage units continue to be used for this purpose and there is no building in process. Also the ugly eyesore that is the partial building remains.

You and your City Colleagues in the Building and Code Enforcement Departments have had ample evidence of this over many years but have chosen to take no action over this obvious violation of your building codes.

We urge you and your colleagues in Code Enforcement to put an end to this charade and enforce the building code. The owners should be asked to either complete the dwelling, clear the site or sell it. If they refuse, the city should take appropriate action to correct this eyesore.

Sincerely,

Chris Hodge
1622 Thumb Point Drive
Tel: 772 579 8306

Janice Hodge

cc: Linda Hudson - Mayor
Peggy Arraiz - Code Enforcement Manager
Anthony Westbury - St. Lucie Tribune

Petition for Culverhouse Property at 1635 Thumb Point Drive

PRINTED NAME	SIGNATURE	ADDRESS
Janice Hodge	Janice Hodge	1622 TPD
CHRIS HODGE	Chris Hodge	1622 TPD
John Wolsieter	John Wolsieter	1625 TPD
Nell Wolsieger	Nell Wolsieger	1625 TPD
JOHN NORTHEN	John L Northen	1646 TPD
PATTY NORTHEN	Patty A. Northen	1646 T.P.D.
Bob Greene	[illegible]	62[illegible] TP[illegible]
Donna Greene	[illegible]	[illegible] MACABAN
MARIA FUNKA	Maria Funka	1550 THUMB POINT DR.
D.W. Griffith Sr	D.W. GRIFFITH Sr	1510 thumb Pt. dr
~~SALLY G.~~		
SALLY G. GRIFFITH	Sally S Griffith	1510 THUMB PT. DR. Fort Pierce
RONALD S JONES	[illegible]	1601 THUMB PT DR FORT PIERCE
ELLEN L. JONES	Ellen L. Jones	1601 Thumb Point Dr. Ft. Pierce, FL 34949
Gary L. Hickman	Gary L Hickman	1560 Thumb Pt Dr. Ft Pierce, FL 34949
Loraine Thompson	Loraine Thompson	1560 TPD
ELIZABETH BURNS	Elizabeth Burns	1564 Thumb Point

Petition for Culverhouse Property at 1635 Thumb Point Drive

PRINTED NAME	SIGNATURE	ADDRESS
~~Rebecca Ivey~~ Robert L. Ivey SR		1614 Thumb Point Dr. Fort Pierce FL 34949
REBECCA P IVEY	Rebecca P Ivey	1614 THUMB POINT DRIVE FORT PIERCE, FL 34949
Robin Norris		1570 Thumb Point Fort Pierce
EDWARD D. CONROY		1807 Melaleuca Dr. Ft. Pierce, Fl. 34949
BARBARA D. CONROY	Barbara D Conroy	1807 Melaleuca Ft Pierce Fla 34
GARY WERNER	Gary Werner	1525 Thumb Point Dr Ft. Pierce, FL 34949
Carol Yanavos	Carol Yanavos	1639 Thumb P. Dr. Ft. Pierce, Fl.
GEORGE ASKLOF		1630
John graziano		1654 TPD
STEFAN CARO		1664 TPD
SANDA CARO		1664 TH POINT
Vincent Spadaccini		1667 Thumb Point
FRANCES LARSON		1697 Thumb Pt
Patty Sirois		1605 TP.
Jeanie Mazza	1503 Thumb Pt Dr	Jeanie Mazza
TERRI LEONE		1542 Thumb Point Dr

Petition for Culverhouse Property at 1635 Thumb Point Drive

PRINTED NAME	SIGNATURE	ADDRESS
Joseph Ghiotti	Joseph J Ghiotti Jr.	1512 THUMB POINT DRIVE.
Maria Funka	MARIA FUNKA	1550 THUMB POINT DR
Kris Walters	Kris Walters	1573 Thumb Point Dr.
John Klimek	John Klimek	606 Faber Ave
ROSS CRITTENDEN	Ross Crittenden	610 Faber Ave 34949
James Longstreet	James Longstreet	614 Faber AVE.
Pat Morrison	Pat Morrison	1642 Thumb Point
Kelly Johnson	Kelly Johnson	1509 Thumb Point Dr. 34949
Donna Spillman	Donna Spillman	1610 Thumb Point
David L Hicks	David A Hicks	1502 Thumb Point Dr.
Jon Harris		1526 Thumb Point Dr
Jill Williams	Jill Williams	1643 Thumb Point Dr.
Michael Williams		1643 Thumb Point Dr.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3810191 OR BK 3494 PAGE 487, Recorded 03/12/2013 at 3:45 PM
Doc Tax: $0.70

PREPARED BY AND RETURN TO:
Michael D. Fowler, Esq.
THE ESTATE, TRUST & ELDER LAW FIRM, P.L.
240 N.W. Peacock Boulevard, Suite 304
Port St. Lucie, FL 34986
(772) 878-7271

Parcel ID No.: 2410-709-0005-000-6

WARRANTY DEED

THIS WARRANTY DEED made this 20th day of November, 2012, by **JOHN BRADFORD CULVERHOUSE, Sr., also known as BRAD CULVERHOUSE, and SUSAN DREIER CULVERHOUSE, husband and wife**, whose post office address is: 505 Beach Court, Fort Pierce, Florida, 34950, (hereinafter called the "Grantors"), to **JOHN B. CULVERHOUSE, Jr., as Trustee of the Residence Sub-Trust of the Culverhouse Family Irrevocable Trust dated November 20th, 2012,** whose post office address is: 9975 Perfect Drive, Port Saint Lucie, Florida, 34986, (hereinafter called the "Grantee").

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH, that the said Grantors, for and in consideration of $10.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in Saint Lucie County, State of Florida, viz:

OAKLAND PARK BLK 2 LOTS 1 AND 2 (MAP 24/10F) (OR 338-759)

Subject to all other restrictions, easements and encumbrances of record provided this recitation shall not act to reimpose the same.

John B. Culverhouse, Jr., as Trustee, shall have the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property conveyed by this deed.

This deed was prepared based upon information provided by the parties hereto and without the benefit of title examination. By the delivery (by Grantors) and acceptance (by Grantee) of this deed, the Grantors and Grantee agree to indemnify and hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been revealed by a search of the public records.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in

anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31st, 2011.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

JOHN BRADFORD CULVERHOUSE, Sr., Grantor
505 Beach Court
Fort Pierce, FL 34950

SUSAN DREIER CULVERHOUSE, Grantor
505 Beach Court
Fort Pierce, FL 34950

Dana M. Grogan, Witness
*Witness as to both.
at 240 N.W. Peacock Blvd., Suite 304
Port St. Lucie, FL 34986

Nardalisa Figueroa, Witness
*Witness as to both.
at 240 N.W. Peacock Blvd., Suite 304
Port St. Lucie, FL 34986

STATE OF FLORIDA)
) ss.
COUNTY OF SAINT LUCIE)

The foregoing was acknowledged before me this 20th day of November, 2012, by John Bradford Culverhouse, Sr., who is personally known to me [ ], or who has produced a FL DL #C416-462-416-323-0, as identification [✓]; and by Susan Dreier Culverhouse, who is personally known to me [ ], or who has produced a FL DL #C416-784-49-836-0, as identification [✓].
[SEAL]

Notary Public, State of Florida

M D FOWLER
Notary Public - State of Florida
My Comm. Expires Aug 8, 2015
Commission # EE 106835
Bonded Through National Notary Assn.

Property Information

Address: 1635 THUMB POINT DR
FT PIERCE, FL 34949
Location ID: 1689
TAX ID #: 2401-605-0030-000/3
Alternate ID description:
Zoning: NA UNKNOWN
Subdivision:

Case General Information

Case status: FL FINES/LIENS RUNNING
Status date: 8/10/2015
Case type: CE CODE ENFORCEMENT VIOLATION
Reported date: 5/05/2005
Origination: IP INSPECTION
Default inspector: IS Isaac Saucedo
Credit balance: .00

Owner Information

Owner name: JOHN B & SUSAN CULVERHOUSE
Address: 1635 THUMB POINT DR
City: FT PIERCE, FL 34949
Phone: 0
Notice: Y
Flip:

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
PROPERTY MAINTENANCE	CM		1	8/20/2007	3/26/2015

Case Data

Description	Data

Active Inspections

Type	Insp ID	Schedule Date

No scheduled inspections exist

Type	Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount	Lien paid
CF	CODE ENFORCE BD FINES - 1	137250.00	137250.00	.00	10/26/2007	4/27/2009	250.00	.00	.00
C2	CODE ENFORCE BD FINES - 2	37000.00	37000.00	.00	1/04/2010	6/01/2010	250.00	.00	.00
C3	CODE ENFORCE BD FINES - 3	279000.00	279000.00	.00	8/02/2011	8/22/2014	250.00	.00	.00
N1	RECORD AFF OF NON-COMP	20.00	20.00	.00	3/26/2015		.00	.00	.00
RC	RECORD ACK. OF COMPLIANCE	30.00	30.00	.00	4/23/2010		.00	.00	.00
RL	RECORD OF LIEN	10.00	10.00	.00	3/26/2015		.00	.00	.00

Type	Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount	Lien paid
	(Continued)								
									.00
		453310.00	453310.00	.00				.00	
									.00

Invoice **Invoice Number:** 0508271 **DATE:** August 19, 2005	**Reliable Title Search, Inc.** **1165 S. Federal Hwy.** **Suite 16** **Ft. Pierce, FL. 34950** **Phone: 772-489-9650** **Fax: 772-489-9651**

BILLED:	**SERVICE FOR:**
Bob	City of Fort Pierce

File #	1635 Thumb Point Dr

NAME	DESCRIPTION
JOHN CULVERHOUSE AND SUSAN D. CULVERHOUSE, his wife	LOT 30, BLOCK 1, THUMB POINT SUBDIVISION
	St. Lucie County, Florida

Copy Costs	$0.00
Certify	$0.00
Shortages	$0.00
Search Fee	$65.00
Total	$65.00

THANK YOU FOR YOUR BUSINESS.

IF YOU HAVE ANY QUESTIONS PLEASE DO NOT HESITATE TO CALL.

Invoice
Invoice Number: 0508271
DATE: August 19, 2005

Reliable Title Search, Inc.
1165 S. Federal Hwy.
Suite 16
Ft. Pierce, FL. 34950
Phone: 772-489-9650
Fax: 772-489-9651

BILLED:	SERVICE FOR:
Bob	City of Fort Pierce

File #	1635 Thumb Point Dr

NAME	DESCRIPTION
JOHN CULVERHOUSE AND SUSAN D. CULVERHOUSE, his wife	LOT 30, BLOCK 1, THUMB POINT SUBDIVISION
	St. Lucie County, Florida

Copy Costs	$0.00
Certify	$0.00
Shortages	$0.00
Search Fee	$65.00
Total	$65.00

THANK YOU FOR YOUR BUSINESS.

IF YOU HAVE ANY QUESTIONS PLEASE DO NOT HESITATE TO CALL.

Order # 1635 Thumb Point Dr

RELIABLE TITLE SEARCH, INC.

1165 S. Federal Hwy. 1
Suite 16
Ft. Pierce, Fl. 34950

Telephone 772-489-9650
Fax 772-489-9651
E-mail: ReliableTitleSearch@comcast.net

OWNERSHIP AND ENCUMBRANCE SEARCH

DATE: August 19, 2005

Search No. 0508271
From 10/4/1976
Through 08/8/2005 at 5:00 p.m.

The undersigned has commenced this search with the first date aforementioned and ended said search as stated above. There has been no attempt to review the instruments for accuracy.

LEGAL DESCRIPTION:
LOT 30, BLOCK 1, THUMB POINT SUBDIVISION, according to the Plat thereof, recorded in Plat Book 10, at Pages 79, of the Public Records of St. Lucie County, Florida.

OWNER OF RECORD:
JOHN CULVERHOUSE AND SUSAN D. CULVERHOUSE, his wife, by virtue of a Warranty Deed from Albert J. Divagno and Arline R. Divagno, his wife, dated 9/29/1976, filed 10/4/1976, in Official Records Book 258, Page 845, of the Public Records of St. Lucie County, Florida.

ENCUMBRANCES:
MORTGAGE from JOHN CULVERHOUSE AND SUSAN D. CULVERHOUSE, husband and wife, to Harbor Federal Savings Bank, in the principal sum of $331,800.00, dated 1/27/2004, filed 2/3/2004, in Official Records Book 1893, Page 1035, of the Public Records of St. Lucie County, Florida.

OTHER INSTRUMENTS OF RECORD: NONE

TAXES: Paid through and including the year 2004.
2004 Gross amount $5,837.96 PAID 11/23/2004 $5,604.44
2004 Just Value $229,806.00
Homestead Exemption $25,000.00
Tax I.D. #2401-605-0030-000/3

RELIABLE TITLE SEARCH, INC.

Teresa S. Lawlson

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
375.00

346724

This instrument was prepared by:

SPENCER B. GILBERT
of the Law Offices of
GILBERT and HOROWITZ, P.A.
P. O. Box 3383
220 South Second Street
FORT PIERCE, FLORIDA 33450

Warranty Deed (STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 29th day of September 19 76, Between

ALBERT J. DiVAGNO and ARLINE R. DiVAGNO, his wife

of the County of St. Lucie, State of Florida, grantor*, and

JOHN B. CULVERHOUSE and SUSAN D. CULVERHOUSE, his wife,

whose post office address is 1635 Thumb Point Dr., Ft. Pierce, Fla. 33450

of the County of St. Lucie, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of Ten and no/100- - - - - -

Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

Lot 30, Block 1, THUMB POINT SUBDIVISION, as per plat thereof recorded in Plat Book 10, page 79 of the public records of St. Lucie County, Florida.

APPRAISER'S USE ONLY 2401-605-0030-000/3 A

Subject to reservations, restrictions, easements and rights of way of record and subject to first mortgage from the grantees herein to First Federal Savings and Loan Association of Fort Pierce, in the original principal sum of $80,000.00, dated September 22, 1976 and recorded in O. R. Book 257, Page 2467 of the public records of St. Lucie County, Florida.

SAINT LUCIE COUNTY 150270 FLORIDA DEPT. OF REVENUE OCT-4'76 P.B. 10850 DOCUMENTARY SUR TAX 137.50

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Spencer B. Gilbert
Albert J. DiVagno (Seal)
Albert J. DiVagno

Tony F. Ellwood
Arline R. DiVagno (Seal)
Arline R. DiVagno

STATE OF FLORIDA,
COUNTY OF ST. LUCIE.
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ALBERT J. DiVAGNO and ARLINE R. Di VAGNO, his wife

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 29th day of September 19 76.

Carol B. Burns
Notary Public
State of Florida at Large

My commission expires:
NOTARY PUBLIC, STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES JAN. 7, 1977
Bonded By American Bankers Insurance Co. 1977

FILED AND RECORDED
ST. LUCIE COUNTY FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
RECORD VERIFIED

346724

OCT 4 11 55 AM '76

O.R. BOOK 258 PAGE 845

PLEASE RETURN TO CH BOX: 76
TREASURE COAST TITLE/FILE NO: 03-6589
PREPARED BY:

Name: **BARBARA GAMBARDELLA**

Address: **HARBOR FEDERAL SAVINGS BANK**
P.O. BOX 249
FORT PIERCE, FL 34954-0249

* Doc Assump: $ 0.00
* Doc Tax : $ 1,161.30
* Int Tax : $ 663.60

Return to:
TREASURE COAST ABSTRACT & TITLE
401B SOUTH INDIAN RIVER DRIVE
FORT PIERCE, FL 34954

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2346244 OR BOOK 1893 PAGE 1035
Recorded:02/03/04 15:15

[Space Above This Line For Recording Data]

5024285594

MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) **"Security Instrument"** means this document, which is dated **January 27, 2004** , together with all Riders to this document.
(B) **"Borrower"** is **JOHN B. CULVERHOUSE and SUSAN D. CULVERHOUSE, HUSBAND and WIFE**

Borrower is the mortgagor under this Security Instrument.
(C) **"Lender"** is **HARBOR FEDERAL SAVINGS BANK**
Lender is a **Savings Bank** organized and existing under the laws of **the United States of America** . Lender's address is **P.O. BOX 249, FORT PIERCE, FL 34954-0249** . Lender is the mortgagee under this Security Instrument.
(D) **"Note"** means the promissory note signed by Borrower and dated **January 27, 2004** . The Note states that Borrower owes Lender **Three Hundred Thirty One Thousand Eight Hundred and no/100** Dollars (U.S. $ **331,800.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **February 01, 2019** .
(E) **"Property"** means the property that is described below under the heading "Transfer of Rights in the Property."
(F) **"Loan"** means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
(G) **"Riders"** means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

☐ Adjustable Rate Rider	☐ Condominium Rider	☐ Second Home Rider
☐ Balloon Rider	☐ Planned Unit Development Rider	☒ Other(s) [specify] **TIMELY PAYMENT PROGRAM**
☐ 1-4 Family Rider	☐ Biweekly Payment Rider	

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
(K) "Escrow Items" means those items that are described in Section 3.
(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
(M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.
(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.
(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in the

County [Type of Recording Jurisdiction] of **St Lucie** [Name of Recording Jurisdiction]:

SEE ATTACHED SCHEDULE "A"

COPY

which currently has the address of **1635 THUMBPOINT DRIVE** [Street]

FORT PIERCE [City], Florida **34949** [Zip Code] ("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for

Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may

require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may

disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has—if any—with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this

Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the

other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. Attorneys' Fees. As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

25. Jury Trial Waiver. The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

OR BOOK 1893 PAGE 1045

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in pages 1 through 11 of this Security Instrument and in any Rider executed by Borrower and recorded with it.

JOHN B. CULVERHOUSE (Seal) -Borrower
1635 THUMBPOINT DRIVE
FORT PIERCE, FL 34949

SUSAN D. CULVERHOUSE (Seal) -Borrower
1635 THUMBPOINT DRIVE
FORT PIERCE, FL 34949

(Seal) -Borrower

(Seal) -Borrower

(Seal) -Borrower

(Seal) -Borrower

Signed, sealed and delivered in the presence of:

NANCYE J. DAILEY

JACQUELYN BREWER

State of Florida
County of ST. LUCIE

The foregoing instrument was acknowledged before me this 27th day of January, 2004 by JOHN B. CULVERHOUSE AND SUSAN D. CULVERHOUSE, HIS WIFE who is personally known to me or who has produced as identification.

JACQUELYN B. BREWER
MY COMMISSION # DD 164638
EXPIRES: March 9, 2007
Bonded Thru Notary Public Underwriters

Notary Public

JACQUELYN BREWER

COPY

TIMELY PAYMENT REWARDS RIDER
1.0% Reduction

5024285594

THIS TIMELY PAYMENT REWARDS RIDER is made this 27th day of January, 2004, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to **HARBOR FEDERAL SAVINGS BANK** (the "Lender") covering the Property described in the Security Instrument and located at:

1635 THUMBPOINT DRIVE□FORT PIERCE, FL 34949
[Property address]

OR BOOK 1893 PAGE 1046

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. TIMELY PAYMENT REWARDS RATE REDUCTION
The Note provides for the reduction in the Borrower's interest rate as follows:

1. TIMELY PAYMENT REWARDS RATE REDUCTION
Borrower has agreed to pay the rate of interest set forth in Section 2 of the Note (the "Note Rate") until the full amount of principal has been paid. However, if on any one of the FIRST second, third or fourth anniversaries of the scheduled due date of the first full installment payment due under the Note (each; an "Anniversary Date') Borrower has demonstrated a Good Payment History, Lender agrees to decrease the Note Rate by one percentage point (1.0%). Borrower will be deemed to have demonstrated a "Good Payment History" if Borrower: (a) has made each of the most recent 12 consecutive monthly payments under the Note and Security Instrument before the date the next payment was due; and (b) has never been late by 3 months or more in making any monthly payments due under the Note. If Borrower demonstrates a Good Payment History, the new Note Rate will take effect on the earliest Anniversary Date on which Borrower has demonstrated a Good Payment History ("Rate Reduction Date"). Beginning with Borrower's first monthly payment after the Rate Reduction Date, Borrower will pay the new amount as the monthly payment until the Maturity Date. Lender will decrease Borrower's Note Rate only one time during the term of the loan, provided Borrower demonstrates a Good Payment History on either of the second, third or fourth Anniversary Date.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Timely Payment Rewards Rider.

JOHN B. CULVERHOUSE (Seal) -Borrower

SUSAN D. CULVERHOUSE (Seal) -Borrower

SCHEDULE "A"

Parcel I

All of Lot 29 and the easterly one-half of Lot 28, being more particularly described as follows:

Beginning at the NE corner of Lot 28, run Westerly along the Northerly line of Lot 28, 42.50 feet, thence run Southeasterly to a point on the South line of Lot 28, said point being 81.72 feet East of the Southwest corner of Lot 28, thence run East and Northeasterly 81.73 feet to the Southeast corner of Lot 28, thence run Northwesterly 205.3 feet to the Point of Beginning. All of the above being in Block 1, THUMB POINT, as recorded in Plat Book 10, page 79, of the Public Records of St. Lucie County, Florida.

Parcel II

Lot 30, Block 1, THUMB POINT, according to the Plat thereof recorded in Plat Book 10, page 79, of the Public Records of St. Lucie County, Florida.

COPY

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
John B. & Susan Culverhouse
1625 Thumb Point Drive
Ft. Pierce, FL 34949

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

ORANGE AVENUE STATION FORT PIERCE FLORIDA 34950 DEC 12 2007

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7006 2150 0001 1914 7352 CEB 7-62 1635 Thumb Point Dr Lien

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7006 2150 0001 1914 7352

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To Culverhouse
Street, Apt. No.; or PO Box No.
City, State, ZIP+4 Lien

PS Form 3800, August 2006 See Reverse for Instructions

7004 1160 0007 1375 9403

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: John B & Susan D Culverhouse
Street, Apt. No.; or PO Box No.: 5-1201 BD
City, State, ZIP+4:

PS Form 3800, June 2002 — See Reverse for Instructions

7006 2150 0001 1915 1069

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: Culverhouse
Street, Apt. No.; or PO Box No.:
City, State, ZIP+4: Order 4-11-07

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl 34949-3570

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X [signature] ☑ Agent ☐ Addressee

B. Received by (Printed Name): [illegible] C. Date of Delivery: 5/10/05

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

7004 1160 0007 1375 9403 1635 Thumb Point Dr. 5-1201 BD

PS Form 3811, August 2001 — Domestic Return Receipt — 2ACPRI-03-P-4081

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
John B & Susan D. Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl. 34949-3570

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X [signature] ☐ Agent ☑ Addressee

B. Received by (Printed Name): [illegible] C. Date of Delivery: 3/30/07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

7006 2150 0001 1915 1069 CEB 7-62 1635 Thumb Point Dr. Order 4-11-07

PS Form 3811, February 2004 — Domestic Return Receipt — 102595-02-M-1540

7004 1160 0007 1375 9779

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT®
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: John B & Susan D Culverhouse
Street, Apt. No.; or PO Box No.: 5-1201 (6/16/05)
City, State, ZIP+4: BD

PS Form 3800, June 2002 — See Reverse for Instructions

7006 2150 0001 1915 0581

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: Culverhouse
Street, Apt. No.; or PO Box No.:
City, State, ZIP+4: CEB 4-11-07

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
John B. & Susan D. Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl. 34949-3570

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

FORT PIERCE FLORIDA 34950 APR 18 2007 ORANGE AVENUE STATION

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7006 2150 0001 1915 0581 CEB 7-62 1635 Thumb Point Dr. BD 4-11-07

PS Form 3811, February 2004 — Domestic Return Receipt — 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
John B & Susan D Culverhouse
1635 Thumb Point Dr
Fort Pierce, Fl 34949-3570

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☑ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. 7004 1160 0007 1375 9779 5-1201 6/16/05 1635 Thumb Point Dr. BD

PS Form 3811, August 2001 — Domestic Return Receipt — 2ACPRI-03-P-4081

MESSAGE

For BEAD culvert date 10/30/07

from cell time 12:48 AM PM

phone 561-716 fax 4726

message PLEASE call

taken by

best call back time date

A MESSAGE FOR: Marc

FROM Brad Culver house DATE 10:57

OF (561) 716-4726 TIME 10/31 A.M. P.M.

PHONE AREA CODE NUMBER EXT. ☐ URGENT

☐ TELEPHONED ☐ CAME TO SEE YOU ☐ RETURNED YOUR CALL

MESSAGE: ☐ PLEASE CALL ☐ WANTS TO SEE YOU ☐ WILL CALL AGAIN

Re: A letter he received from the City

SIGNED

PT Winn
PO Box 4392
34978-4392

7-16-07

Don't Start fires

Check with Marc

Scott Jackson

1-800-780-1377

file # 258074

1635 Thumbprint

Have tried to return call at least 10 times cont. to be busy.

Spoke to Peggy. Need to know what property he's interested in because of there being a father and a son who owns prop. May not be the ~~John~~ Brad & Dad The fines we stopped due to obtaining a permit. Once the Permit expires, and not Complied fines will start back

To comply finish tearing down house or rebuild a new one—

SUBAC #2

To –

5-1206 2402
Orange

5-1201 1635
Thumb Point

5-1226 21 Fishermans
Lehman

Received 6/13/05

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS
DENNIS MURPHY
PRINCIPAL PLANNER
2980 SOUTH 25th STREET
FT. PIERCE, FL 34981
(772) 464-3537 EXT 301
C: (772) 216-5056
F: (772) 464-9497
DMURPHY@CT-ENG.COM

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
THOMAS P. KIERNAN, PSM
VICE PRESIDENT/DIRECTOR OF SURVEY
2980 SOUTH 25th STREET
FORT PIERCE, FL 34981
P: (772) 464-3537, Ext. *206
F: (772) 464-9497
TKIERNAN@CT-ENG.COM
WWW.CT-ENG.COM

Bob -

120 days are up. We checked w/ Bldg and no plans have been submitted - no application done. Start the fines.

J.

SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA

SM CASE # 05-1201

RE: Violation of Section(s): 103.2 SBCCA – Housing Code

Violator: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4297742 04/13/2017 03:11:50 PM
OR BOOK 3984 PAGE 2245 - 2245 Doc Type: ORD
RECORDING: $10.00

Property Address: 1635 THUMB POINT DR

Tax ID #: 2401-605-0030-000/3

Legal Description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

ORDER ON REQUEST TO FORECLOSURE ON LIEN

THIS CAUSE came before the Special Magistrate on April 11, 2007, upon the request of the Code Enforcement Department, pursuant to §162.09. Florida Statutes and Section 2-247 of the Code of Ordinances of the City of Fort Pierce, to request authorization to initiate the foreclosure of a code enforcement lien. The Special Magistrate, having heard and considered the evidence presented and arguments made, and being otherwise advised in the premises, finds that:

A. An Order Determining Violation was issued on April 11, 2007 for failure to comply with the City Code of Ordinances.

B. Said Order Determining Violation established a daily fine of $250.00 that continued to accrue until the real property comes into compliance.

C. On April 27, 2009 the property complied with the Order Determining Violation. At the time of compliance, the fines accumulated to a total of $137,250.00.

D. The property has been out of compliance since the original date of compliance on two (2) additional occasions due to a lapse in the permits issued on the property.

E. Based on the original non-compliance an Order Assessing Fine and Imposing Lien was filed against the property described above in Book 2910 Page 27 on November 20, 2007 due to the accrual of fines that remained unsatisfied.

F. Said Order Assessing Fine and Imposing Lien has been established for over one year and as such is eligible for foreclosure action by the City of Fort Pierce Accordingly, it is

ORDERED AND ADJUDGED as follows:

A. The City Attorney for the City of Fort Pierce is hereby authorized to commence foreclosure proceedings of the lien imposed upon the real property described above.

DONE AND ORDERED this 13th day of April, 2017, Nunc Pro Tunc.

Frank Blandino, Esquire, Special Magistrate

File Name: C0071361.DOC

SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA

SM CASE # 05-1201

RE: Violation of Section(s): 103.2 SBCCA – Housing Code

Violator: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4297742 04/13/2017 03:11:50 PM
OR BOOK 3984 PAGE 2245 - 2245 Doc Type: ORD
RECORDING: $10.00

Property Address: 1635 THUMB POINT DR

Tax ID #: 2401-605-0030-000/3

Legal Description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

ORDER ON REQUEST TO FORECLOSURE ON LIEN

THIS CAUSE came before the Special Magistrate on April 11, 2007, upon the request of the Code Enforcement Department, pursuant to §162.09. Florida Statutes and Section 2-247 of the Code of Ordinances of the City of Fort Pierce, to request authorization to initiate the foreclosure of a code enforcement lien. The Special Magistrate, having heard and considered the evidence presented and arguments made, and being otherwise advised in the premises, finds that:

A. An Order Determining Violation was issued on April 11, 2007 for failure to comply with the City Code of Ordinances.

B. Said Order Determining Violation established a daily fine of $250.00 that continued to accrue until the real property comes into compliance.

C. On April 27, 2009 the property complied with the Order Determining Violation. At the time of compliance, the fines accumulated to a total of $137,250.00.

D. The property has been out of compliance since the original date of compliance on two (2) additional occasions due to a lapse in the permits issued on the property.

E. Based on the original non-compliance an Order Assessing Fine and Imposing Lien was filed against the property described above in Book 2910 Page 27 on November 20, 2007 due to the accrual of fines that remained unsatisfied.

F. Said Order Assessing Fine and Imposing Lien has been established for over one year and as such is eligible for foreclosure action by the City of Fort Pierce Accordingly, it is

ORDERED AND ADJUDGED as follows:

A. The City Attorney for the City of Fort Pierce is hereby authorized to commence foreclosure proceedings of the lien imposed upon the real property described above.

DONE AND ORDERED this 13th day of April, 2017, Nunc Pro Tunc .

Frank Blandino, Esquire, Special Magistrate

File Name: C0071361.DOC

Special Magistrate Blandino Hearing .0.
Meeting Date: 04/05/2017

Information

SUBJECT:

05-1201	1635 Thumb Point Drive	Culverhouse, John B and Susan	Peggy Arraiz

CASE INFORMATION:

Case Initiated:	May 05, 2005	Type of Presentation:	Request to Foreclose Lien

OWNER:

NAME ON LIEN: John B & Susan Culverhouse 1635 Thumb Point Drive Fort Pierce, FL 34949	CURRENT TITLE NAME: John B Culverhouse Sr. John B Culverhouse Jr. 1635 Thumb Point Drive Fort Pierce, FL 34949

VIOLATIONS:

103.2 SBCCI Housing Code

FINDINGS/ORDER:

On April 11, 2007, the Code Enforcement Board granted Mr. & Mrs. Culverhouse a period of 120 days to apply for the permit to rehabilitate the structure. Failure to obtain the permit would result in a finding of violation of Sec. 103.2 SBCCI and a fine of $250.00 per day would accrue.

ACTION DATES:

- 10/26/2007 - permit had not been applied for and fines began to accrue.
- 04/27/2009 - permit obtained and fines stopped. Fines accrued to $137,250.00.
- 01/04/2010 - permit expires and fines renewed.
- 06/01/2010 - permit obtained and fines stopped. Fines accrued an additional $37,000.00.
- 08/02/2011 - permit expires and fines renewed.
- 08/22/2014 - permit renewed and fines stopped. Fines accrued an additional $279,000.00
- Permit has remained active since due to the Florida Building Code only requiring a single approved inspection to extend the permit an additional 6 months.
- Total amount due including filing fees is $453,310.00.

RECOMMENDATION:

Per Section 2-247 of the City Code of Ordinances, after a period of one (1) year, the Special Magistrate may authorize the City Attorney to foreclose on the lien.

Staff recommends the Special Magistrate to authorize the City Attorney to initiate foreclosure proceedings against 1635 Thumb Point Drive.

Attachments

Authorization to Foreclose
Fines
Order Imposing Lien
Order Determining Violation

Form Review

Form Started By: Peggy Arraiz Started On: 03/28/2017 11:20 AM

Fw: Potential Foreclosure
Iola Mosley to: Colleen Greer 03/27/2017 03:50 PM

Didn't mean to leave you out

Iola T. Mosley|Senior Assistant City Attorney| City of Fort Pierce
City Attorney's Office • 100 North U.S. 1, Fort Pierce, FL 34950
Phone: 772.467.3044 Fax: 772.466.5495

CONFIDENTIAL COMMUNICATION – This email (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-25621, is confidential and may be legally privileged, confidential, and exempt from disclosure under application law. If the reader of this email is not the intended recipient, or agent responsible for delivering or copying of this communication, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please reply to the sender that you have received the message in error, then delete it. Thank you.

----- Forwarded by Iola Mosley/cfp on 03/27/2017 03:43 PM -----

From:	Iola Mosley/cfp
To:	Peggy Arraiz/cfp@cfp, Angela Wilkinson/cfp@cfp
Date:	03/27/2017 03:42 PM
Subject:	Potential Foreclosure

Regarding the pending Subject Matter of the RLS submitted 3-14-17 , The City Attorney requests that the matter be schedule on th April 7th Special Magistrate hearing agenda for authorization to proceed. Additionally he has requested that a place holder be set for the April 17th City Commission agenda for approval to file the litigation in the Circuit Court.

Iola T. Mosley|Senior Assistant City Attorney| City of Fort Pierce
City Attorney's Office • 100 North U.S. 1, Fort Pierce, FL 34950
Phone: 772.467.3044 Fax: 772.466.5495

CONFIDENTIAL COMMUNICATION – This email (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-25621, is confidential and may be legally privileged, confidential, and exempt from disclosure under application law. If the reader of this email is not the intended recipient, or agent responsible for delivering or copying of this communication, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please reply to the sender that you have received the message in error, then delete it. Thank you.

PARTIAL RELEASE OF LIEN

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the **CITY OF FORT PIERCE, FLORIDA**, a Florida municipal corporation of the State of Florida (hereinafter referred to as the "City"), through its Code Enforcement Board pursuant to Chapter 162, Florida Statutes, recorded an ORDER ASSESSING FINE AND IMPOSING LIEN dated **November 30, 2007** in Official Records Book **2910**, Page **27** of the public records in the Office of the Clerk of the Circuit Court, St. Lucie County, Florida (hereinafter referred to as the "Order"), against **John B. and Susan Culverhouse** and the real property located at **1635 Thumb Point Drive**, Fort Pierce, Florida, more particularly described in the Order as:

Tax ID #**2410-605-0030-000-3**

(hereinafter referred to as the "real property"); and

WHEREAS, the Order further provides, in pertinent part, that it shall constitute a lien "upon any other real or personal property owned by" the said **John B. and Susan Culverhouse**; and

WHEREAS, it appears that the said **John B. and Susan Culverhouse** owned other real property, upon which the Order currently constitutes a lien, said other real property being located at **Indrio Road (Parcel #**1211-111-0001-000-9) and **Indrio Road (Parcel #** 1214-111-0001-000-8), Fort Pierce, St. Lucie County, Florida, and more particularly described as:

11 34 38 E 1/4 (162.00 AC) (OR 3822-389)

14 34 38 E 1/4 OF N 1/2-LESS S 30 FT- (79.41 AC) (OR 3822-389)

(hereinafter referred to as the "other real property"); and

WHEREAS, the City has been requested to release the other real property from the lien of the Order for and in consideration of the payment of the sum of **$5,000.00** to the City, which is acceptable to the City; and

WHEREAS, in considering the foregoing, the City does hereby agree to release its lien under the Order only as to the other real property, and does further declare that such lien against only the other real property as may be evidenced by the Order as recorded, is relinquished; provided, however, that such release is without prejudice to and with reservation of rights of the City regarding its lien under the Order against the real property and upon any other real or personal property owned by said **John B. and Susan Culverhouse** except for the other real property released hereby, and that nothing contained in this release shall in any way affect, impair, alter, or diminish the lien of the Order against the real property and against any other real or personal property owned by the said **John B. and Susan Culverhouse** except the other real property released hereby, or any of the rights and remedies of the City to pursue enforcement of its Code of Ordinances relative to the real property.

NOW, THEREFORE, CITY OF FORT PIERCE, FLORIDA, by and through its undersigned authorized representative, in consideration of the foregoing, the sum of **Five Thousand and 00/100 Dollars ($5,000.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby release its lien under the above-referenced ORDER ASSESSING FINE AND IMPOSING LIEN as against ***ONLY*** the other real property described herein, does declare that such lien as against ***ONLY*** the other real property described herein is relinquished, and does direct the Clerk of said Circuit Court to cancel same of record as against ***ONLY*** the other real property described herein.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4184289 04/27/2016 at 10:10 AM
OR BOOK 3862 PAGE 379 - 380 Doc Type: PR
RECORDING: $18.50

DATED this 22nd day of April 2016.

Witness

Witness Signature

Karen Emerson
Print Name

Witness Signature

MARY LOU PIRO
Print Name

CITY OF FORT PIERCE, FLORIDA

By: _____
ROBERT V. SCHWERER, ESQ.
City Attorney

STATE OF FLORIDA)
) **ss**
COUNTY OF ST. LUCIE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **ROBERT V. SCHWERER, ESQ.,** personally known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed same.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal this 22nd day of April 2016.

Notary Signature - State of Florida at Large
Printed: Mary Lou Piro
My Commission Expires: January 1, 2019

PREPARED BY:

ROBERT V. SCHWERER, ESQ.
City Attorney
P. O. Box 1480
Fort Pierce, FL 34954

NOTARY PUBLIC STATE OF FLORIDA
MARY LOU PIRO
MY COMMISSION #FF186694
EXPIRES January 1, 2019
(407) 398-0153 FloridaNotaryService.com

THANK YOU!

Old:

CITY OF FORT PIERCE
*** CUSTOMER RECEIPT ***

Batch ID: DANA 3/22/16 01 Receipt no: 6712

Type	SvcCd	Description	Amount
PV		PROPERTY CODE VIOLATION	
	Qty	1.00	$5000.00

1635 THUMBPOINT DRIVE
VIOLATION LOCAL ORD 00100003545000
CK FR/FRANK H. FEE III, ESQ
FOR PARTIAL RELEASE OF CODE
ENF VIOLATION
#12111110010009
#12141110010008

Tender detail
CH Ref#: 2103 $5000.00
Total tendered: $5000.00
Total payment: $5000.00

060893

Trans date: 3/22/16 Time: 11:28:13

FEE, DeROSS & FEE, P.L.
ATTORNEYS AT LAW
An Affiliation of Professional Associations

SINCE 1905

FRANK H. FEE, III
FRANK H. FEE, IV
of **FEE & FEE, P.L.**

JOSEPH J. DeROSS, JR
of **JOSEPH J. DeROSS, JR., P.A.**

426 AVENUE A
FORT PIERCE, FLORIDA 34950

POPPELL HOUSE
A Designated Historic Property

FRED FEE (1888 -1939)
FRANK FEE (1913 - 1983)

TELEPHONE
(772) 461-5020
TELECOPIER
(772) 468-8461

March 15, 2016

Peggy Arraiz
Office of the City Clerk
City Hall
PO Box 1480
Ft. Pierce, FL 34954

RECEIVED
MAR 22 2016
CODE ENFORCEMENT
CITY OF FT. PIERCE

Re: Indrio Road Parcels

Dear Peggy,

Reference is made to your letter of March 10, 2016, that crossed with my letters delivered to you yesterday.

As requested, I enclose my firm's trust check payable to the City of Fort Pierce in the amount of $5,000.00, provided as a result of the city's official determination to partially release its claim of lien against the two parcels of property located on Indrio Road extension. I understand from your letter that the partial release document in favor BAER, LLC will be processed and issued within a reasonable time of your receipt of the enclosed payment

As previously expressed, I thank you for your support and assistance in this matter.

Very truly yours,

Frank H. Fee, III, Esq.

FHF/cmc

FRANK H. FEE, III, ESQUIRE

002103

DATE : Mar/15/2016
CHE # : 2103
AMOUNT : $5,000.00
ACCOUNT: TRUST - 96
PAID TO: City of Fort Pierce

trus
trust account Release from Code Enforcement Lien

CLIENT: 563 - Culverhouse, John B.
MATTER: CULVERHCODE

FRANK H. FEE, III, ESQUIRE
IOTA ACCOUNT
426 AVENUE A
FORT PIERCE, FL 34950

HARBOR COMMUNITY BANK **CHECK NO.** 2103 002103
63-677/670

Five Thousand ********** 00/100

PAY TO THE ORDER OF

DATE Mar/15/2016 **AMOUNT** $5,000.00

City of Fort Pierce

FEE, DeROSS & FEE, P. L.
An Affiliation of Professional Corporations
ATTORNEYS AT LAW

SINCE 1905

FRANK H. FEE, III
FRANK H. FEE, IV
of **FEE & FEE, P.L.L.C.**

JOSEPH J. DeROSS, JR.
of **JOSEPH J. DeROSS, JR., P.A.**

Writer's Email
ffee@feederossfee.com

426 AVENUE A
FORT PIERCE, FLORIDA 34950

POPPELL HOUSE
A Designated Historic Property

FRED FEE (1888-1939)
FRANK FEE (1913-1983)

TELEPHONE
(772) 461-5020
FACSIMILE
(772) 468-8461

March 14, 2016

RECEIVED
MAR 14 2016
CODE ENFORCEMENT
CITY OF FT. PIERCE

Ms. Peggy Arraiz
Code Enforcement
City of Fort Pierce
100 N. U.S. Highway No. 1
Fort Pierce, Florida 34950

Dear Peggy,

I am writing to thank you and your staff for the assistance provided before the Commissioners and otherwise to resolve the matter of the Code Enforcement lien affecting pasture property in West St. Lucie County. I was present at the Commission meeting and chose not to speak because it was not a public hearing. Although Commissioner Perona's analysis was on point, I would have brought to the Commission's attention what I believe to be the statutory fine limitation of $5,000.00 if the Commissioners joined Mr. Perona in opposition.

As I indicated earlier, I have the $5,000 in my trust account. You have not called for it, so I suppose you are waiting on the instrument of release to be given. If assistance is needed in the preparation of a suitable release, I would be pleased to assist.

In closing, you are receiving a second letter from me on a less pleasant subject of importance to the City. My intention is to resolve the indicated matter in as pleasant a fashion as can be, all circumstances considered.

Thank you for your assistance.

Yours very truly,

Frank H. Fee, III

FHF:cs

CITY OF FORT PIERCE
Florida

Office of the City Clerk
City Hall, 100 North US 1
P.O. Box 1480 Fort Pierce, FL 34954-1480
(772) 467-3052 • www.CityOfFortPierce.com

March 10, 2016

BAER, LLC
c/o Frank Fee, III
426 Avenue A
Fort Pierce, FL 34950

Dear Mr. Fee:

At their meeting on March 7, 2016, the City Commission of the City of Fort Pierce approved your request for partial release of two parcels located in St. Lucie County, identified as PID 1211-111-0001-0009 and 1214-111-0001-0008, owned by BAER, LLC, 1650 90th Avenue, Vero Beach, FL 32966 from a code enforcement lien in the amount of $453,310.00 originally filed against 1635 Thumb Point Drive and owned by John B. Culverhouse. Upon payment of $5,000.00 within 60 days, the City of Fort Pierce will process the appropriate documentation to release the lien as described.

If you have any questions, please contact the Code Enforcement Department at 772-467-3149.

Very truly yours,

Linda W. Cox

Linda W. Cox
City Clerk

cc: Peggy Arraiz, Code Enforcement
Rob Schwerer, City Attorney
Kathy D'Arton, City Finance

City Commission Regular Meeting **Agenda Item # . 0.**

Meeting Date: 03/07/2016

Re: Partial Lien Reduction - 1635 Thumb Point Dr

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Request for partial release of two parcels located in St. Lucie County, identified as PID 1211-111-0001-0009 and 1214-111-0001-0008, owned by BAER, LLC, 1650 90th Avenue, Vero Beach, FL 32966 from a code enforcement lien in the amount of $453,310.00 filed against 1635 Thumb Point Drive, Parcel ID 2401-605-0030-000-3 owned by John B. Culverhouse contingent upon payment of $5,000.00 within 60 days.

SUMMARY:

- In 2007, the City filed a lien against 1635 Thumb Point Drive and Mr. John B. Culverhouse for violation of the building code.
- This lien "spread" to all properties owned by John B. Culverhouse, including the two parcels identified as PID 1211-111-0001-0009 and 1214-111-0001-0008.
- The two identified parcels were sold in 2012 and the title company failed to identify the spreading lien.
- The two parcels have again been sold to a private party and they identified the cloud on the title from the prior spreading lien.
- A request is made to release these parcels from the spreading lien located at 1635 Thumb Point Drive in consideration for $5000.00 payable in 60 days.
- The lien will remain attached to 1635 Thumb Point Drive and any other real property owned by Mr. John B. Culverhouse.

RECOMMENDATION:

The Code Enforcement Board and staff recommend accepting $5000.00 for a partial release of the two identified parcels from the lien attached to 1635 Thumb Point Drive.

ALTERNATIVES:

Deny request.
Determine alternative recommendation.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Executive Secretary.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.
Kathy D'Arton, Accounts Receivable.

Fiscal Impact

Budgeted Y/N: 2016
Amount: 5000.00
OTHER INFORMATION:
$5,000 to the general fund.

Attachments

Tax Card
Breakdown

Form Review

Inbox	Reviewed By	Date
City Manager		
Form Started By: Collen Greer		Started On: 02/24/2016 11:37 AM

A.

05-1201	1635 Thumb Point Drive	Culverhouse, John B.	Peggy Arraiz

Case Initiated:	May 5, 2005	Type of Presentation:	Lien Reduction

OWNER: John B & Susan D Culverhouse 1635 Thumb Point Drive Ft. Pierce, FL 34949	OCCUPIED BY:

Section(s): 103.2 SBCCI - Visible Building Code Violations.

Margaret Arraiz explained that the case is a request for a partial lien release. She stated that Mr. Culverhouse has a substantial lien on the Thumb Point property that spread to other properties he previously owned. The request is to release two parcels located in St. Lucie County that have changed ownership several times since Mr. Culverhouse sold the property in 2012. The title company failed to identify the spreading lien at that time and the new owners have no ties to Mr. Culverhouse. Staff recommends accepting the offer of $5,000.00 to administer the partial release of the two parcels located in St. Lucie County from the lien located attached to 1635 Thumb Point Drive. The lien shall remain in full effect for this property and against any other property owned by Mr. Culverhouse.

Mr. Frank Fee, Attorney for the new owners Baer, LLC was present to answer any questions.

There were no questions or discussion, Chairwoman Minton asked for a motion.

Motion was made by Lara Amyx, seconded by John George to recommend to the Commission that they accept $5000.00 for a partial release of the two identified parcels from the lien attached to 1635 Thumb Point Drive.

AYE: Al Bernetti, James Flynn, John George, Lara Amyx, Mary Padrick Minton, Roderick Waller, Terry Wolters

Passed

8. PUBLIC HEARINGS - REQUEST FOR EXTENSION OF TIME

9. NEW BUSINESS

A. Recommendations and suggestions from Code Board Members regarding the fines / liens process.

The following are a few of the suggestions discussed by the Code Enforcement Board:

1. Recommend the City increase staffing levels to adequately address violations.
2. Suggestion to proceed with foreclosure when the fines reach a certain point.
3. Capping the amount of the lien - the Board was not very supportive of this idea, but suggested capping at 120% of the property value.
4. Put out information to the public through the real estate and title companies when new people move into the area.
5. Provide a 2-phase fine - a higher amount for a set period of time followed by a minimal fine that will continue to run until the violation(s) are complied.

10. PUBLIC COMMENT

11. BOARD/STAFF COMMENTS:

Code Enforcement Board **7. a.**
Meeting Date: 02/10/2016

Information

SUBJECT:

05-1201	1635 Thumb Point Drive	Culverhouse, John B.	Peggy Arraiz

CASE INFORMATION:

Case Initiated:	May 5, 2005	Type of Presentation:	Lien Reduction

OWNER:

OWNER: John B & Susan D Culverhouse 1635 Thumb Point Drive Ft. Pierce, FL 34949	OCCUPIED BY:

VIOLATIONS:

Section(s): 103.2 SBCCI - Visible Building Code Violations.

FINDINGS/ORDER:

April 11, 2007 the Code Enforcement Board found that John B. & Susan D. Culverhouse were in violation of the code section listed above and gave them 120 days to comply or a daily, cumulative rate of $250.00 would be assessed.

ACTION DATES:

1. October 26, 2007 after checking with the Building Department and no plans had yet been submitted, the fine was started.
2. November 30, 2007 the Order Assessing Fine & Imposing Lien was recorded with the Clerk of Court, St. Lucie County.
3. April 27, 2009 property came into compliance when the permit application was submitted. Fines were stopped.
4. January 4, 2010 the fines were restarted when permit expired due to inactivity.
5. June 1, 2010 the property came into compliance again when new permit application was submitted. Fines stopped.
6. June 10, 2010 received a request for reduction/rescindment from John B and Susan Culverhouse.
7. November 10, 2010 scheduled to go before the Board; however, was continued until January 12, 2011.
8. January 10, 2011 on inspection, found house is in the process of being demolished, an extension was granted.
9. August 2, 2011 after an inspection was made and no progress and no active permits, the fines restarted.
10. August 22, 2014 an inspection was made, the case has been complied, fines stopped.
11. January 27, 2016 received letter from attorney Frank H. Fee III on behalf of BAER, LLC for

a partial release of lien.

RECOMMENDATION:

The total amount of fines is $453,310.00. Mr. Fee, on behalf of his client BAER, LLC, is offering $5000.00 as compensation to the City for the partial release of agricultural land identified as PID 1211-111-0001-0009 & PID 1214-111-0001-0008 from the spreading lien that exists at 1635 Thumb Point Drive owned by Mr. John B Culverhouse.

Recommendation to be determined.

Attachments

Request for Reduction
Tax Card
7 Criteria
History

Form Review

Form Started By: Collen Greer Started On: 01/28/2016 09:06 AM
Final Approval Date: 02/02/2016

LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE

Case No: 05-1201 **Address: 1635 Thumb Point Drive** **Date: February 10, 2016**

1.) The gravity or seriousness of the violation:	MODERATE
2a.) Any and all actions taken by the violator to correct the violations; OR	PROPERTY HAS BEEN CONDEMNED
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	N/A
3.) The length of time necessary to bring the property into compliance:	10 YEARS TO BE COMPLIED
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	1
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	6
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	N/A
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	PROPERTY HAS BEEN COMPLIED BUT MULTIPLE OUTSIDE STORAGE ISSUES. UNABLE TO DO MUCH BECAUSE IT HAS ACTIVE BUILDING PERMITS.

(3) NUMBER OF VIOLATION NOTICES VIOLATOR HAS RECEIVED IN THE PAST

HEARING DATE: February 10, 2016 ADDRESS: 1635 Thumb Point CASE #: 05-1201

NO.	CASE NO.	DATE	OFFICER	VIOLATIONS	FINAL DISPOSITION
1	14-1272	6/20/2014	ISAAC SAUCEDO	CODE ENFORCEMENT	ACTIVE
2	13-2331	12/9/2013	SHAUN COSS	CODE ENFORCEMENT	COMPLIANCE
3	13-1065	7/12/2013	SHAUN COSS	CODE ENFORCEMENT	COMPLIANCE
4	10-0462	4/16/2010	SHAUN COSS	LOT CLEARING	COMPLIANCE
5	09-3751	2/12/2009	IVAN ALSPAUGH	CONDEMNATION	ACTIVE
6	05-1201	5/5/2005	MELODY/SHAUN/ISAAC	CODE ENFORCEMENT	FINES/LIENS

Property Identification

Site Address: INDRIO RD	Parcel ID: 1211-111-0001-000-9	Account #: 235	Sec/Town/Range: 11/34S/38E
Map ID: 12/11X	Zoning: AG-5	Use Type: 6999	Jurisdiction: Saint Lucie County

Ownership

Baer LLC
1650 90th AVE
Vero Beach, FL 32966-6614

Legal Description

11 34 38 E 1/4 (162.00 AC) (OR 3822-389)

Current Values

Just/Market:	$518,400	Assessed:	$50,005
Exemptions:	$0	Taxable:	$50,005

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$518,400	$50,005	$0	$50,005
2014	$388,800	$50,005	$0	$50,005
2013	$518,400	$50,005	$0	$50,005

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-24-2015	3822 / 0389	0311	QC	Kicliter Jr Harry J	$500,000
12-12-2012	3463 / 1270	0205	WD	Culverhouse,John B	$324,700
06-06-1997	1083 / 0316	01	WD	John B Culverhouse	$100

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	162
Land Size (SF):	7,056,720
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

January 27, 2016

Mr. Frank H. Fee, III
Fee, DeRoss, & Fee, P.L.
426 Avenue A
Ft. Pierce, FL 34950

RE: 1635 Thumb Point Drive
ID # 2401-605-0030-000-3
Case # 05-1201

Dear Mr. Fee:

Your partial-lien reduction request is scheduled for the Code Enforcement Board hearing on **February 10, 2016.** It will be held in the Ft. Pierce City Hall Commission Chambers at 9:00 AM.

After the Code Enforcement Board makes their recommendation, it will be presented to the City Commission for final approval. If the City Commission approves the settlement, the Partial Release of Lien will be prepared, recorded, and mailed to you.

The City Commission meeting will be determined after the hearing. It will be held in the Commission Chambers of City Hall.

If you have any questions or need to reschedule, please contact my office at (772) 467-3149 or Email: cgreer@city-ftpierce.com.

Sincerely yours,

Colleen Greer

Colleen Greer, Executive Secretary
City of Ft. Pierce
Division of Code Enforcement

05-1201

RECEIVED
JAN 27 2016
CODE ENFORCEMENT
CITY OF FT. PIERCE

FEE, DeROSS & FEE, P.L.
An Affiliation of Professional Corporations
ATTORNEYS AT LAW

SINCE 1905

426 AVENUE A
FORT PIERCE, FLORIDA 34950

POPPELL HOUSE
A Designated Historic Property

FRED FEE (1888-1939)
FRANK FEE (1913-1983)

TELEPHONE
(772) 461-5020
FACSIMILE
(772) 468-8461

FRANK H. FEE, III
FRANK H. FEE, IV
of **FEE & FEE, P.L.L.C.**

JOSEPH J. DeROSS, JR.
of **JOSEPH J. DeROSS, JR., P.A.**

Writer's Email
ffee@feederossfee.com

January 25, 2016

City of Fort Pierce
City Hall
100 North U. S. Highway No. 1
Fort Pierce, Florida 34950

Hand Delivery

Attention: Margaret M. Arriaz, Code Compliance Manager

Dear Ms. Arriaz:

Some weeks ago, I discussed with you the need to have certain agricultural property in the Westerly part of St. Lucie County partially released from the lien and effect of Code Enforcement fines filed in respect of Thumb Point Subdivision lots owned by John B. Culverhouse. A petition for reduction of the amount assessed to the statutory sum of $5,000.00 is enclosed that I trust you will find complete.

At your convenience, please advise the next steps in the process. I gather a hearing before the City's Code Enforcement magistrate will be needed. Perhaps additional steps will be required. I wish to emphasize our request is solely for a partial release of lien as to the described lands lying in the Western part of the County. The release of those lands will have no bearing on the continuation of the lien for further charges against the Thumb Point lots involved.

I look forward to hearing from you.

Yours very truly,

Frank H. Fee, III

FHF:cs
Enclosures

CITY OF FORT PIERCE
DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

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

Date:					
Property address:	Indrio Road Extension - No address				
Owner(s) of record:	BAER, LLC, a Florida Limited Liability Company				
Mailing address:	1650 90th Avenue, Vero Beach, Florida 32966				
Property tax ID #:	1211-111-0001-000-9; and 1214-111-0001-000-8				
Original purchase date:	Unknown	Original purchase price:	Unknown		
Other Information:	☐ Inherited Property	☐ Purchased at Tax Sale	☐ Adjoining Property Owner		
Property is used for:	☐ Single Family	☐ Multi-family	☒ Agriculture Commercial	☐ Industrial	☐ Vacant Lot
Name of person requesting reduction:	Frank H. Fee, III, Esquire	Relationship to owner(s):	Attorney and agent for BAER, LLC (owner)		
Telephone #:	c/o Frank H. Fee, III 772-461-5020	Mobile phone #:			
E-mail:	ffee@feederossfee.com	Preferred contact method:			
What are owner(s) intentions for property:	Hold for agricultural use.				
Amount of Fine:	Unknown	Date Fine Initiated:	Unknown		
Are there current code violations? Unknown	☐ No	☐ Yes	Explain: (please attached notice) unknown		
Is a lien filed against the property?	☐ No	☒ Yes	If yes, what is the lien amount?	$200,000.00 +	
Is property listed for sale?	☒ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☒ No	☐ Yes	If yes, what is the sale price?		

AMOUNT OF FINE / LIEN $_____

DOLLAR AMOUNT REQUESTING TO BE WAIVED $_____

DOLLAR AMOUNT I AGREE TO PAY $5,000.00

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

by Frank Fee as its attorney & agent — BAER, LLC

(Signature of Owner or Representative) (Printed Name)

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

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 either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
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 of the 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 must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: Indrio Road Extension (Private)

Property Owner: BAER, LLC, a Florida Limited Liability Company

Mailing Address: c/o FRank H. Fee, III, Esquire
426 Avenue A - Fort Pierce, Florida 34950

Telephone #: 772-461-5020 Cell Phone #: _____

E-Mail Address: ffee@feederossfee.com

Is the property in compliance? N/A If no, please explain The property not in compliance is one or more lots in Thumb Point Subdivision owned by John B. Culverhouse. The subject property is in Western St. Lucie County outside the municipal limits. It was formerly owned by John B. Culverhouse, but was sold by him to Harry J. Kicliter, Jr., on December 12, 2012, and re-sold by him to Applicant on December 24, 2015, by deed recorded in O. R. Book 3822, Page 389 of the public records of St. Lucie County, Florida. The Property of Applicant has been determined affected by the lien spreading provision of FS§162.09(3).

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, FRANK H. FEE, III, Esquire, 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:

1. The undersigned represents BAER, LLC, a Florida Limited Liability Company ("BAER") and its title insuring agent, Old Republic Title Insurance Company and Treasure Coast Title & Escrow, and as such makes the following statement:
2. BAER purchased real property formerly owned by John B. Culverhouse, Jr., ("Culverhouse") by deed recorded in O. R. Book 3822, Page 389, St. Lucie County Public Records, paying full value therefor.
3. At the time of purchase, a lien for fines was recorded upon lots in the City located in Thumb Point Subdivision owned by Culverhouse, which spread to property purchased from him located elsewhere. The lien affecting the Thumb Point lots was not discovered by title search.
4. As to BAER, the non-compliance of Thumb Point Lots is irreparable by it, as it does not own the non-compliant lots.
5. It is requested that the penalties imposed as to the Thumb Point non-compliance be set at $5,000.00 for the sole purpose of releasing the BAER lands located outside the City, pursuant to FS§162.09(2)(a), the legal description of which is attached hereto as Exhibit "A".

Date: Jan 25, 2016 Signed: [signature]

Print Name: FRankH. Fee, III,Esquire

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Frank H. Fee, III, Esquire who acknowledged before me that the information contained herein is true and correct. He / ~~She~~ is ~~not~~ personally known to me ~~and has produced~~ _____ as ~~identification~~.

SWORN TO AND SUBSCRIBED before me this 25th day of January, 2016.

CAROLYN SIKORSKI
Commission # EE 221049
Expires November 22, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

[signature]

Notary Public, State of Florida

EXHIBIT "A"

Being that part of Section 11, Township 34 South, Range 38 East, and that part of the North 1/2 of Section 14, Township 34 South, Range 38 East, St. Lucie County, Florida, lying East of the described line:

Begin at the Southeast corner of the West 3/4 of the North 1/2 of Section 14, thence run Northerly, a distance of 7,959.28 feet, more or less, to the Northeast corner of the West 3/4 of Section 11.

Less the South 30 feet of the North 1/2 of Section 14, Township 34 South, Range 38 East; but Together with the full rights of ingress and egress over and upon that certain 60 foot private road known as Indrio Road Extension, as reserved to John B. Culverhouse in that certain Warranty Deed of conveyance in favor of Strazzulla Bros. Co. Inc., recorded in O.R. Book 480, Page 2845, of the Public Records of St. Lucie County, Florida.

MINUTES OF A REGULAR MEETING OF THE SPECIAL MAGISTRATE OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 9:00 A.M. ON WEDNESDAY, **APRIL 18, 2018.**

Present:	Fran O. Ross, Special Magistrate
Staff Present:	Margaret Arraiz, Code Compliance Manager
	Colleen Greer, Code Enforcement Clerk
	Heather Debevec, Code Enforcement Officer
	Isaac Saucedo, Code Enforcement Officer
	Janey Vanderhorst, Sr Code Enforcement Officer
	Iola Mosley, Sr Asst City Attorney
Attendees:	Jose Maldonado
	Olin Carilus - Sec Guard
	Attorney John D Culverhouse

1. CALL TO ORDER:
9:10 AM

2. PLEDGE OF ALLEGIANCE

3. ADMINISTRATIVE BUSINESS

A. ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES:
Code Compliance Manager: Margaret Arraiz
Code Enforcement Officer: Heather Debevec
Code Enforcement Officer: Isaac Saucedo

ADMINISTRATION OF OATH TO CASE WITNESSES:
Witness: John D Culverhouse II
Witness: Charlene Adair
Witness: Christopher Hodge (signed petition)
Witness: Janice Hodge (signed petition)
Witness: John Wolsiefer (signed petition)
Witness: Sylvia Krchnak
Witness: John Northen (signed petition)
Witness: Sally Griffith (signed petition)
Witness: David Sowerby
Witness: Dan Deiulio
Witness: Charles Hayak
Witness: Richard Reed

B. IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED

4. PUBLIC HEARINGS - CITATIONS

5. PUBLIC HEARINGS - VIOLATION CASES

SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA

SM CASE # CASENO

RE: Violation of Section(s):

Violator: CENAME, CEADR1 CEADR2, CECITY, CEST CENZIP

Property Address: CECADD
Tax ID #: CEEDTK
Legal Description: LEGAL1 LEGAL2 LEGAL3 LEGAL4 LEGAL5

ORDER ON REQUEST TO FORECLOSURE ON LIEN

THIS CAUSE came before the Special Magistrate on FMEETD, upon the request of the Code Enforcement Department, pursuant to §162.09. Florida Statutes and Section 2-247 of the Code of Ordinances of the City of Fort Pierce, to request authorization to initiate the foreclosure of a code enforcement lien. The Special Magistrate, having heard and considered the evidence presented and arguments made, and being otherwise advised in the premises, finds that:

A. An Order Determining Violation was issued on ___(date)___ for failure to comply with the City Code of Ordinances.

B. Said Order Determining Violation established a daily fine of $ _____ that continued to accrue until the real property comes into compliance.

C. An Order Assessing Fine and Imposing Lien was filed against the property described above in Book _____ Page _____ on __(date)__ due to the accrual of fines that remained unsatisfied.

D. Said Order Assessing Fine and Imposing Lien has been established for over one year and as such is eligible for foreclosure action by the City of Fort Pierce Accordingly, it is

ORDERED AND ADJUDGED as follows:

A. The City Attorney for the City of Fort Pierce is hereby authorized to commence foreclosure proceedings of the lien imposed upon the real property described above.

DONE AND ORDERED this_____ day of_____, 20_____, Nunc Pro Tunc .

_____
Frank Blandino, Esquire, Special Magistrate

SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA

SM CASE # CASENO

RE: Violation of Section(s):

Violator: CENAME, CEADR1 CEADR2, CECITY, CEST CENZIP

Property Address: CECADD
Tax ID #: CEEDTK
Legal Description: LEGAL1 LEGAL2 LEGAL3 LEGAL4 LEGAL5

ORDER ON REQUEST TO FORECLOSURE ON LIEN

THIS CAUSE came before the Special Magistrate on FMEETD, upon the request of the Code Enforcement Department, pursuant to §162.09. Florida Statutes and Section 2-247 of the Code of Ordinances of the City of Fort Pierce, to request authorization to initiate the foreclosure of a code enforcement lien. The Special Magistrate, having heard and considered the evidence presented and arguments made, and being otherwise advised in the premises, finds that:

A. An Order Determining Violation was issued on ___(date)___ for failure to comply with the City Code of Ordinances.

B. Said Order Determining Violation established a daily fine of $ _____ that continued to accrue until the real property comes into compliance.

C. An Order Assessing Fine and Imposing Lien was filed against the property described above in Book _____ Page _____ on __(date)__ due to the accrual of fines that remained unsatisfied.

D. Said Order Assessing Fine and Imposing Lien has been established for over one year and as such is eligible for foreclosure action by the City of Fort Pierce Accordingly, it is

ORDERED AND ADJUDGED as follows:

A. The City Attorney for the City of Fort Pierce is hereby authorized to commence foreclosure proceedings of the lien imposed upon the real property described above.

DONE AND ORDERED this_____ day of_____, 20_____, Nunc Pro Tunc .

_____
Frank Blandino, Esquire, Special Magistrate

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Case General Information

Case status:	CM IN COMPLIANCE
Status date:	1/18/2018
Case type:	COND CONDEMNATION (BLDG)
Reported date:	2/12/2009
Origination:	CM COMPLAINT
Default inspector:	PT Paul Thomas
Credit balance:	.00

Owner Information

Owner name:	* NONE *
Address:	
City:	
Phone:	0
Notice:	
Flip:	

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
No violations exist					

Case Data

Description	Data

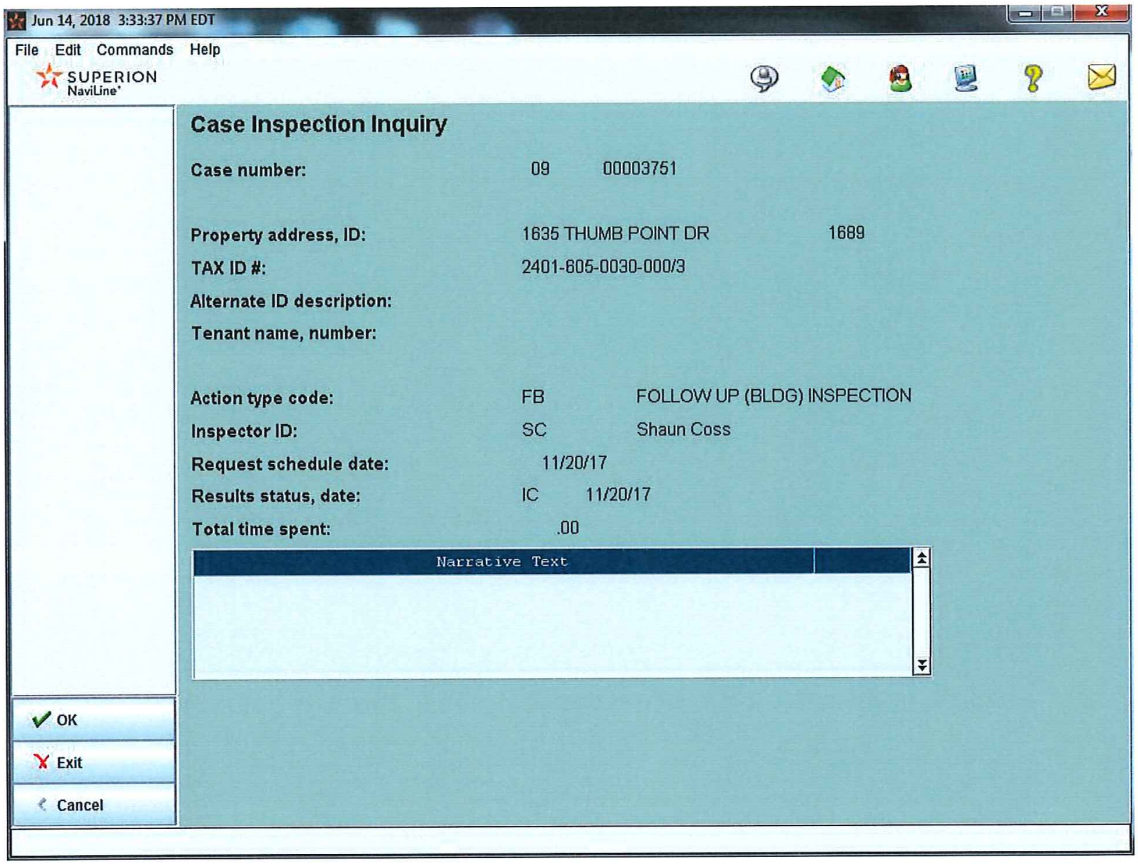
Active Inspections

Type	Insp ID	Schedule Date
No scheduled inspections exist		

Type	Text	Date
Case narrative		
	March 5, 2009 10:19:57 AM kristie.	3/05/2009
		3/05/2009
	1. Accessory structure requires maintenance deteriorated	3/05/2009
	2. Structural members appear to be damaged/unsafe	3/05/2009
	3. Stairways, decks, porches and / or balconies appear to be	3/05/2009
	damaged/unsafe	3/05/2009
	4. No utilities since April of 2006	3/05/2009
	5. Due to lack of utilities for the last 2 ½ years we	3/05/2009
	presume there may be extensive interior damage.	3/05/2009
	6. ** The Building Department needs to make an inspection of	3/05/2009
	the interior**	3/05/2009

Type	Text	Date
	(Continued)	
		3/05/2009
		3/05/2009
	30 days to rehab	3/05/2009
	October 4, 2012 12:32:17 PM kristie.	10/04/2012
	Section 108.1.5(11): Any portion of a building remains on a	10/04/2012
	site after the demolition or destruction of the building or	10/04/2012
	structure or whenever any building or structure is abandoned	10/04/2012
	so as to constitute such building or portion thereof as an	10/04/2012
	attractive nuisance or hazard to the public.	10/04/2012
	November 20, 2017 3:30:30 PM shaun.	11/20/2017
	RECD COMPLAINT FROM CHARLENE ADAIR THAT THE BACK CMU WAS	11/20/2017
	HURRICANE DAMAGED. RICHARD WENT BY AND ISSUED A NTC. THE	11/20/2017
	PERMIT IS CURRENTLY VALID UNTIL DEC. 11TH. I SPOKE TO THE	11/20/2017
	CONTRACTOR, HE ADVISED THAT THEY MET WITH THE INSURANCE	11/20/2017
	ADJUSTER OUT THERE THE WEEK BEFORE LAST, THEY ARE GOING TO	11/20/2017
	RECEIVE FUNDS FOR REPAIRS. I ALSO REMINDED THE CONTRACTOR	11/20/2017
	OF THE UPCOMING EXPIRATION AND ADVISED IT NEEDED TO HAVE AN	11/20/2017
	APPROVED INSPECTION, EXTENSION APPLICATION OR RENEWAL	11/20/2017
	APPLICATION.	11/20/2017
	January 18, 2018 7:21:58 AM kristie.	1/18/2018
	All but the slab and pool has been demolished. 1st	1/18/2018
	inspection of the new construction 2/2/16.	1/18/2018
		1/18/2018
	Ok to close case per Shaun Coss and Paul Thomas.	1/18/2018
Violation comments		
Inspection comments		
001 - (BLDG) INSPECTION		
Request status		
	I know you did documentation on this property way back.. we	2/12/2009
	never went forward w/ it because.. the owner was working w/	2/12/2009
	Planning to re-build.	2/12/2009
		2/12/2009
	As of this date they are no longer working w/ Planning and	2/12/2009
	have not turned in plans for re-build.	2/12/2009
		2/12/2009
	Marc said to start a case on it.. (unsafe bldg)	2/12/2009
Results status INSPECTI		
	violations found	3/05/2009
002 - FOLLOW UP (BLDG) INSP		
Board meeting comments		
Other action comments		
001 - 30-DAY REHAB LTR		
002 - 30-DAY DEMO LTR		
003 - ACTION PLAN		
	1. submit new application and drawings by Dec 1, 2012	11/30/2012
	2. rehab permit msut be issued and work commenced by Jan 1,	11/30/2012
	2013	11/30/2012
	3. all exterior work must be complete by june 1, 2013	11/30/2012
	4. all work in conjunction with the eprmit and the	11/30/2012
	violations letter shall be completed and inspected by jan 1,	11/30/2012

Type	Text	Date
(Continued)		
	2014	11/30/2012
004 - EXTENSION		
	ext. granted - must have permits issued and all exterior	7/23/2013
	work completed by October 1, 2013, to avoid the city moving	7/23/2013
	forward with demolition.	7/23/2013
Land Management information		
Legal description		
	THUMB POINT BLK 1 LOT 30 (OR 258-845)	
Lien information		


Jun 14, 2018 3:33:37 PM EDT
File Edit Commands Help
SUPERION
NaviLine
Case Inspection Inquiry
Case number: 09 00003751
Property address, ID: 1635 THUMB POINT DR 1689
TAX ID #: 2401-805-0030-000/3
Alternate ID description:
Tenant name, number:
Action type code: FB FOLLOW UP (BLDG) INSPECTION
Inspector ID: SC Shaun Coss
Request schedule date: 11/20/17
Results status, date: IC 11/20/17
Total time spent: .00
Narrative Text
OK
Exit
Cancel

From: Linda Hudson/cfp
To: "Chris Hodge" <cphodge03@yahoo.com>
Cc: "Janice Hodge" <atmyyoga@gmail.com>, "John Wolsiefer" <johnwolsiefersr@yahoo.com>, marc meyers/cfp@cfp, Nicholas Mimms/cfp@cfp, Linda Cox/cfp@cfp

Date: Tuesday, November 08, 2016 05:04PM
Subject: Re: 1635 Thumb Point Drive is an Eyesore and Public Nuisance

Thank you for this email. I am sharing with management. You will hear from someone soon.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

Jennifer

Please forward this complaint to Linda Cox for her review and coordination with Building & Code for resolution

NICK

On Nov 8, 2016, 4:43:07 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com, mmeyers@city-ftpierce.com
Cc: atmyyoga@gmail.com, johnwolsiefersr@yahoo.com
Date: Nov 8, 2016 4:43:07 PM
Subject: 1635 Thumb Point Drive is an Eyesore and Public Nuisance

Dear Ms. Hudson and Mr. Myers

We are writing to you on behalf of all the neighbors on Thumb Point Drive who are now asking us to organize a public protest about the situation.

Since our meeting at City Hall with Mr. Myers the owner/contractor have built a partial wall. However since then there has been zero activity and the situation has worsened. The site has become even more of an eyesore and public nuisance than it was previously.

There is a lot of debris and loose building materials on the site. There is no doubt that had Hurricane Matthew been as serious as predicted with 120 mph plus winds those materials would have become dangerous flying projectiles putting at risk all the surrounding houses and all those who chose not to evacuate. We were all fortunate that Matthew was a lot less severe than predicted.

Also the site is now being used almost daily for fishing and picnicking sometimes by quite large groups of people. For example this last Sunday a number of cars were driven onto the site for this purpose apparently with the agreement of the contractor. We called the police who asked them to leave. It is not a public beach!

At our last meeting at City Hall you confirmed to us that the owner/contractor were obliged to complete the building and landscaping of a dwelling on the site by the end of 2016. It is highly unlikely that this will occur. Nevertheless we urge you to insist that the owner/contractor comply with this deadline and should they not do so have the site cleared by the city.

We look forward to your response.

Fw: From the City Attorney Re - Request to Initiate Foreclosure ,1635 Thumb Point Drive

Kaitlyn Ballard to: Peggy Arraiz 04/05/2017 09:23 AM
Cc: Nicholas Mimms, Colleen Greer, Jennifer D Robinson

Good morning Peggy,

Per Mr. Mimms direction, please place this item on the City Commission agenda for Monday, May 1, 2017.

If you have any questions or need additional information please let me know.

Thanks so much and have a great day.

Kaitlyn Ballard | Administrative Assistant | City of Fort Pierce
City Manager's Office
Phone: 772.467.3025 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Kaitlyn Ballard/cfp on 04/05/2017 09:13 AM -----

From:	Angela Wilkinson/cfp
To:	Nicholas Mimms/cfp@cfp
Cc:	Kaitlyn Ballard/cfp@CFP, Jennifer D Robinson/cfp@cfp, Colleen Greer/cfp@cfp, Peggy Arraiz/cfp@cfp, James Messer/cfp@CFP
Date:	04/04/2017 04:38 PM
Subject:	From the City Attorney Re - Request to Initiate Foreclosure,1635 Thumb Point Drive

Good Afternoon,

Per the City Attorney's direction, the above referenced document is forwarded to your attention. Please feel free to contact this office if you have comments or inquiries concerning this matter.

Memo to N. Mimms Re - Request to Initiate Foreclosure - 1635 Thumb Point Dr., Culverhouse_04.04.17.pdf

Angela Wilkinson | Executive Assistant | City of Fort Pierce
City Attorney's Office • 100 North U.S. 1, Fort Pierce, FL 34950
Phone: 772.467.3039 Fax: 772.466.5495

THE SUNRISE CITY FORT PIERCE Florida

CONFIDENTIAL COMMUNICATION – This email (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-25621, is confidential and may be legally privileged, confidential, and exempt from disclosure under application law. If the reader of this email is not the intended recipient, or agent responsible for delivering or copying of this communication, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please reply to the sender that you have received the message in error, then delete it. Thank you.

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE Florida

TO : The Honorable Mayor and Members of the City Commission

FROM : Nicholas C. Mimms, P.E., City Manager

RE : 1635 Thumb Point Drive – Summary Report

DATE : March 9, 2018

At the request of Commissioner Alexander, staff generated the attached summary report concerning 1635 Thumb Point Drive.

If you have any questions or need additional information, please contact me.

NCM:jdr

Attachment

c: City Clerk
City Attorney

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

RECEIVED
TIME
MAR 07 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

TO : Nicholas Mimms, City Manager

FROM : Peggy Arraiz, Code Compliance Manager

SUBJECT : 1635 Thumb Point Drive

DATE : February 28, 2018

As requested, below is a summary of the events that have taken place at 1635 Thumb Point Drive.

Background – 2004 to 2007

- The residence at this location was severely damaged by the twin hurricanes of 2004.
- May 2005 – the property was cited due to the unsafe condition of the building, a damaged fence and stagnant water in the pool.
- June 2005 – the Building Official John Alcorn initiated action to demolish the building, which was appealed by Mr. & Mrs. Culverhouse.
- The appeal was scheduled for August 30, 2005.
    - M/M Culverhouse requested continuation to September 27, 2005 – granted.
    - M/M Culverhouse requested continuation to October 25, 2005 – granted.
    - M/M Culverhouse requested continuation to November 29, 2005 – granted.
    - M/M Culverhouse requested continuation in December 2005 – granted.
    - M/M Culverhouse requested continuation to February 2006 – granted.
    - M/M Culverhouse requested continuation to June 2006.
- March 2007 - Due to no action to the property, the matter was scheduled before the Special Magistrate on April 11, 2007.
- Property was found in violation, given 120 days to apply for a permit. Failure would result in a $250.00 per day fine.
- Fines started on October 26, 2007 and a Lien was recorded on November 20, 2007.

Actions – 2009 to 2014

- March 2009 – a new condemnation order was signed by Building Official Marc Meyers due to no action taken by the owner.
- April 2009 – a permit application was submitted to rehabilitate the structure.
- December 2009 – the permit expired without the work being completed.
- June 2010 – another permit application was submitted to rehabilitate the structure.
- At the request of M/M Culverhouse, a lien reduction hearing was scheduled for September 8, 2010.
    - M/M Culverhouse requested continuation to November 10, 2010 – granted.
    - M/M Culverhouse requested continuation to January 12, 2011.
    - M/M Culverhouse requested continuation – granted (no reduction hearing ever heard)

- August 2011 – the permit expired without the work being completed.
- July 2013 – multiple complaints from neighbors that the shell of a building was being used for storage, but no action taken because our code only addresses outside storage.
- October 2013 – demolition permit application submitted.
    - January 2014 – contractor requested a thirty (30) day extension to the permit – granted.
    - February 2014 – contactor requested an additional extension to the permit – granted.
- December 2013 – multiple complaints from neighbors about the outside storage at the property, but due to an active demolition permit, no action could be taken.
- February 2014 – The structure that was damaged in 2004 was demolished.
- March 2014 – application to rebuild a single family residence was submitted and approved in August 2014.
- June 2014 – multiple complaints from neighbors received due to the condition of the property but no action could be taken due to an active building permit.
- July 2015 – A petition signed by forty-five (45) of the neighboring property owners was submitted to the City requesting the City take action to compel the owners to bring the property into compliance.

Current status – 2016 to present

- January 2016, Staff received a request to issue a partial release of properties previously owned by M/M Culverhouse located in St. Lucie County from the spreading lien attached to 1635 Thumb Point Drive.
    - Staff and the Special Magistrate both recommended approval of the request to the City Commission with the stipulation that the lien would remain against 1635 Thumb Point Drive.
    - The City Commission also approved the request with payment of $5,000.00 and that the lien would remain in affect against 1635 Thumb Point Drive.
    - The City Attorney finalized an agreement to release all liens from 1635 Thumb Point Drive as part of the settlement of $5,000.00.
- February 2016 – Mr. Culverhouse and Mr. Steve Weaver submitted an action plan outlining steps to be taken with specific deadlines. Building Official Marc Meyers agreed with the submitted action plan with the stipulation that failure to comply with the timeframe would result in the revocation of the permit, the condemnation of the structure and the demolition of all the structural elements. Per this timeline, house would be completed by Fall 2016.
- April 2016 – Mr. Culverhouse was notified that they had not fulfilled their agreement but granted a one week extension to bring up to date.
- March 2017 – due to the owner's failure to comply with the stipulated timeline and no action being taken, staff recommended the City foreclose upon the lien. At this time, we learned of the agreement to fully release all liens from the property.
- December 2017 – the permit from 2014 was set to expire without the work being completed.
    - A 30 day extension was requested on December 8, 2017 – granted.
    - A 30 day extension was requested on January 16, 2018 – granted.

    - January 25, 2018 – received an approved inspection for a tie beam.
    - Permit continued to July 2018.
- January 2018 – at the direction of the City Manager, the property was posted as a nuisance and a new condemnation was initiated under the newly adopted Rules of Procedure for Condemnation and Demolition, which provide for the condemnation of a structure due to its adverse impact on the neighborhood.
    - Mr. Culverhouse appealed the Declaration of Nuisance and the appeal was scheduled for March 21, 2018.
    - Mr. Culverhouse requested an extension – granted.
    - New appeal date is scheduled for April 18, 2018. This agreed upon date has been documented in a signed stipulation, approved by the Special Magistrate and recorded with the Clerk of Court of St. Lucie County.

Summary

- 2004 – house damaged by hurricanes
- 2007 – found in violation by the Special Magistrate
- 2014 – house demolished
- 2014 – permit to rebuild approved
- 2016 – owner submits timeline to complete construction
- 2018 – property declared a nuisance and condemnation of building initiated

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE Florida

TO : The Honorable Mayor and Members of the City Commission

FROM : Nicholas C. Mimms, P.E., City Manager NCM

RE : 1635 Thumb Point Drive - Update

DATE : March 1, 2018

An initial hearing has been scheduled regarding the property located at 1635 Thumb Point Drive, which is owned by Brad Culverhouse. An order setting the hearing on April 18, 2018 at 9:00 AM was issued by Special Magistrate Fran Ross and will be recorded by the Clerk of Court.

Mr. Culverhouse requested this hearing to appeal the property's nuisance declaration. An order to stay proceedings is attached for your review. This information is being provided as an update for Code Enforcement proceedings for this property.

If you have any questions or need additional information, please contact me.

NCM:jdr

Attachment

c: City Clerk
City Attorney

SPECIAL MAGISTRATE
CITY OF FORT PIERCE
ST LUCIE COUNTY
STATE OF FLORIDA

IN RE CASE: **Special Magistrate Case SM18-000139**

Nuisance Abatement Matter
1635 Thumbpoint Drive
Fort Pierce, Florida

ORDER ON STIPULATION TO STAY PROCEEDINGS AND SETTING CASE FOR A DATE CERTAIN

WHEREAS The Parties have stipulated that good cause exists for rescheduling the above referenced matter and based on the facts set forth in the Stipulation for Stay. This court accepts all representation by the parties as to the underlying facts supporting the need to stay and reschedule the hearing as true and correct.

THEREFORE IT IS HEREBY ORDERED that this matter shall be stayed and held in abeyance with respect to the subject property until the date of hearing in this matter. Further, that the matter shall be rescheduled for a specially set hearing On April 18, 2018 at 9 o'clock a.m.in the City of Fort Pierce Commission Chambers 100 US Highway 1 Fort Pierce, Florida 34950.

DONE AND ORDERED in Chambers on this 27th day of February, 2018.

Fran Ross, Esq., Special Magistrate
For the City of Fort Pierce, Florida

I CERTIFY that a copy of the above order was mailed to US mail to Brad Culverhouse Attorney on behalf of Respondent, 505 Beach Court, Suite 1 Fort Pierce, Florida 34950 and by email to at bradculverhouselaw@gmail.com and to Iola Mosley Attorney for the City of Fort Pierce at 100 US Highway 1 Fort Pierce Florida and emailed to imosley@city-ftpierce.com on this 27th day of February 2018.

Colleen Greer, Code Enforcement Clerk

THE SUNRISE CITY
FORT PIERCE
Florida

City Manager's Office
100 North US Highway 1
Fort Pierce, FL 34950
Tel: 772.467.3793
Fax: 772.489.8042
www.cityoffortpierce.com

TO : The Honorable Mayor and Members of the City Commission

FROM : Nicholas C. Mimms, P.E., City Manager

RE : 1635 THUMBPOINT DRIVE

DATE : June 29, 2016

The City Manager's Office received a request by Mayor Hudson regarding the building permit status at the subject address. This ongoing situation is being closely monitored by the Building Department. Representatives from the Building Department have been in contact with the associated contractor and have acquired the most recent status, which has been attached for your review.

Please contact this office if you have comments or require any additional information.

Attachments: Status Memo from Building Official dated June 29, 2016
Status Memo from City Manager dated April 22, 2016
Building Permit #14-607

cc: City Clerk / Assistant City Manager
Building Official

THE SUNRISE CITY
FORT PIERCE
Florida

Building Department
100 North US Highway 1
Fort Pierce, FL 34950
Tel: 772.467.3000
Fax: 772.467.3849
www.cityoffortpierce.com

TO : **Nick Mimms, City Manager**

FROM : **Marc Meyers, Director, Building Dept.**

RE : **Update - 1635 Thumbpoint Drive, Culverhouse**

DATE : **6.29.16**

Steve Weaver has notified me via email that he will be purchasing the materials and equipment needed for pouring the slab and starting the walls. He said this activity should be underway by the first week of July.

Should you need further information please let me know.

MM/kam

cc: Linda Cox, City Clerk/Asst. City Manager
Paul Thomas, Bldg. Dept. Coord.

RECEIVED
TIME _____
JUN 2 9 2016
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

INTEROFFICE MEMORANDUM

FROM THE OFFICE OF THE

CITY MANAGER

To : The Honorable Mayor and Members of the City Commission

From : Nicholas C. Mimms, P.E., City Manager

Re : **1635 THUMBPOINT DRIVE**

Date : April 22, 2016

The City Manager's Office received a request by Mayor Hudson regarding the building permit status at the subject address. The Building Department has been monitoring this situation and working with the property owner in an effort to expedite the construction and alleviate the concerns of the neighbors. In order to motivate the property owner to comply with building permit guidelines an agreement was reached in February 2016 between the property owner and the Fort Pierce Building Department that establishes milestones for construction completion. The Building Department shall continue to monitor the progress of the construction, and if the property owner fails to comply with the agreed schedule, then the building permit will be revoked.

Please review the attached documentation and contact this office if you require any additional information.

Attachments

cc: Building Official
Code Compliance Manager

City of Fort Pierce, P.O. Box 1480, Ft. Pierce, FL 34954-1480 – 772.467.3000

MAYOR
LINDA HUDSON

COMMISSIONERS
RUFUS ALEXANDER III
EDWARD BECHT
THOMAS PERONA
REGINALD SESSIONS

CITY MANAGER
NICHOLAS C. MIMMS, P.E.

BUILDING OFFICIAL
MARC MEYERS

CITY OF FORT PIERCE
Florida

April 21, 2016

Mr. Brad Culverhouse
505 Beach Court
Fort Pierce, FL 34950-8544

Dear Mr. Culverhouse:

As a friendly reminder, per the attached "Time Limit Agreement" and the construction schedule, your project at 1635 Thumbpoint Drive has begun to fall behind. According to your schedule:

1. The backfill installed was to be compacted by March 26, 2016.
2. UG Plumbing and Electrical by April 2, 2006
3. Slab inspection by April 16, 2016
4. Slab pour by April 23, 2016

Obviously these things have not taken place. In speaking by telephone with Mr. Weaver this morning, April 21, 2016, he informed me that the underground and slab pour would be next week. Hopefully these inspections take place and the slab gets poured. Please instruct your contractor Mr. Weaver to bring the project back up to the agreed upon schedule.

Sincerely,

Marc Meyers, CBO, CFM
City of Fort Pierce Building Official

MM/km

Enclosures (2)

cc: Nicholas Mimms, City Manager
Paul Thomas, Building Dept. Coordinator
Steve Weaver, Real Time Properties & Dev. Svcs.

MAYOR
LINDA HUDSON

COMMISSIONERS
RUFUS ALEXANDER III
EDWARD BECHT
THOMAS PERONA
REGINALD SESSIONS

CITY MANAGER
NICHOLAS C. MIMMS, P.E.

BUILDING OFFICIAL
MARC MEYERS

CITY OF FORT PIERCE
Florida

BUILDING DEPT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-467-3198; FAX: 772-467-3849

February 19, 2016

John B. Culverhouse
505 Beach Ct
Fort Pierce, FL 34950

Realtime Property and Development Services, Inc.
607 Malabar Ave
Fort Pierce, FL 34949

Re: 1635 Thumb Point Drive

Dear Mr. Culverhouse and Mr. Weaver:

As per our meeting, both parties agreed to the following action plan to avoid the City from moving forward with the condemnation of the above referenced property.

1. Submit a timeline by February 16, 2016, indicating a reasonable completion date for this project.

2. All exterior work including landscaping in conjunction with this permit shall be completed and inspected by January 1, 2017.

Failure to comply will result in the revocation of the permit, condemnation of the structure and the ordered removal of all structural elements on the property.

Sincerely,

Marc Meyers
Building Official

I, the owner of the above referenced property, am in agreement with this action plan and agree to the terms above.

Owner's Signature

MECHELLE J. ARBUZOW
Notary Public - State of Florida
My Comm. Expires May 30, 2017
Commission # FF 17807
Bonded Through National Notary Assn.

Notary Signature

Mechelle Arbuzow

State of Florida,
County of St. Lucie
Affirm to and Subscribed before me this 19 day of February, 2016
by John Bradford Culverhouse
who produced FL. DR. LIC identification

1635 THUMB POINT DRIVE
CONSTRUCTION SCHEDULE

Week		
February 20, 2016		
February 27, 2016		set up utilities accounts & temp power
March 5, 2016		footing inspection
March 12, 2016		pour stemwall & footings strip forms
March 19, 2016		backfill outside of stemwall
March 26, 2016		backfill and compact inside stem wall
April 2, 2016		rough underground plumbing elec a/c
April 9, 2016		recompact & compaction test
April 16, 2016		slab inspection
April 23, 2016		pour slab
April 30, 2016		order windows and doors
May 7, 2016		strip forms, order second floor trusses
May 14, 2016		scaffold for first lift of block
May 21, 2016		first floor block
May 28, 2016		first floor bond beam
June 4, 2016		order roof trusses,
June 11, 2016		steel columns
June 18, 2016		second floor trusses and deck installed
June 18, 2016		elevated concrete deck begin formwork
June 25, 2016		re-scaffold for second lift of block
July 9, 2016		2nd floor block
July 16, 2016		2nd floor bond beam with embedded straps
July 23, 2016		pour 2nd floor concrete deck
July 30, 2016		roof trusses and plywood installed
August 6, 2016		roof peel and stick dry in ; window bucks
August 13, 2016		install windows and doors
August 27, 2016		install garage doors
September 10, 2016		standing seam metal roof
October 1, 2016		exterior trim and poly icynene insulation
October 15, 2016		stucco and soffits
October 22, 2016		elec panel safe on for test etc
October 29, 2016		exterior paint
November 5, 2016		sewer connection
November 12, 2016		demo driveway where needed new drive and walks subgrade
November 19, 2016		driveway and sidewalks
December 3, 2016		exterior stairs
December 10, 2016		balcony railings gutters
December 17, 2016		required trees plants and ground cover
December 24, 2016		irrigation system and well
December 31, 2016		final survey; pool deck repairs
January 7, 2017		repair pool equipment/install safety fence around pool
		repair or replace east fence

CITY OF FORT PIERCE, FLORIDA
BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT
(772) 467-3529 or 467-3724 FAX (772) 467-3849

Permit # 14.607
FBC 2010

*Property Address 1635 Thumb Point Dr. *Date 3/5/14 *# of plans submitted 2 * # of CD's submitted ____
Parcel ID# 2401-605-0030-000-3 Phone # (____)_____-_____ Fax # (____)_____-_____
(Located on your tax bill) Email Address _____ Cell # (____)_____-_____
*Owner Name John B. Culverhouse *Owner Address 1635 Thumb Point Drive, Fort Pierce, FL 34949

*Type of per New Construction of a Single family residence *Valuation $ 900,000
*Description of Work: Seawall's in Place
ICC 544,430
per HM 20% Discount
New Val 411,483

Architect: _____ Phone(____)_____-_____ Fax (____)_____-_____
Email Address _____
Engineer: _____ Phone(____)_____-_____ Fax (____)_____-_____
Email Address _____
*CONTRACTOR/APPLICANT INFORMATION: City License # _____ State License # CGC 1505490
Company Name RealTime Property & Development Qualifier Steven M Weaver
Address 1615 Thumb Point Dr. City/State Fort Pierce FL Zip 34949
Phone # (772)344-7100 Fax # (____)_____-_____ Cell # (____)_____-_____
Email Address realtimefla@aol.com

SUBCONTRACTORS: See Subcontractor Verification Sheet. It may be Required to accompany this application
VE 7
AE 5
Occupancy SFR Construction Type _____ # of Units _____ # of Stories _____
Sq. Ft. Conditioned Space _____ Total Sq. Ft. 6530

Is the property located in a Special Flood Hazard Area (floodplain) per the current Flood Insurance Rate Map (FIRM)
☐ Yes ☐ No
If Yes, the applicant must include certified elevation information on a FEMA NFIP Elevation Certificate.

I understand, that no building may be occupied until a Certificate of Occupancy/Certificate of Completion has been issued after final inspection by the Building Department and full compliance with the building code, city and state ordinances and other applicable rules and regulations. I am also verifying that all sets of plans submitted are identical.

Signature of Applicant _____
State of Florida, County of St. Lucie
Affirmed to and subscribed before me this March 5, 2014, by Steven M. Weaver
personally known to me or who has produced
as identification. _____
Notary Signature: Ann E Baese
Notary (print name) Ann E Baese

ANN E. BAESE Notary Public - State of Florida My Comm. Expires Oct 2, 2017 Commission # EE 104175 Bonded Through National Notary Assn.

Signature of Property Owner _____
State of Florida, County of St. Lucie
Affirmed to and subscribed before me this March 6
2014, by John B. Culverhouse, Jr.
personally known to me or who has produced
as identification. _____
Notary Signature: Mary Ann Rapisarda
Notary (print name) _____

MARYANN RAPISARDA MY COMMISSION # EE 130423 EXPIRES: September 20, 2015 Bonded Thru Budget Notary Services

Construction documents must accompany this application. The Florida energy code submitted becomes an integral part of this plan and must pass final inspection. "Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public record of this county, and there may be additional permits required from other governmental entities such as waste management district, state agencies, or federal agencies."SIGNATURE OF THE APPLICANT MUST BE NOTARIZED. If owner builder, applicant must sign in person. BUILDING PERMIT includes: Building, Electrical, Plumbing, Mechanical, and Sewer only. All other trades require separate permits. NOC / Survey (2) S/S Plans
Debris V/A's Erosion Controls Manatee Lands
*Required Information

Asbestos compliance: It is the owner's or operator's responsibility to comply with section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

OFFICE USE ONLY

FEES: * See the break Down Fee Sheet BC 1235.00 Ck 50.00
Total Fees Due $ 5,586.50 BP 20.00
ST 4,115.00
160.50

Need Elec, Plmg, Mech Subs
Sub Contr. list
P/A Garage Dr

Remarks _____
Reviewed by _____ Date _____ Building Official _____ Date JUL 16 2014

G:drive/building/forms/application PRINT-Fill1

Per KK, DH, HM OK
No Truss Pkg.

Need Truss Pkg
Need (3) CD's

CITY OF FORT PIERCE
100 N US 1, FORT PIERCE, FL 34950
PHONE (772) 467-3529 or 467-3724
FAX (772) 467-3849

BUILDING PERMIT

[ ] **Sub-Contractor Agreement** or [ ] **Change of Sub-Contractor Agreement ($20 per sub-contractor)**

City of Fort Pierce License No: CFC1428878 Permit Number: 14-607

Patriot Plmbg, Inc, Has agreed to be the Plumbing sub-contractor for
(Name company acting as sub-contactor) *(Type of Construction Trade)*

Realtime Prop & Development for the property located at 1635 S. Thumb Point Dr.
(Name of the Primary Contractor) *(Address of job site)*

Owner of Property: John Culverhouse Job Cost: $ 5,000.00

It is understood that if there is any change of status regarding my participation with the above mentioned project, I will immediately advise the City of Fort Pierce Building Department, and have my permit voided.

(Company acting as sub-contractor)

Qualifiers Signature: [signature] Print Name: KENNETH Brunelle

State of Florida, County of StLucie The foregoing instrument was acknowledged before me
This 5 ,day of May ,20 16 ,by Kenneth A Brunelle who is
Personally known to me or who has produced FL DL as identification.

Notary Signature: [signature] [Seal]:

KRISTIE KIRSTEIN
Notary Public - State of Florida
My Comm. Expires Feb 27, 2019
Commission # FF 172764
Bonded through National Notary Assn

Business Name: Patriot Plumbing Inc.

Address: 1612 Village Green Dr.

Phone: ( ) 772-335-3695 Fax: ( )

To be Signed only when change in sub-contractor (along with all other above areas)

Building Contractor Signature: _____ Print Name: _____

Company Name (to be removed) _____

Sub-Contractor (to be removed) Signature: _____ Print Name: _____

Building Official Signature (if applicable): _____

City of Fort Pierce Building Department
100 North US Highway 1
P.O. Box 1480
Fort Pierce, FL 34954-1480
772-467-3000 • Fax: 772-467-3849

HOLD HARMLESS/INDEMNITY TO CANCEL OR TRANSFER A VALID PERMIT

PERMIT# 14-607

PROPERTY ADDRESS			
1635 THUMB POINT DRIVE FORT PIERCE 34949.			
PARCEL ID# 2401			
OWNER	MAILING ADDRESS	ZIP	PHONE :
JOHN B CULVERHOUSE	505 BEACH CT	34950	CELL:
CONTRACTOR	MAILING ADDRESS	ZIP	STATE LIC. #
REALTIME DEVELOPMENT			CITY LIC. #
CONTRACTOR E-mail Address	PHONE	FAX#	CELL
steve@flapool.com			772 344-7100

Commercial: ☐ Residential: ☒

As legal *Property Owner* or *Contractor* (circle one) I, STEVE WEAVER, REALTIME PROJECTS request: P.O.

Check one: **Cancellation:** ☐ **Transfer:** ☐

Of Permit Number 14-607 Issued to TRYON PLUMBING, on 8/22, 2014 due to the following circumstances:

☐Non-Performance of Contract ☒Transfer to New Contractor or HOB ☐Contract Disputes

☐Abandonment of Contract ☐Contractor is Deceased

Further, I understand that the replacement contractor will assume responsibility for any/all work performed under this permit.

I hereby agree to re-apply as Owner/Builder or Authorize, PATRIOT PLUMBING, to apply for such permit(s) as may be necessary to construct or complete construction at the property listed herein.

IDEMNIFICATION: I, Steve Weaver RTPD (Property Owner or Contractor), hereby indemnify and hold harmless the City of Fort Pierce, its officers, agents, and employees (including but not limited to Building Official(s), from all costs, fees, or damages arising from any and all claims of action for any reason, which may arise from or pertain to this permit cancellation and re-issue request.

New contractor may need to apply for a new permit.

(Note: A copy of this notice will be sent via certified mail to the prior contractor or owner, where applicable.)

Signature of Contractor — Date: 5/6/16 — Print Name: STEVE WEAVER

Notary As to Contractor: _____ As to Owner or Agent: _____

Sworn before me on this 6 day of May, 2016

Personally Known ✓ Produced ID _____ Type of ID _____

KRISTIE KIRSTEIN
Notary Public - State of Florida
My Comm. Expires Feb 27, 2019
Commission # FF 172764
Bonded through National Notary Ass.

THIS FORM MUST BE APPROVED BY A SUPERVISOR: _____
(Supervisors Initials)

Form created 08.13.2015

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	EXISTING STEMWALL / NEW SINGLE FAMILY
Application status:	APPROVED
Status Date:	8/22/2014
Application type:	RESIDENTIAL, SINGLE FAMILY DWELLING
Application date:	3/06/2014
Tenant name/number:	BRAD CULVERHOUSE
Valuation:	411484
Square footage:	6530
Public building:	NO
Reviewed by:	MM MARC MEYERS
Pin number:	164008
Entered by:	SKELLER

Contractor Information

Contractor Name:	REALTIME PROPERTY & DEVELOPMEN
Contractor Number:	16-00019010
Type:	GENERAL CONTRACTOR (
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	04GL000936074	7/22/2016
STATE LICENSE - CN	CGC1505490	8/31/2016
WORKMAN'S COMP INSURANCE	EXEMPT	7/14/2017

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000 BLDG 01 2481120	BLDG, STEM WALL	0001	KG	2/13/2015	AE	2/13/2015
000 000 BLDG 01	BLDG, FOOTING/STEEL	0001	GFA	8/07/2015	AP	8/07/2015

Str/Seq Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
	(Continued)					
2520383						
000 000 BLDG 01 2565398	BLDG, FOOTING/STEEL	0002	GFA	2/02/2016	DP	2/02/2016
000 000 BLDG 01 2576812	BLDG, FOOTING/STEEL	0003	KG	3/03/2016	AE	3/04/2016
000 000 BLDG 01 2604866	BLDG, FORM BOARD SURVEY	0001	GFA	6/06/2016	AP	6/06/2016
000 000 BLDG 01 2604098	BLDG, ELEVATION CERTIFICATE-UN	0001	KK	6/02/2016	AE	6/02/2016
000 000 BLDG 01 2481111	BLDG, WIRE LATH	0001	KG	2/13/2015	CA	2/13/2015
000 000 ELR 00 2576213	ELEC, TEMPORARY POLE	0001	KG	3/02/2016	AP	3/03/2016
000 000 PLR 00 2597532	PLBG, ROUGH IN	0001	GFA	5/09/2016	AP	5/09/2016

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

CITY ATTORNEY USE ONLY

Date Received:	
Assigned To:	
File:	
Due Date:	
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER

RE: RESOLUTION REVIEW

DATE: MAY 10, 2018

Service Required: (please circle or underline)

Review Documents	**Draft Document**	**Written Opinion Requested**
Attend Meetings	**Advise**	**Other: _____**

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** Review the attached Resolution to establish a condemnation hearing for 1636 Thumb Point Drive (Culverhouse) before the City Commission. Because this demolition is under the nuisance guidelines, I have deleted any reference to Unsafe Buildings and the International Property Maintenance Code. I also had to re-type to fit the correct format, so a spelling check would be greatly appreciated also.

2. **Time considerations and their significance:** On June 4, 2018 agenda.

3. **Are City funds required? If so, list approvals obtained for expenditure of funds:** N/A

4. **List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):**

    - Proposed Resolution for review

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

July 26, 2015

Subject: 1635 Thumb Point Drive

Dear Mr. Meyers

Following our meeting with you at City Hall in June I enclose a letter to Messrs. Culverhouse from the Residents of Thumb Point Drive together with their signatures.

There were also discussions among the residents about the City's neglect of its responsibilities in enforcing its own building codes on this site.

As you are well aware the materials and storage units on this site have been used primarily for the storage of Mr. Weaver's equipment and materials for his General Contracting work, NOT for the stated purpose of building a dwelling on the site. The storage units continue to be used for this purpose and there is no building in process. Also the ugly eyesore that is the partial building remains.

You and your City Colleagues in the Building and Code Enforcement Departments have had ample evidence of this over many years but have chosen to take no action over this obvious violation of your building codes.

We urge you and your colleagues in Code Enforcement to put an end to this charade and enforce the building code. The owners should be asked to either complete the dwelling, clear the site or sell it. If they refuse, the city should take appropriate action to correct this eyesore.

Sincerely,

Chris Hodge
1622 Thumb Point Drive
Tel: 772 579 8306

Janice Hodge

cc: Linda Hudson - Mayor
Peggy Arraiz - Code Enforcement Manager
Anthony Westbury - St. Lucie Tribune

July 26, 2015

Dear Mr. Brad Culverhouse and Mr. John Culverhouse,

This letter is from the residents of Thumb Point Drive to protest about the continuing eyesore that is your property on 1635 Thumb Point Drive and to appeal to you to take action to complete the building of a dwelling on the site, to clear it completely or sell it.

Your property is the only blot on the landscape of Thumb Point Drive, probably the most beautiful street in the whole city of Fort Pierce. Over the last ten years since the hurricanes existing residents have made major improvements to their properties and new owners are building homes that potentially will make the street even more desirable than it is already. This will not happen if your property continues to be an eyesore. It will continue to negatively impact property values in the street.

We, the residents of Thumb Point, are very aware that you and your contractor Mr. Weaver have been manipulating the City Building codes to give the appearance that you are building a dwelling while your real purpose is to allow Mr. Weaver to continue to use the site for the storage of materials and equipment for his contracting business. Pressure from residents and the City has recently forced Mr. Weaver to move his unsightly trailer and dumpster from the site but the 3 foot wall and ugly storage units remain.

These storage units also should be removed as they are in breach of city codes. They are only there as Mr. Weaver has convinced the City they are required to store equipment for the building of a dwelling on your property. You and he know this is not true. There has been no building activity on your property for the last 6 months and there was none for many years prior to the previous shell being demolished and the erection of the wall late in 2014. Nevertheless there was for years and continues to be lots of activity to remove and replace equipment and materials in these units to service Mr. Weavers contracting business on other sites.

We will continue to put pressure on the City of Fort Pierce to enforce city codes to ensure your property is not continually used as Mr. Weaver's storage facility and dumping ground, but as we stated at the outset it will serve your interests and ours much better to complete the building of a dwelling, clear it completely or sell the site.

Sincerely

THE RESIDENTS OF THUMB POINT DRIVE

cc: Mr. Marc Meyers - City of Fort Pierce
Mr. Steve Weaver

Petition for Culverhouse Property at 1635 Thumb Point Drive

PRINTED NAME	SIGNATURE	ADDRESS
Janice Hodge	Janice Hodge	1622 TPD
CHRIS HODGE	Chris Hodge	1622 TPD
John Wolsieter	John Wolsieter	1625 TPD
Nell Wolsieger	Nell Wolsieger	1625 TPD
JOHN NORTHEN	John L Northen	1646 TPD
PATTY NORTHEN	Patty A. Northen	1646 T.P.D.
Bob Greene	[illegible]	602 TPD
Donna Greene	[illegible]	602 MALABAR
MARIA FUNKA	Maria Funka	1550 THUMB POINT DR.
D.W. Griffith Sr	D.W. GRIFFITH Sr	1510 thumb Pt. dr
~~SALLY G.~~		
SALLY G. GRIFFITH	Sally G Griffith	1510 THUMB PT. DR. Fort Pierce
RONALD S JONES	[illegible]	1601 THUMB PT DR FORT PIERCE
ELLEN L. JONES	Ellen L. Jones	1601 Thumb Point Dr. Ft. Pierce, FL 34949
Gary L. Hickman	Gary L Hickman	1560 Thumb Pt Dr. Ft Pierce, FL 34949
Loraine Thompson	Loraine Thompson	1560 TPD
ELIZABETH BURNS	Elizabeth Burns	1564 Thumb Point

Petition for Culverhouse Property at 1635 Thumb Point Drive

PRINTED NAME	SIGNATURE	ADDRESS
~~Rebecca Ivey~~ Robert L. Ivey SR	Robert L Ivey	1614 Thumb Point Dr. Fort Pierce FL 34949
REBECCA P IVEY	Rebecca P Ivey	1614 THUMB POINT DRIVE FORT PIERCE, FL 34949
Robin Norris		1578 Thumb Point Ft Pierce
EDWARD D. CONROY	Edw. D. Conroy	1807 Melaleuca Dr. Ft. Pierce, Fl. 34949
BARBARA D. CONROY	Barbara D Conroy	1807 Melaleuca. Ft Pierce Fla 345
GARY WERNER	Gary Werner	1525 Thumb Point Dr Ft. Pierce, Fl. 34949
Carol Yanaros	Carol Yanaros	1639 Thumb P. Dr. Ft. Pierce, Fl.
GEORGE ASKLOF		1630
John graziano		1654 TPD
STEFAN CARO		1664 TPD
SANDA CARO		1664 TH POINT
Vincent Spadaccini		1667 Thumb Point
FRANCES LARSON	Frances Larson	1609 Thumb Pt
Patty Sirois	Patty Sirois	1605 TP.
Jeanie Mazza	1503 Thumb Pt Dr	Jeanie Mazza
TERRI LEONE		1542 Thumb Point Dr

Petition for Culverhouse Property at 1635 Thumb Point Drive

PRINTED NAME	SIGNATURE	ADDRESS
Joseph G. Hiotis	Joseph G. Hiotis Jr.	1512 THUMB POINT DRIVE.
Maria Funka	MARIA FUNKA	1550 THUMB POINT DR.
Kris Walters	Kris Walters	1573 Thumb Point Dr.
John Klimek	John Klimek	606 Faber Ave
ROSS CRITTENDEN	Ross Crittenden	610 Faber Ave 34949
James Longstreet	James Longstreet	614 Faber Ave.
Pat Morrison	Pat Morrison	1642 Thumb Point
Kelly Johnson	Kelly Johnson	1509 Thumb Point Dr. 34949
Donna Spillman	Donna Spillman	1610 Thumb Point
David A Hicks	David A Hicks	1502 Thumb Point Dr.
Jon Harris		1526 Thumb Point Dr
Jill Williams	Jill Williams	1643 Thumb Point Dr.
Michael Williams		1643 Thumb Point Dr.

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

January 16, 2018

Re: Case # 18-00000139

RECEIVED
TIME
JAN 16 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

JOHN B CULVERHOUSE SR
JOHN B CULVERHOUSE JR
1635 THUMB POINT DR
FT PIERCE, FL 34949

Property address: 1635 THUMB POINT DR
Tax ID #: 2401-605-0030-000/3

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

PURSUANT TO THE CITY OF FORT PIERCE CODE OF ORDINANCES, AN INSPECTION WAS MADE AT THE PROPERTY LISTED ABOVE. CONDITIONS WERE FOUND THAT VIOLATE THE FOLLOWING ORDINANCES AND PRESENT A THREAT TO THE LIFE, HEALTH AND SAFETY OF RESIDENTS IN THE AREA AND HAS BEEN DECLARED A NUISANCE.

Sec. 16-46. - Maintenance of nuisance on property prohibited.

No person in charge of or in control of any object or condition within the city, whether as owner, tenant, occupant, lessee or otherwise, shall allow any such object or condition defined as a nuisance by this article to remain on any private or public property within the city nor shall the owner or person in control of real property within the city allow such condition or object on the property, except that this article shall not apply to any object which is kept out of sight in a fully enclosed building or where the object or condition is on the property of a business which has a specific and licensed purpose consistent with the storage, maintenance or display of such object or condition and which is being operated lawfully as provided by the Code of Ordinances.

Sec. 16-47. - Removal of nuisance.

Prompt removal or abatement of any nuisance which is stored, maintained or displayed on property within the city is declared essential to the public health, safety, esthetics, general welfare and good order of the city.

Sec. 16-48 – Nuisance as a Condition

Nuisance as a Condition means a certain state of being or situation located on property which:

(6) Interferes with the comfortable and quiet enjoyment of life or property.

(7) Current condition of property tends to or could depreciate the value of property of any person.

(9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants or animals of any kind.

C0075954

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende ingles consiga traducción inmediatamente.
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablitè ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun póu nou espliké sa tou suit.

Section 16-48 – Nuisance as an Object

Nuisance as an object means one of the following:

(1) Junk, consisting of unsightly, worn-out or discarded material of little or no residual value including scrap metal, scrap lumber, wastepaper products, discarded building materials or other debris, the accumulation of which has an adverse effect upon neighborhood or city property values, health, safety or general welfare.

(6) Any building or structure, or part thereof, which is in a dilapidated, unsanitary or unsafe condition, or which constitutes a fire hazard.

(7) Any building, structure, lot, place or location where any activity in violation of law is conducted, performed, maintained or allowed.

PURSUANT TO THE CITY OF FORT PIERCE CHARTER, ARTICLE II, SECTION 14 (9), BUILDINGS THAT HAVE BEEN DECLARED A NUISANCE MAY BE CONDEMNED BY THE CITY COMMISSION, WHO SHALL HAVE THE POWER TO HAVE THE NUISANCE REMOVED OR ABATED.

Failure to either remove the nuisance or to request a hearing will be deemed a waiver of the right to a hearing and a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property. In addition, a $100.00 administrative charge will be added for any nuisance the City causes to be abated.

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason, please contact me directly. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m. A complete version of the Code of Ordinances can be accessed at www.cityoffortpierce.com or www.municode.com.

Sincerely,

Margaret M Arraiz
Code Compliance Manager
P – 772-467-3270
EM: parraiz@city-ftpierce.com

CONDEMNED

NOTICE TO VACATE
BY THE CITY OF FORT PIERCE

THIS BUILDING HAS BEEN DECLARED UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED

THIS NOTICE SHALL REMAIN POSTED UNTIL THE REQUIRED REPAIRS ARE MADE OR DEMOLITION IS COMPLETED

IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM, CORPORATION OR THEIR AGENT TO REMOVE SUCH NOTICE WITHOUT THE WRITTEN PERMISSION OF THE CODE OFFICIAL EXCEPT FOR THE PURPOSE OF MAKING THE REQUIRED REPAIRS OR OF DEMOLITION

OWNER: JOHN B CULVERHOUSE SR
JOHN B CULVERHOUSE JR

ADDRESS: 1635 THUMB POINT DR

CODE OFFICIAL: [signature]

DATE POSTED: 11/7/18

Re: Public Records Request
Caleta Scott to: Linda Cox 05/01/2017 03:43 PM

Linda Cox	04/27/2017 04:01 PM		Re: Public
Caleta Scott	04/27/2017 04:02 PM		Re:
Linda Cox	04/28/2017 09:35 AM		Re: Public
Caleta Scott	04/28/2017 11:08 AM		Re:

After searching Jan 2016 - present, I was unable to find any mail correspondence about 1635 Thumb Point Drive.

Caleta Scott | Deputy City Clerk | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Linda Cox Would you please check the Commission corres... 04/28/2017 09:35:18 AM

From: Linda Cox/cfp
To: Caleta Scott/cfp@CFP
Date: 04/28/2017 09:35 AM
Subject: Re: Public Records Request

Would you please check the Commission correspondence files? We may have received a written complaint about the Thumb Point property. Thanks.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Caleta Scott	All correspondence re: Brad Culverhouse / 1635...	04/27/2017 03:59:14 PM

Culverhouse Records Request
Karen Murphy to: Linda Cox 05/01/2017 12:38 PM

History: This message has been replied to.

Date	Subject
Linda Cox	05/01/2017 12:51 PM	Re: Culver

Linda, since the records request specified correspondence, I am including emails and letter correspondence from the files up to when we received the request. Should it include plans, permits, etc. please let me know.

Thanks.

Karen Murphy | Executive Assistant | City of Fort Pierce
Building Department
Phone: 772.467.3188 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link: http://www.cityoffortpierce.com/FormCenter/Building-6/Building-Department-Customer-Service-Fee-73

Re: Public Record Request
Rick Reed to: Linda Cox 05/01/2017 10:43 AM
Cc: Caleta Scott, jrobinson, parraiz, Karen Murphy

	Sender	Sender	Date
	Linda Cox	Linda Cox	05/01/2017 09:15 AM
	Rick Reed	Rick Reed	05/01/2017 10:43 AM

Linda Cox or to whom it may concern:
Per my conversation this morning with the Clerk's Office, (I spoke with Ok, Ok, Ok) provide all copies electronically concerning the pending public records request. I will bring the requested deposit in as soon as time permits today , hopefully this morning.
As always,

Rick Reed
772-240-9784
Sent from my iPhone

On May 1, 2017, at 9:15 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

> Good morning. Attached please find an estimate to fulfill the public record request you made for 1635 Thumb Point and Brad Culverhouse Foreclosure. We estimate the request to be $339.88; before work can proceed, we will require a deposit of $169.94. Once payment is received, we will continuing assembling the requested information.
>
> Payment should be made to the City Clerk's Office.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of

employees motivated by pride in themselves and their work."

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

<Thumb Point Request.pdf>

Public Record Request

Linda Cox to: rbr0969 05/01/2017 09:15 AM
Cc: Caleta Scott, jrobinson, parraiz, Karen Murphy

	Sender	Sender	Date
	Linda Cox	Linda Cox	05/01/2017 09:15 AM
	Rick Reed	Rick Reed	05/01/2017 10:43 AM

Good morning. Attached please find an estimate to fulfill the public record request you made for 1635 Thumb Point and Brad Culverhouse Foreclosure. We estimate the request to be $339.88; before work can proceed, we will require a deposit of $169.94. Once payment is received, we will continuing assembling the requested information.

Payment should be made to the City Clerk's Office.

Thumb Point Request.pdf

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Thumb Point estimate
Peggy Arraiz to: lcox 05/01/2017 09:05 AM

History: This message has been replied to.

Date	Subject
Linda Cox	05/01/2017 09:09 AM Re: Thum

There are approximately 188 pages to be copied. It is approximate because there are multiple small items (sticky notes, certified mail receipts, etc) that can be combined onto a single page and I had to guestimate those numbers.

As for time, I have spent approximately 1/2 hour doing the emails searches and the prep. Colleen will need at least an hour to make the copies.

Please let me know if you need any additional information.

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

emails #2
Peggy Arraiz to: lcox 05/01/2017 08:47 AM

	Sender	Sender	Date
	Peggy Arraiz	Peggy Arraiz	05/01/2017 08:47 AM

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:47 AM -----

From: Peggy Arraiz/cfp

To: Nicholas Mimms/cfp@cfp

Cc: lindahudsonbailey@yahoo.com, Robert Bradshaw/cfp@cfp

Date: 08/24/2015 04:54 PM

Subject: Fw: 1635 THUMB POINT DR <Watchdog: Virus checked>

Nick,

As we discussed earlier, here are photos of the property on Thumb Point. It is pretty well maintained as far a active construction sites go. The grass might be a little tall around the foundation, but overall in very good condition. Please let me know your thoughts.

Best Regards,

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

----- Forwarded by Peggy Arraiz/cfp on 08/24/2015 04:52 PM -----

From: Isaac Saucedo/cfp
To: Peggy Arraiz/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp
Date: 08/24/2015 04:48 PM
Subject: 1635 THUMB POINT DR <Watchdog: Virus checked>

Good afternoon,

Here are the pictures i took today from this location.

Thank You

Isaac Saucedo
City of Fort Pierce
Code Enforcement Officer
(772) 467-3143

----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:47 AM -----

From: Peggy Arraiz/cfp
To: ffee@feederossfee.com
Cc: cgreer@city-ftpierce.com
Date: 10/22/2015 02:36 PM
1635 Thumbpoint Dr

Subject:

Good afternoon,

The total amount due on this property is $453,310.00. The fines are not currently running because there is an active building permit at the site.

I am attaching the reduction paperwork for your client to submit (they are also available on the website). This lien was signed by the Code Board and their next meeting is November 18th. It is a pretty full agenda, but we can squeeze you in if needed. We would need the paperwork completed and submitted to our office by November 4th. Their next meeting would be January 13th.

Please let me know if you have any questions regarding the paperwork.

Best Regards,

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:47 AM -----

From: Nicholas Mimms/cfp

To: Linda Cox/cfp@cfp, Paul Thomas/cfp@cfp, Peggy Arraiz/cfp@cfp

Date: 03/10/2017 11:40 AM

Subject: Code Enforcement Activities for 1635 Thumbpoint Drive - N. Mimms, L. Cox, P. Arraiz, P. Thomas

Sent by: Jennifer D Robinson

----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:47 AM -----

From: Peggy Arraiz/cfp

To: lcox@city-ftpierce.com

Cc: Nicholas Mimms/cfp@cfp

Date: 04/03/2017 09:00 AM

Subject: Fw: The Lot at 1635 Thumb Point Drive

Linda,

The request to foreclose on the lien is being considered by the Special Magistrate this Wednesday. It is available for viewing in Agenda Quick and online with the published agenda.

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

----- Forwarded by Peggy Arraiz/cfp on 04/03/2017 08:59 AM -----

From: Nicholas Mimms/cfp
To: Linda Cox/cfp@cfp
Cc: Peggy Arraiz/cfp@cfp
Date: 04/03/2017 08:50 AM

Subject: Re: Fw: The Lot at 1635 Thumb Point Drive

Linda,

Good Morning!!

1635 Thumbpoint Drive is now being evaluated for additional code enforcement action. Future updates on this process will be provided by Peggy Arraiz.

THANKS!!

Nick Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

-----Linda Cox/cfp wrote: -----
To: nmimms@city-ftpierce.com
From: Linda Cox/cfp
Date: 03/31/2017 11:52AM
Subject: Fw: The Lot at 1635 Thumb Point Drive

This is now with City Attorney. How do you want me to handle?

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 03/31/2017 11:52 AM -----

From: Christopher Hodge <cphodge03@yahoo.com>
To: Linda Cox <LCox@City-FtPierce.Com>
Cc: Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, Linda Hudson <LHudson@City-FtPierce.Com>, Nicholas Mimms <NMimms@City-FtPierce.Com>, Paul Thomas <PThomas@City-FtPierce.Com>
Date: 03/31/2017 10:50 AM
Subject: Re: The Lot at 1635 Thumb Point Drive

Dear Ms Cox

We have received no response from Mr Thomas as we were promised.

Please ask him to tell us what action the city is taking to remedy the situation.

Chris and Janice Hodge

Sent from my iPhone

On Mar 3, 2017, at 11:33 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

Good morning Mr. Hodge:

I have confirmed with the building department that their building permit is still valid. They had their last inspection on December 28 and must have another inspection within 6 months of that date. As the Mayor indicated, we are frustrated as well with the lack of progress, but because they have an active permit, our hands are truly tied. Mr. Thomas is out of the office today, but I will check in with him on Monday to see if he has any new updates for you.

I will be in touch.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: Chris Hodge <cphodge03@yahoo.com>

To: Linda Hudson <LHudson@City-FtPierce.Com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date: 03/03/2017 08:15 AM
Subject: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:47 AM -----

From: Linda Cox/cfp

To: parraiz@city-ftpierce.com

Date: 04/28/2017 12:08 PM

Subject: Fw: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Update on the request below.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 04/28/2017 12:08 PM -----

From:	Rick Reed <rbr0969@gmail.com>
To:	Linda Cox <LCox@City-FtPierce.Com>
Cc:	nmimms@city-ftpierce.com, jrobinson@city-ftpierce.com
Date:	04/28/2017 10:10 AM
Subject:	Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Linda,

While we are waiting for "all correspondence and information" let's start with all correspondence and information you and Hudson received concerning Culverhouse and or 1635 Thumb Point Drive. At a recent Department Head meeting you reported that you, Hudson / Commissioners have received numerous correspondence/ complaints concerning the matter. Please promptly provide this information while we wait on the additional requested correspondence and or information.

Also, provide a copy of the Code Enforcement file including all information and correspondence regarding 1635 Thumb Point Drive that has been generated and or received from Peggy Arraiz / City of Fort Pierce Code Enforcement for the last two years.

Rick Reed
772-240-9784

Sent from my iPhone

On Apr 28, 2017, at 9:34 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

Rick:

I have received your request from last night and again this morning and am processing it. We are searching for all correspondence and documents regarding Brad Culverhouse and 1635 Thumbpoint Drive.

I will let you know when the documents are available.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

<mime-attachment.gif>

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 04/28/2017 09:31 AM -----

From:	Jennifer D Robinson/cfp
To:	Nicholas Mimms/cfp@cfp
Cc:	Linda Cox/cfp@cfp
Date:	04/28/2017 09:06 AM
Subject:	Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Good morning Nick,

I received a phone call from Rick Reed with a public records request. He is requesting copies of any communication to and from the department heads regarding Brad Culverhouse and/or his property located on Thumbpoint Drive.

Thank you,

Jennifer

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

<mime-attachment.gif>

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.


Penalty Reduction Letter.pdf

Request for Waiver - Code Enforcement Liens.pdf

024.JPG

025.JPG

022.JPG

023.JPG

027.JPG

028.JPG

emails
Peggy Arraiz to: lcox 05/01/2017 08:45 AM

	Sender	Sender	Date
	Peggy Arraiz	Peggy Arraiz	05/01/2017 08:45 AM

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:45 AM -----

From: Peggy Arraiz/cfp
To: realtimefla@aol.com
Date: 09/26/2011 09:36 AM
Subject: Re: 1635 Thumb Point <Watchdog: Virus checked>

Good morning Steve,

You should have received an out of office reply last week and if you didn't, I apologize. I was out on vacation last week and have just returned to work today. There should not be a problem with you coming in today to review the file. I will be in a meeting this afternoon but one of the code officers will be here - Karen is out today.

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions

772-460-2200 Ext. 294
parraiz@city-ftpierce.com

From: realtimefla@aol.com
To: parraiz@city-ftpierce.com
Date: 09/22/2011 09:32 AM
Subject: 1635 Thumb Point <Watchdog: Virus checked>

Havan't heard back from you. Just checking to be sure you received my e-mail yesterday.
Peggy:

Mr. Culverhouse has asked me to review the (entire!) file related to this property going back to 2004. I would like to do so as soon as possible. The intent is to identify the pages he wants copies of. This inquiry is in relation to his homestead exemption.

Please let me know if I can review the file on Monday, September 26.

Steve Weaver
RealTime Property and Development Services, Inc.
Cell: 772-344-7100 Office: 772-882-7744

-----Original Message-----
From: realtimefla <realtimefla@aol.com>
To: parraiz <parraiz@city-ftpierce.com>
Sent: Wed, Sep 21, 2011 2:49 pm
Subject: 1635 Thumb Point

Peggy:

Mr. Culverhouse has asked me to review the (entire!) file related to this property going back to 2004. I would like to do so as soon as possible. The intent is to identify the pages he wants copies of. This inquiry is in relation to his homestead exemption.

Please let me know if I can review the file on Monday, September 26.

Steve Weaver
RealTime Property and Development Services, Inc.

Cell: 772-344-7100 Office: 772-882-7744

----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:45 AM -----

From: Peggy Arraiz/cfp

To: Tom Perona <tomperona@gmail.com>

Cc: Marc Meyers <MMeyers@city-ftpierce.com>, Robert Bradshaw <rbradshaw@city-ftpierce.com>

Date: 08/10/2015 04:45 PM

Subject: Re: 1635 Thumb Pt Dr <Watchdog: Virus checked>

Good afternoon,

Code Enforcement had a case on this property dating back to 2005, which was complied in August of 2014 when the demolition was finally completed. There is a lien against the property for $453,310.00 for the violation.

We are also holding open a new case from June of last year. No further action was taken because a permit has been applied for and received. We monitored its progress and it was automatically renewed in February of 2015 for another 6 months. A check of the records indicate that it will again be renewed. Marc can provide more details on the inspections that have been approved, which is what keeps the permit alive and open. As long as there is an active permit, there is not much more code enforcement can do at this location. But we will continue to monitor it.

Best Regards,

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

From: Tom Perona <tomperona@gmail.com>

m
:
To: Marc Meyers <MMeyers@city-ftpierce.com>, peggy arriaz <PArraiz@city-ftpierce.com>

Cc: Robert Bradshaw <rbradshaw@city-ftpierce.com>

Date: 08/08/2015 11:37 AM

Subject: 1635 Thumb Pt Dr <Watchdog: Virus checked>

Marc and Peggy I received copies of correspondence from M/M Hodge regarding code and building violations in the Thumb Point neighborhood. I know that you are working on solutions- please keep me updated with your progress. Tom

----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:45 AM -----

From: Peggy Arraiz/cfp

To: Nicholas Mimms/cfp@cfp

Cc: Linda Hudson/cfp@cfp, Robert Bradshaw/cfp@cfp

Date: 08/24/2015 10:19 AM

Subject: Re: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Good morning Mr. Mimms,

Code Enforcement has had several code enforcement cases against this property since 2005. One case from 2005 remains open with a lien in the amount of $453,310.00.

Regarding the current condition of the property, we cited the property for outside storage and nuisance conditions in June 2014. In response, the owner obtained a building permit in July 2014, which put a

"hold" on our violation case. That permit continues to remain active. Per Florida Building Code, a permit remains active as long as it receives one (1) approved inspection within a 6 month period, and then it is automatically renewed for an additional 6 months. This property had 2 approved inspections in February , which extended the permit for an additional 6 months and they just had another approved inspection the first week of August that extended the permit an additional six months.

Yes, we acknowledge that the contractor at this location knows the law and is using it to his advantage. But there is no action Code Enforcement can take as long as there remains a valid and active building permit at this location.

Best Regards,

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

From: Nicholas Mimms/cfp

To: Peggy Arraiz/cfp@cfp

Cc: Robert Bradshaw/cfp@cfp, Linda Hudson/cfp@cfp

Date: 08/21/2015 09:58 AM

Subject: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Peggy,

Good Morning!!

Please review the attached information regarding the status of the subject property. Several members of the community have noted in writing that they are unhappy with the condition of the subject property and are requesting the assistance of the City of Fort Pierce. Please investigate this matter and determine if this situation can be classified as a nuisance.

Thank you in advance for your consideration and attention to this matter.

Have a wonderful day!!!

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce

P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

[attachment "Letter to Marc Meyers re 1635 Thumb Point Drive 7-26-15.pdf" deleted by Peggy Arraiz/cfp]

----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:45 AM -----

From: Peggy Arraiz/cfp

To: Janice <atmyyoga@gmail.com>

Cc: "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, marc meyers <mmeyers@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>

Date: 10/15/2015 09:36 AM

Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

FYI - our server does not allow us to open these pictures. Is there another way you can attach them? Perhaps as pdfs?

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

From: Janice <atmyyoga@gmail.com>

To: marc meyers <mmeyers@city-ftpierce.com>

Cc: "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>

Date: 10/15/2015 09:35 AM

Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Here's the pic for 1635. Regrets it did not come out on original email.

Attachments area
Preview attachment IMG_0605.JPG

IMG_0605.JPG
71 KB

On Thu, Oct 15, 2015 at 9:29 AM, Janice <atmyyoga@gmail.com> wrote:
This is what I mean about the City selectively enforcing Code. See below a picture of the EMPTY box that should contain a copy of the building permit and building plans. I am not sure, but perhaps the inspection sign off sheets should also be included.

Janice and Chris Hodge

On Thu, Oct 8, 2015 at 5:17 PM, marc meyers <mmeyers@city-ftpierce.com> wrote:
The permit card placement will be addressed in the morning.

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

From: Janice <atmyyoga@gmail.com>
To: marc meyers <mmeyers@city-ftpierce.com>
Cc: "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date: 10/08/2015 04:53 PM
Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Meyers,

Thank you for your reply. As to why you did not receive a copy of the letter and petition addressed to the owner, Mr. Culverhouse , I can only assume it was lost in the mail. The petition and letter was addressed to the owner and copied to the contractor. It is not a surprise that has no effect in spite of the petition signed by other concerned residents of Thumb Point Drive.

It appears to me the city selectively enforces the Florida code to suit either Mr. Culverhouse or Mr. Weaver. I refer to the article below:

[A] 105.7 Placement of permit. The building *permit* or copy shall be kept on the site of the work until the completion of the project.

Clearly there is no building permit posted on site in accordance of the Florida code you attached in your email.

Janice and Chris Hodge

On Wed, Oct 7, 2015 at 10:19 AM, marc meyers <mmeyers@city-ftpierce.com> wrote:
Mr. & Mrs. Hodge,

In response to your email, I have never received your letter and petition of July 26, 2015. It was forwarded to me through an email from the City Manager as well as the Mayor. Additionally, I was away on vacation when this email arrived on September 8, 2015, and just came across it yesterday.

Please find attached a copy of the Florida Building Code Section 105.4.1.3 regarding permits. The contractor scheduled and received an approved inspection on 9/7/15 which, per the Code, extends the permit for 180 days.

I would also like to address your comments, *"The City won't do anything/the City granted another extension/the City continues to interpret the Code in such a narrow way."* As explained in our meeting on June 17, 2015, I'm equally frustrated with the lack of advancement at this address. However, as described in the Florida Building Code, the law is very clear. My hands are tied and I cannot break the law in an effort to push them to complete the project.

With regard your petition, I was under the impression this document would be provided to the owner and contractor, clearly indicating neighborhood dissatisfaction in the hopes this owner would "be a good neighbor" and complete his project.

Again, I understand your frustration, but it has been directed to the wrong party.

Sincerely,

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

From: Janice Hodge <atmyyoga@gmail.com>
To: marc meyers <mmeyers@city-ftpierce.com>
Cc: "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>, Chris Hodge <cphodge03@yahoo.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, "Westbury, Anthony" <anthony.westbury@tcpalm.com>
Date: 09/08/2015 06:54 AM
Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Meyers,

Further to our letter to you dated July 26, 2015 which also included copies of a petition signed by Thumb Point residents, we have not had any response or acknowledgement from your office.

It appears that an extension of 180 days was granted for the building of a home on this site. Clearly, there is no building work in progress and the city is being played once again.

It is not as if the city cannot do anything, the city WON'T do anything. We met with you in your office and it was your recommendation to get a petition of other concerned residents. This was accomplished and apparently of no interest to your office.

The owner and his contractor are only complying with the letter of the code, not its true intent. Surely that is to allow a building to be built, not to facilitate a public nuisance for years on end.

We expect a response as to why the city continues to interpret the code in such a narrow way.

We look forward to your reply.

Janice and Chris Hodge

*** * * * * LEGAL DISCLAIMER * * * * ***
Mail is intended for work preparation purposes only. No legal definite promise.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This document should only be read by those persons to whom it is addressed and is not intended to be relied upon by any person without subsequent written confirmation of its contents. Accordingly, The City of Fort Pierce disclaims all responsibility and accepts no liability (including in negligence) for the consequences for any person acting, or refraining from acting, on such information prior to the receipt by those persons of subsequent written confirmation.

If you have received this e-mail message in error, please notify us immediately by telephone. Please also destroy and delete the message from your computer.

Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this e-mail message is strictly prohibited.
*** * * * * LEGAL DISCLAIMER (autocreated by iQ.Suite Trailer) * * * * ***

*** * * * * LEGAL DISCLAIMER * * * * ***
Mail is intended for work preparation purposes only. No legal definite promise.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This document should only be read by those persons to whom it is addressed and is not intended to be relied upon by any person without subsequent written confirmation of its contents.

Accordingly, The City of Fort Pierce disclaims all responsibility and accepts no liability (including in negligence) for the consequences for any person acting, or refraining from acting, on such information prior to the receipt by those persons of subsequent written confirmation.

If you have received this e-mail message in error, please notify us immediately by telephone. Please also destroy and delete the message from your computer.

Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this e-mail message is strictly prohibited.
*** * * * * LEGAL DISCLAIMER (autocreated by iQ.Suite Trailer) * * * * ***

----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:45 AM -----

From: Peggy Arraiz/cfp

To: "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, marc meyers <mmeyers@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>

Date: 10/15/2015 09:43 AM

Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Fwd: Pic <Watchdog: Virus checked>

Janice to: Peggy Arraiz 10/15/2015 09:40 AM

Sent from my iPhone

Begin forwarded message:

From: Janice <atmyyoga@gmail.com>
Date: October 15, 2015 at 9:21:00 AM EDT
To: Janice Hodge <atmyyoga@gmail.com>
Subject: Pic



Sent from my iPhone

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

From: Janice <atmyyoga@gmail.com>

To: marc meyers <mmeyers@city-ftpierce.com>

Cc: "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>

Date: 10/15/2015 09:35 AM

Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Here's the pic for 1635. Regrets it did not come out on original email.

Attachments area
Preview attachment IMG_0605.JPG

IMG_0605.JPG
71 KB

On Thu, Oct 15, 2015 at 9:29 AM, Janice <atmyyoga@gmail.com> wrote:
This is what I mean about the City selectively enforcing Code. See below a picture of the EMPTY box that should contain a copy of the building permit and building plans. I am not sure, but perhaps the inspection sign off sheets should also be included.

Janice and Chris Hodge

On Thu, Oct 8, 2015 at 5:17 PM, marc meyers <mmeyers@city-ftpierce.com> wrote:
The permit card placement will be addressed in the morning.

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

From: Janice <atmyyoga@gmail.com>
To: marc meyers <mmeyers@city-ftpierce.com>
Cc: "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date: 10/08/2015 04:53 PM
Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Meyers,

Thank you for your reply. As to why you did not receive a copy of the letter and petition addressed to the owner, Mr. Culverhouse , I can only assume it was lost in the mail. The petition and letter was addressed to the owner and copied to the contractor. It is not a surprise that has no effect in spite of the petition signed by other concerned residents of Thumb Point Drive.

It appears to me the city selectively enforces the Florida code to suit either Mr. Culverhouse or Mr. Weaver. I refer to the article below:

[A] 105.7 Placement of permit. The building *permit* or copy shall be kept on the site of the work until the completion of the project.

Clearly there is no building permit posted on site in accordance of the Florida code you attached in your email.

Janice and Chris Hodge

On Wed, Oct 7, 2015 at 10:19 AM, marc meyers <mmeyers@city-ftpierce.com> wrote:

Mr. & Mrs. Hodge,

In response to your email, I have never received your letter and petition of July 26, 2015. It was forwarded to me through an email from the City Manager as well as the Mayor. Additionally, I was away on vacation when this email arrived on September 8, 2015, and just came across it yesterday.

Please find attached a copy of the Florida Building Code Section 105.4.1.3 regarding permits. The contractor scheduled and received an approved inspection on 9/7/15 which, per the Code, extends the permit for 180 days.

I would also like to address your comments, *"The City won't do anything/the City granted another extension/the City continues to interpret the Code in such a narrow way."* As explained in our meeting on June 17, 2015, I'm equally frustrated with the lack of advancement at this address. However, as described in the Florida Building Code, the law is very clear. My hands are tied and I cannot break the law in an effort to push them to complete the project.

With regard your petition, I was under the impression this document would be provided to the owner and contractor, clearly indicating neighborhood dissatisfaction in the hopes this owner would "be a good neighbor" and complete his project.

Again, I understand your frustration, but it has been directed to the wrong party.

Sincerely,

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

From: Janice Hodge <atmyyoga@gmail.com>

To: marc meyers <mmeyers@city-ftpierce.com>

Cc: "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>, Chris Hodge <cphodge03@yahoo.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, "Westbury, Anthony" <anthony.westbury@tcpalm.com>

Date: 09/08/2015 06:54 AM

Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Meyers,

Further to our letter to you dated July 26, 2015 which also included copies of a petition signed by Thumb Point residents, we have not had any response or acknowledgement from your office.

It appears that an extension of 180 days was granted for the building of a home on this site. Clearly, there is no building work in progress and the city is being played once again.

It is not as if the city cannot do anything, the city WON'T do anything. We met with you in your office and it was your recommendation to get a petition of other concerned residents. This was accomplished and apparently of no interest to your office.

The owner and his contractor are only complying with the letter of the code, not its true intent. Surely that is to allow a building to be built, not to facilitate a public nuisance for years on end.

We expect a response as to why the city continues to interpret the code in such a narrow way.

We look forward to your reply.

Janice and Chris Hodge

*** * * * * LEGAL DISCLAIMER * * * * ***
Mail is intended for work preparation purposes only. No legal definite promise.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This document should only be read by those persons to whom it is addressed and is not intended to be relied upon by any person without subsequent written confirmation of its contents. Accordingly, The City of Fort Pierce disclaims all responsibility and accepts no liability (including in negligence) for the consequences for any person acting, or refraining from acting, on such information prior to the receipt by those persons of subsequent written confirmation.

If you have received this e-mail message in error, please notify us immediately by telephone. Please also destroy and delete the message from your computer.

Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this e-mail message is strictly prohibited.
*** * * * * LEGAL DISCLAIMER (autocreated by iQ.Suite Trailer) * * * * ***

*** * * * * LEGAL DISCLAIMER * * * * ***

Mail is intended for work preparation purposes only. No legal definite promise.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This document should only be read by those persons to whom it is addressed and is not intended to be relied upon by any person without subsequent written confirmation of its contents. Accordingly, The City of Fort Pierce disclaims all responsibility and accepts no liability (including in negligence) for the consequences for any person acting, or refraining from acting, on such information prior to the receipt by those persons of subsequent written confirmation.

If you have received this e-mail message in error, please notify us immediately by telephone. Please also destroy and delete the message from your computer.

Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this e-mail message is strictly prohibited.
*** * * * * LEGAL DISCLAIMER (autocreated by iQ.Suite Trailer) * * * * ***

Re: Fw: Documents in City Manager's File re: Brad Culverhouse and/or his property located on Thumbpoint Drive

Jennifer D Robinson to: Linda Cox 05/01/2017 08:39 AM
Cc: Nicholas Mimms

	Date	Subject
Linda Cox	05/01/2017 08:31 AM	Re: Fw: D
Jennifer D Robinson	05/01/2017 08:39 AM	Re:

At least 30 minutes. I also started my email research so my time covers the electronic files and preliminary email research.

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Linda Cox Thank you Jennifer. Approximately how long di... 05/01/2017 08:31:20 AM

From: Linda Cox/cfp
To: Jennifer D Robinson/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp
Date: 05/01/2017 08:31 AM
Subject: Re: Fw: Documents in City Manager's File re: Brad Culverhouse and/or his property located on Thumbpoint Drive

Thank you Jennifer. Approximately how long did it take you to assemble this information?

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Jennifer D Robinson	Linda, These documents are from the City Ma...	05/01/2017 08:14:34 AM
Linda Cox	Jennifer...I need you to search your records for t...	04/28/2017 09:19:25 AM
Jennifer D Robinson	Thanks, Linda. _____...	04/28/2017 09:17:22 AM
Linda Cox	Thank you. I received this request last night an...	04/28/2017 09:06:57 AM
Jennifer D Robinson	Good morning Nick, I received a phone call fro...	04/28/2017 09:06:15 AM

Fw: Documents in City Manager's File re: Brad Culverhouse and/or his property located on Thumbpoint Drive

Jennifer D Robinson to: Linda Cox 05/01/2017 08:14 AM
Cc: Nicholas Mimms

Follow Up: Normal Priority.

History: This message has been replied to.

	Sender	Sender	Date
	Jennifer D Robinson	Jennifer D Robinson	05/01/2017 08:14 AM
	Linda Cox	Linda Cox	05/01/2017 08:31 AM
	Jennifer D Robinson	Jennifer D Robinson	05/01/2017 08:39 AM

Linda,

These documents are from the City Manager's file.

Copies of my email will follow.

Jennifer

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Jennifer D Robinson/cfp on 05/01/2017 08:06 AM -----

From: Jennifer D Robinson/cfp
To: Nicholas Mimms/cfp@cfp
Date: 04/28/2017 10:16 AM
Subject: Documents in City Manager's File re: Brad Culverhouse and/or his property located on Thumbpoint Drive

Memo from P. Arraiz re- REQUEST TO INITIATE FORECLOSURE 1635 THUMB POINT DRIVE - CULVERHOUSE 3.15.20

Memo from J. Messer re- Request to Initiate Foreclosure 1635 Thumb Point Drive- Culverhouse 4.4.2017.pdf



For Peggy Arraiz - Request to Initiate Foreclosure - 1635 Thumb Point Drive, Culverhouse.pdf



Letter from Chris & Janet Hodge re- 1635 Thumb Point Drive 7-26-15.pdf



Memo to R. Schwerer Re- Release of Partial Lien - 1635 Thumbpoint Drive.docx



Memo from City Manager re- 1635 Thumbpoint Drive.pdf



From City Manager re- 1635 Thumbpoint Drive 6-29-16.pdf



For Asst. City Manager - 1635 Thumb Point Drive.pdf

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce

Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey



"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Linda Cox | Jennifer...I need you to search your records for t... | 04/28/2017 09:19:25 AM

From:	Linda Cox/cfp
To:	Jennifer D Robinson/cfp@cfp
Cc:	Nicholas Mimms/cfp@cfp
Date:	04/28/2017 09:19 AM
Subject:	Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Jennifer...I need you to search your records for the City Manager's office as well and produce all emails and correspondence. By the end of today please.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce

City Clerk's Office

Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Jennifer D Robinson	Thanks, Linda. _____...	04/28/2017 09:17:22 AM
Linda Cox	Thank you. I received this request last night an...	04/28/2017 09:06:57 AM
Jennifer D Robinson	Good morning Nick, I received a phone call fro...	04/28/2017 09:06:15 AM

Fw: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Linda Cox to: parraiz 04/28/2017 12:08 PM

	Sender	Sender	Date
	Linda Cox	Linda Cox	04/28/2017 12:08 PM

Update on the request below.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 04/28/2017 12:08 PM -----

From: Rick Reed <rbr0969@gmail.com>
To: Linda Cox <LCox@City-FtPierce.Com>
Cc: nmimms@city-ftpierce.com, jrobinson@city-ftpierce.com
Date: 04/28/2017 10:10 AM
Subject: Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Linda,

While we are waiting for "all correspondence and information" let's start with all correspondence and information you and Hudson received concerning Culverhouse and or 1635 Thumb Point Drive. At a recent Department Head meeting you reported that you, Hudson / Commissioners have received numerous correspondence/ complaints concerning the matter. Please promptly provide this information while we wait on the additional requested correspondence and or information.

Also, provide a copy of the Code Enforcement file including all information and correspondence regarding 1635 Thumb Point Drive that has been generated and or received from Peggy Arraiz / City of Fort Pierce Code Enforcement for the last two years.

Rick Reed
772-240-9784
Sent from my iPhone

On Apr 28, 2017, at 9:34 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

Rick:

I have received your request from last night and again this morning and am processing it. We are searching for all correspondence and documents regarding Brad Culverhouse and 1635 Thumbpoint Drive.

I will let you know when the documents are available.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

<mime-attachment.gif>
"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 04/28/2017 09:31 AM -----

From: Jennifer D Robinson/cfp
To: Nicholas Mimms/cfp@cfp
Cc: Linda Cox/cfp@cfp
Date: 04/28/2017 09:06 AM
Subject: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Good morning Nick,

I received a phone call from Rick Reed with a public records request. He is requesting copies of any communication to and from the department heads regarding Brad Culverhouse and/or his property located on Thumbpoint Drive.

Thank you,

Jennifer

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce

Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

<mime-attachment.gif>

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Thumb Point Public Record Request
Linda Hudson to: lcox 04/28/2017 11:56 AM
Sent by: Linda Cox

	Sender	Sender	Date
	Linda Hudson	Linda Hudson	04/28/2017 11:56 AM

Mayor Linda Hudson
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950
(772) 467-3065
Email: lhudson@city-ftpierce.com
----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: Linda Hudson <lindahudsonbailey@yahoo.com>
To: Robert Bradshaw <rbradshaw@city-ftpierce.com>, Nicholas Mimms <nmimms@city-ftpierce.com>
Cc: Linda Hudson <lhudson@city-ftpierce.com>
Date: 07/28/2015 12:59 PM
Subject: Code Enforcement Petition, Thumb Point <Watchdog: Virus checked>

I received this correspondence in my personal mail today from some residents on Thumb Point re: 1635 Thumb Point Drive.
I would like to know the status of this issue (apparently there was a meeting with Marc Meyers on June 1).
Thank you.

Linda H. 2015-07-28 Thumb Point Culverhouse.PDF

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: Nicholas Mimms/cfp
To: marc meyers/cfp@cfp
Cc: Robert Bradshaw <rbradshaw@city-ftpierce.com>, Linda Hudson <lhudson@city-ftpierce.com>, Paul Thomas/cfp@cfp
Date: 07/28/2015 01:43 PM
Subject: Re: Code Enforcement Petition, Thumb Point <Watchdog: Virus checked>

Marc,

Good Afternoon!!

Please review the information below and provide a response as soon as possible.

Thank you!

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

Linda Hudson	I received this correspondence in my personal m...	07/28/2015 12:59:12 PM

From: Linda Hudson <lindahudsonbailey@yahoo.com>
To: Robert Bradshaw <rbradshaw@city-ftpierce.com>, Nicholas Mimms <nmimms@city-ftpierce.com>
Cc: Linda Hudson <lhudson@city-ftpierce.com>
Date: 07/28/2015 12:59 PM
Subject: Code Enforcement Petition, Thumb Point <Watchdog: Virus checked>

I received this correspondence in my personal mail today from some residents on Thumb Point re: 1635 Thumb Point Drive.
I would like to know the status of this issue (apparently there was a meeting with Marc Meyers on June 1).
Thank you.

Linda H.

2015-07-28 Thumb Point Culverhouse.PDF

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: Karen Mike/cfp
To: Robert Bradshaw/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp, Linda Hudson/cfp@cfp, Tom Perona/cfp@cfp, Paul Thomas/cfp@cfp, marc meyers/cfp@cfp
Date: 08/10/2015 12:26 PM
Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Bradshaw,

Attached please find a memo from Marc Meyers in response to the above address.

Memo to Robert Bradshaw, 1635 Thumb Point Drive.pdf

Please let me know if I can be of further assistance, thank you.

Sincerely,

Karen Mike
Executive Assistant, Building Department
City of Fort Pierce
100 North U.S. 1
P.O. Box 1480
Fort Pierce, FL 34954
(772) 467-3188 Phone
(772) 467-3849 Fax
kmike@city-ftpierce.com

THE SUNRISE CITY
FORT PIERCE
Florida

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	Karen Mike/cfp@cfp
Cc:	Robert Bradshaw/cfp@cfp, Nicholas Mimms/cfp@cfp, Tom Perona/cfp@cfp, Paul Thomas/cfp@cfp, marc meyers/cfp@cfp
Date:	08/10/2015 01:00 PM
Subject:	Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

So, does Mr. Meyers' letter mean there is nothing further that can be done? I will share with the homeowners who sent me this letter, but it really isn't very satisfactory.

Sent from my iPad
LInda Hudson
Mayor
772-467-3065 office
772-834-4920 cell

On Aug 10, 2015, at 12:26 PM, Karen Mike <KarenMike@city-ftpierce.com> wrote:

> Mr. Bradshaw,
>
> Attached please find a memo from Marc Meyers in response to the above address.
>
> *(See attached file: Memo to Robert Bradshaw, 1635 Thumb Point Drive.pdf)*

Please let me know if I can be of further assistance, thank you.

Sincerely,

Karen Mike
Executive Assistant, Building Department
City of Fort Pierce
100 North U.S. 1
P.O. Box 1480
Fort Pierce, FL 34954
(772) 467-3188 Phone
(772) 467-3849 Fax
kmike@city-ftpierce.com

<Memo to Robert Bradshaw, 1635 Thumb Point Drive.pdf>

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	Linda Cox/cfp@cfp
Date:	08/10/2015 01:00 PM
Subject:	Fwd: 1635 Thumb Point Drive <Watchdog: Virus checked>

I would like several copies of the attached letter. Thanks.

Sent from my iPad
LInda Hudson
Mayor
772-467-3065 office
772-834-4920 cell

Begin forwarded message:

From: "Karen Mike" <KarenMike@city-ftpierce.com>
To: "Robert Bradshaw" <RBradshaw@City-FtPierce.Com>
Cc: "Nicholas Mimms" <NMimms@City-FtPierce.Com>, "Linda Hudson" <LHudson@City-FtPierce.Com>, "Tom Perona" <TPerona@City-FtPierce.Com>, "Paul Thomas" <PThomas@City-FtPierce.Com>, "marc meyers" <mmeyers@city-ftpierce.com>
Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Bradshaw,

Attached please find a memo from Marc Meyers in response to the above address.

(See attached file: Memo to Robert Bradshaw, 1635 Thumb Point Drive.pdf)

Please let me know if I can be of further assistance, thank you.

Sincerely,

Karen Mike
Executive Assistant, Building Department
City of Fort Pierce
100 North U.S. 1
P.O. Box 1480
Fort Pierce, FL 34954
(772) 467-3188 Phone
(772) 467-3849 Fax
kmike@city-ftpierce.com

Memo to Robert Bradshaw, 1635 Thumb Point Drive.pdf

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Chris Hodge <cphodge03@yahoo.com>
To:	"lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>
Cc:	Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date:	08/13/2015 01:34 PM
Subject:	1635 Thumb Point Drive <Watchdog: Virus checked>

Dear Linda Hudson

Thank you for letter about 1635 and for your efforts to push for a resolution of this issue.

Please do not hesitate to contact us if you need anymore information to support you.

The frustration of Thumb Point residents about the eye sore at 1635 is worsened as we do not believe the assertions of city management that "there is nothing we can do". It seems to us there are two grounds on which the city could take action to ensure a dwelling is actually built or have the site cleared.

1. Deny any further extensions to the building permit as the actions of the owner and his contractor are clearly against the spirit and intention of the City Codes if not the letter. Their actions are only intended to allow the Contractor to continue to use the site as his storage facility and dumping ground for his business, not to build a dwelling. If the City continues to allow building permits and extensions on this basis the situation will surely continue for many more years.

2. Even if the City continues to issue permits, they should only do so on the condition that the site is cleared of the remaining storage pod and junk from other sites that clearly have nothing to do with the minimal construction that is going on. The City has been very aware of this situation for many years but for whatever reason has continually chosen to turn a blind eye.

We would be grateful if you would keep us appraised on any developments.

Sincerely

THE RESIDENTS OF THUMB POINT DRIVE

C/O Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	Robert Bradshaw/cfp@cfp, Nicholas Mimms/cfp@cfp
Date:	08/13/2015 05:30 PM
Subject:	Fwd: 1635 Thumb Point Drive <Watchdog: Virus checked>

Sent from my iPad
LInda Hudson
Mayor
772-467-3065 office
772-834-4920 cell

Begin forwarded message:

From: "Chris Hodge" <cphodge03@yahoo.com>
Date: August 13, 2015 at 1:34:18 PM EDT
To: "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>
Cc: "Janice Hodge" <atmyyoga@gmail.com>, "John Wolsiefer" <johnwolsiefersr@yahoo.com>
Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>
Reply-To: "Chris Hodge" <cphodge03@yahoo.com>

Dear Linda Hudson

Thank you for letter about 1635 and for your efforts to push for a resolution of this issue.

Please do not hesitate to contact us if you need anymore information to support you.

The frustration of Thumb Point residents about the eye sore at 1635 is worsened as we do not believe the assertions of city management that "there is nothing we can do". It seems to us there are two grounds on which the city could take action to ensure a dwelling is actually built or have the site cleared.

1. Deny any further extensions to the building permit as the actions of the owner and his contractor are clearly against the spirit and intention of the City Codes if not the letter. Their actions are only intended to allow the Contractor to continue to use the site as his storage facility and dumping ground for his business, not to build a dwelling. If the City continues to allow building permits and extensions on this basis the situation will surely continue for many more years.

2. Even if the City continues to issue permits, they should only do so on the condition that the site is cleared of the remaining storage pod and junk from other sites that clearly have nothing to do with the minimal construction that is going on. The City has been very aware of this situation for many years but for whatever reason has continually chosen to turn a blind eye.

We would be grateful if you would keep us appraised on any developments.

Sincerely

THE RESIDENTS OF THUMB POINT DRIVE

C/O Chris Hodge

Home: +1 772 464 8754 Mobile: +1 772 579 8306

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Nicholas Mimms/cfp
To:	Peggy Arraiz/cfp@cfp
Cc:	Robert Bradshaw/cfp@cfp, Linda Hudson/cfp@cfp
Date:	08/21/2015 09:58 AM
Subject:	1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Peggy,

Good Morning!!

Please review the attached information regarding the status of the subject property. Several members of the community have noted in writing that they are unhappy with the condition of the subject property and are requesting the assistance of the City of Fort Pierce. Please investigate this matter and determine if this situation can be classified as a nuisance.

Thank you in advance for your consideration and attention to this matter.

Have a wonderful day!!!

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

Letter to Marc Meyers re 1635 Thumb Point Drive 7-26-15.pdf

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Peggy Arraiz/cfp
To:	Nicholas Mimms/cfp@cfp
Cc:	Linda Hudson/cfp@cfp, Robert Bradshaw/cfp@cfp
Date:	08/24/2015 10:19 AM
Subject:	Re: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Good morning Mr. Mimms,

Code Enforcement has had several code enforcement cases against this property since 2005. One case from 2005 remains open with a lien in the amount of $453,310.00.

Regarding the current condition of the property, we cited the property for outside storage and nuisance conditions in June 2014. In response, the owner obtained a building permit in July 2014, which put a "hold" on our violation case. That permit continues to remain active. Per Florida Building Code, a permit remains active as long as it receives one (1) approved inspection within a 6 month period, and then it is automatically renewed for an additional 6 months. This property had 2 approved inspections in February , which extended the permit for an additional 6 months and they just had another approved inspection the

first week of August that extended the permit an additional six months.

Yes, we acknowledge that the contractor at this location knows the law and is using it to his advantage. But there is no action Code Enforcement can take as long as there remains a valid and active building permit at this location.

Best Regards,

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

Nicholas Mimms	Peggy, Good Morning!!	08/21/2015 09:58:49 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: Nicholas Mimms/cfp
To: Peggy Arraiz/cfp@cfp
Cc: Linda Hudson/cfp@cfp, Robert Bradshaw/cfp@cfp
Date: 08/24/2015 10:39 AM
Subject: Re: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Peggy,

Good Morning!

Thank you for investigating this situation. Have a great day!!!

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

Peggy Arraiz	Good morning Mr. Mimms, Code Enforcement h...	08/24/2015 10:19:44 AM
Nicholas Mimms	Peggy, Good Morning!!	08/21/2015 09:58:49 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: Linda Hudson/cfp
To: Nicholas Mimms/cfp@cfp
Date: 08/25/2015 08:00 AM
Subject: Fwd: 1635 Thumb Point Drive <Watchdog: Virus checked>

This correspondence is from the property owner directly across from the offending site. I have read emails from both Marc and Peggy about this situation. I would request that they be asked to put their collective expertise to use and come up with a creative solution to what is clearly a problem, but allowed to continue due to a combination of bureaucratic hurdles. Rest assured,

while I am not advocating violating any laws or ordinances. I am interested in a common sense approach to a neighborhood problem. Thanks. Linda H.

Sent from my iPad
LInda Hudson
Mayor
772-467-3065 office
772-834-4920 cell

Begin forwarded message:

From: "Chris Hodge" <cphodge03@yahoo.com>
Date: August 13, 2015 at 1:34:18 PM EDT
To: "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>
Cc: "Janice Hodge" <atmyyoga@gmail.com>, "John Wolsiefer" <johnwolsiefersr@yahoo.com>
Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>
Reply-To: "Chris Hodge" <cphodge03@yahoo.com>

Dear Linda Hudson

Thank you for letter about 1635 and for your efforts to push for a resolution of this issue.

Please do not hesitate to contact us if you need anymore information to support you.

The frustration of Thumb Point residents about the eye sore at 1635 is worsened as we do not believe the assertions of city management that "there is nothing we can do". It seems to us there are two grounds on which the city could take action to ensure a dwelling is actually built or have the site cleared.

1. Deny any further extensions to the building permit as the actions of the owner and his contractor are clearly against the spirit and intention of the City Codes if not the letter. Their actions are only intended to allow the Contractor to continue to use the site as his storage facility and dumping ground for his business, not to build a dwelling. If the City continues to allow building permits and extensions on this basis the situation will surely continue for many more years.

2. Even if the City continues to issue permits, they should only do so on the condition that the site is cleared of the remaining storage pod and junk from other sites that clearly have nothing to do with the minimal construction that is going on. The City has been very aware of this situation for many years but for whatever reason has continually chosen to turn a blind eye.

We would be grateful if you would keep us appraised on any developments.

Sincerely

THE RESIDENTS OF THUMB POINT DRIVE

C/O Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: Nicholas Mimms/cfp
To: Linda Hudson/cfp@cfp
Cc: Robert Bradshaw/cfp@cfp

Date: 08/25/2015 08:22 AM
Subject: Re: Fwd: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mayor,

Good Morning!!

I will reiterate the neighbors concerns to both the Building Official and Code Compliance Manager, and we will continue to monitor this situation.

Have a wonderful day!!!

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

Linda Hudson	This correspondence is from the property owner...	08/25/2015 08:00:05 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: Janice Hodge <atmyyoga@gmail.com>
To: marc meyers <mmeyers@city-ftpierce.com>
Cc: "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>, Chris Hodge <cphodge03@yahoo.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, "Westbury, Anthony" <anthony.westbury@tcpalm.com>
Date: 09/08/2015 06:54 AM
Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Meyers,

Further to our letter to you dated July 26, 2015 which also included copies of a petition signed by Thumb Point residents, we have not had any response or acknowledgement from your office.

It appears that an extension of 180 days was granted for the building of a home on this site. Clearly, there is no building work in progress and the city is being played once again.

It is not as if the city cannot do anything, the city WON'T do anything. We met with you in your office and it was your recommendation to get a petition of other concerned residents. This was accomplished and apparently of no interest to your office.

The owner and his contractor are only complying with the letter of the code, not its true intent. Surely that is to allow a building to be built, not to facilitate a public nuisance for years on end.

We expect a response as to why the city continues to interpret the code in such a narrow way.

We look forward to your reply.

Janice and Chris Hodge

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	Linda Cox/cfp@cfp
Date:	10/02/2015 07:20 AM
Subject:	1635 Thumb Point Drive

Approximately 2-3 months ago, I received emails from Marc Meyers and Peggy Arraiz (perhaps via Nick Mimms) about 1635 Thumb Point Drive. A neighborhood petition was sent to me about this property. I would appreciate your finding those emails and sending them to me again, so that I can refresh my memory on the specifics about why the City cannot do anything about the neighbors concerns.

Thank you.

Linda Hudson
Mayor, City of Fort Pierce
Sent from my iPad using IBM Verse

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	lhudson@city-ftpierce.com
Date:	10/02/2015 08:00 AM
Subject:	Fw: 1635 Thumb Point Drive <Watchdog: Virus checked>
Sent by:	Linda Cox

Mayor Linda Hudson
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950
(772) 467-3065
Email: lhudson@city-ftpierce.com

----- Forwarded by Linda Cox/cfp on 10/02/2015 08:00 AM -----

From:	Janice Hodge <atmyyoga@gmail.com>
To:	marc meyers <mmeyers@city-ftpierce.com>
Cc:	"rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>, Chris Hodge <cphodge03@yahoo.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, "Westbury, Anthony" <anthony.westbury@tcpalm.com>
Date:	09/08/2015 06:54 AM
Subject:	1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Meyers,

Further to our letter to you dated July 26, 2015 which also included copies of a petition signed by Thumb Point residents, we have not had any response or acknowledgement from your office.

It appears that an extension of 180 days was granted for the building of a home on this site. Clearly, there is no building work in progress and the city is being played once again.

It is not as if the city cannot do anything, the city WON'T do anything. We met with you in your office and it was your recommendation to get a petition of other concerned residents. This was accomplished and apparently of no interest to your office.

The owner and his contractor are only complying with the letter of the code, not its true intent. Surely that is to allow a building to be built, not to facilitate a public nuisance for years on end.

We expect a response as to why the city continues to interpret the code in such a narrow way.

We look forward to your reply.

Janice and Chris Hodge

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	lhudson@city-ftpierce.com
Date:	10/02/2015 08:01 AM
Subject:	Fw: 1635 Thumb Point Drive <Watchdog: Virus checked>
Sent by:	Linda Cox

Mayor Linda Hudson

City of Fort Pierce

100 North US 1

Fort Pierce, FL 34950

(772) 467-3065

Email: lhudson@city-ftpierce.com

----- Forwarded by Linda Cox/cfp on 10/02/2015 08:00 AM -----

From: Janice Hodge <atmyyoga@gmail.com>

To: marc meyers <mmeyers@city-ftpierce.com>

Cc: "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>, Chris Hodge <cphodge03@yahoo.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, "Westbury, Anthony" <anthony.westbury@tcpalm.com>

Date: 09/08/2015 06:54 AM

Subje ct: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Meyers,

Further to our letter to you dated July 26, 2015 which also included copies of a petition signed by Thumb Point residents, we have not had any response or acknowledgement from your office.

It appears that an extension of 180 days was granted for the building of a home on this site. Clearly, there is no building work in progress and the city is being played once again.

It is not as if the city cannot do anything, the city WON'T do anything. We met with you in your office and it was your recommendation to get a petition of other concerned residents. This was accomplished and apparently of no interest to your office.

The owner and his contractor are only complying with the letter of the code, not its true intent. Surely that is to allow a building to be built, not to facilitate a public nuisance for years on end.

We expect a response as to why the city continues to interpret the code in such a narrow way.

We look forward to your reply.

Janice and Chris Hodge

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	lhudson@city-ftpierce.com
Date:	10/02/2015 08:01 AM
Subject:	Fw: 1635 Thumb Point Drive <Watchdog: Virus checked>
Sent by:	Linda Cox

Mayor Linda Hudson
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950
(772) 467-3065
Email: lhudson@city-ftpierce.com
----- Forwarded by Linda Cox/cfp on 10/02/2015 08:01 AM -----

From:	Nicholas Mimms/cfp
To:	Linda Hudson/cfp@cfp
Cc:	Robert Bradshaw/cfp@cfp
Date:	08/25/2015 08:22 AM
Subject:	Re: Fwd: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mayor,

Good Morning!!

I will reiterate the neighbors concerns to both the Building Official and Code Compliance Manager, and we will continue to monitor this situation.

Have a wonderful day!!!

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce

P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

Linda Hudson	This correspondence is from the property owner...	08/25/2015 08:00:05 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	lhudson@city-ftpierce.com
Date:	10/02/2015 08:01 AM
Subject:	Fw: 1635 Thumb Point Drive <Watchdog: Virus checked>
Sent by:	Linda Cox

Mayor Linda Hudson
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950
(772) 467-3065
Email: lhudson@city-ftpierce.com

----- Forwarded by Linda Cox/cfp on 10/02/2015 08:01 AM -----

From:	Nicholas Mimms/cfp
To:	Linda Hudson/cfp@cfp
Cc:	Robert Bradshaw/cfp@cfp
Date:	08/25/2015 08:22 AM
Subject:	Re: Fwd: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mayor,

Good Morning!!

I will reiterate the neighbors concerns to both the Building Official and Code Compliance Manager, and we will continue to monitor this situation.

Have a wonderful day!!!

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

From:	Linda Hudson/cfp

To: Nicholas Mimms/cfp@cfp
Date: 08/25/2015 08:00 AM
Subject: Fwd: 1635 Thumb Point Drive <Watchdog: Virus checked>

This correspondence is from the property owner directly across from the offending site. I have read emails from both Marc and Peggy about this situation. I would request that they be asked to put their collective expertise to use and come up with a creative solution to what is clearly a problem, but allowed to continue due to a combination of bureaucratic hurdles. Rest assured, while I am not advocating violating any laws or ordinances. I am interested in a common sense approach to a neighborhood problem. Thanks. Linda H.

Sent from my iPad
LInda Hudson
Mayor
772-467-3065 office
772-834-4920 cell

Begin forwarded message:

From: "Chris Hodge" <cphodge03@yahoo.com>
Date: August 13, 2015 at 1:34:18 PM EDT
To: "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>
Cc: "Janice Hodge" <atmyyoga@gmail.com>, "John Wolsiefer" <johnwolsiefersr@yahoo.com>
Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>
Reply-To: "Chris Hodge" <cphodge03@yahoo.com>

Dear Linda Hudson

Thank you for letter about 1635 and for your efforts to push for a resolution of this issue.

Please do not hesitate to contact us if you need anymore information to support you.

The frustration of Thumb Point residents about the eye sore at 1635 is worsened as we do not believe the assertions of city management that "there is nothing we can do". It seems to us there are two grounds on which the city could take action to ensure a dwelling is actually built or have the site cleared.

1. Deny any further extensions to the building permit as the actions of the owner and his contractor are clearly against the spirit and intention of the City Codes if not the letter. Their actions are only intended to allow the Contractor to continue to use the site as his storage facility and dumping ground for his business, not to build a dwelling. If the City continues to allow building permits and extensions on this basis the situation will surely continue for many more years.

2. Even if the City continues to issue permits, they should only do so on the condition that the site is cleared of the remaining storage pod and junk from other sites that clearly have nothing to do with the minimal construction that is going on. The City has

been very aware of this situation for many years but for whatever reason has continually chosen to turn a blind eye.

We would be grateful if you would keep us appraised on any developments.

Sincerely

THE RESIDENTS OF THUMB POINT DRIVE

C/O Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	lhudson@city-ftpierce.com
Date:	10/02/2015 08:01 AM
Subject:	Fw: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>
Sent by:	Linda Cox

Mayor Linda Hudson
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950
(772) 467-3065
Email: lhudson@city-ftpierce.com
----- Forwarded by Linda Cox/cfp on 10/02/2015 08:01 AM -----

From:	Nicholas Mimms/cfp
To:	Peggy Arraiz/cfp@cfp
Cc:	Linda Hudson/cfp@cfp, Robert Bradshaw/cfp@cfp
Date:	08/24/2015 10:39 AM
Subject:	Re: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Peggy,

Good Morning!

Thank you for investigating this situation. Have a great day!!!

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

Peggy Arraiz	Good morning Mr. Mimms, Code Enforcement h...	08/24/2015 10:19:44 AM
Nicholas Mimms	Peggy, Good Morning!!	08/21/2015 09:58:49 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	lhudson@city-ftpierce.com
Date:	10/02/2015 08:02 AM
Subject:	Fw: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>
Sent by:	Linda Cox

Mayor Linda Hudson
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950
(772) 467-3065
Email: lhudson@city-ftpierce.com

----- Forwarded by Linda Cox/cfp on 10/02/2015 08:01 AM -----

From:	Nicholas Mimms/cfp
To:	Peggy Arraiz/cfp@cfp
Cc:	Linda Hudson/cfp@cfp, Robert Bradshaw/cfp@cfp
Date:	08/24/2015 10:39 AM
Subject:	Re: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Peggy,

Good Morning!

Thank you for investigating this situation. Have a great day!!!

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

From:	Peggy Arraiz/cfp
To:	Nicholas Mimms/cfp@cfp
Cc:	Linda Hudson/cfp@cfp, Robert Bradshaw/cfp@cfp
Date:	08/24/2015 10:19 AM
Subject:	Re: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Good morning Mr. Mimms,

Code Enforcement has had several code enforcement cases against this property since 2005. One case from 2005 remains open with a lien in the amount of $453,310.00.

Regarding the current condition of the property, we cited the property for outside storage and nuisance conditions in June 2014. In response, the owner obtained a building permit in July 2014, which put a "hold" on our violation case. That permit continues to remain active. Per Florida Building Code, a permit remains active as long as it receives one (1) approved inspection within a 6 month period, and then it is automatically renewed for an additional 6 months. This property had 2 approved inspections in February , which extended the permit for an additional 6 months and they just had another approved inspection the first week of August that extended the permit an additional six months.

Yes, we acknowledge that the contractor at this location knows the law and is using it to his advantage. But there is no action Code Enforcement can take as long as there remains a valid and active building permit at this location.

Best Regards,

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

From:	Nicholas Mimms/cfp
To:	Peggy Arraiz/cfp@cfp
Cc:	Robert Bradshaw/cfp@cfp, Linda Hudson/cfp@cfp
Date:	08/21/2015 09:58 AM
Subject:	1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Peggy,

Good Morning!!

Please review the attached information regarding the status of the subject property. Several members of the community have noted in writing that they are unhappy with the condition of the subject property and are requesting the assistance of the City of Fort Pierce. Please investigate this matter and determine if this situation can be classified as a nuisance.

Thank you in advance for your consideration and attention to this matter.

Have a wonderful day!!!

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

[attachment "Letter to Marc Meyers re 1635 Thumb Point Drive 7-26-15.pdf" deleted by Peggy Arraiz/cfp]

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	lhudson@city-ftpierce.com
Date:	10/02/2015 08:02 AM
Subject:	Fw: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>
Sent by:	Linda Cox

Mayor Linda Hudson
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950
(772) 467-3065
Email: lhudson@city-ftpierce.com
----- Forwarded by Linda Cox/cfp on 10/02/2015 08:02 AM -----

From:	Peggy Arraiz/cfp
To:	Nicholas Mimms/cfp@cfp
Cc:	Linda Hudson/cfp@cfp, Robert Bradshaw/cfp@cfp
Date:	08/24/2015 10:19 AM
Subject:	Re: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Good morning Mr. Mimms,

Code Enforcement has had several code enforcement cases against this property since 2005. One case from 2005 remains open with a lien in the amount of $453,310.00.

Regarding the current condition of the property, we cited the property for outside storage and nuisance conditions in June 2014. In response, the owner obtained a building permit in July 2014, which put a "hold" on our violation case. That permit continues to remain active. Per Florida Building Code, a permit remains active as long as it receives one (1) approved inspection within a 6 month period, and then it is automatically renewed for an additional 6 months. This property had 2 approved inspections in February , which extended the permit for an additional 6 months and they just had another approved inspection the first week of August that extended the permit an additional six months.

Yes, we acknowledge that the contractor at this location knows the law and is using it to his advantage. But there is no action Code Enforcement can take as long as there remains a valid and active building permit at this location.

Best Regards,

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

Nicholas Mimms	Peggy, Good Morning!!	08/21/2015 09:58:49 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	lhudson@city-ftpierce.com
Date:	10/02/2015 08:02 AM
Subject:	Fw: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>
Sent by:	Linda Cox

Mayor Linda Hudson
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950
(772) 467-3065
Email: lhudson@city-ftpierce.com

----- Forwarded by Linda Cox/cfp on 10/02/2015 08:02 AM -----

From:	Peggy Arraiz/cfp
To:	Nicholas Mimms/cfp@cfp
Cc:	Linda Hudson/cfp@cfp, Robert Bradshaw/cfp@cfp
Date:	08/24/2015 10:19 AM
Subject:	Re: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Good morning Mr. Mimms,

Code Enforcement has had several code enforcement cases against this property since 2005. One case from 2005 remains open with a lien in the amount of $453,310.00.

Regarding the current condition of the property, we cited the property for outside storage and nuisance conditions in June 2014. In response, the owner obtained a building permit in July 2014, which put a "hold" on our violation case. That permit continues to remain active. Per Florida Building Code, a permit remains active as long as it receives one (1) approved inspection within a 6 month period, and then it is automatically renewed for an additional 6 months. This property had 2 approved inspections in February , which extended the permit for an additional 6 months and they just had another approved inspection the first week of August that extended the permit an additional six months.

Yes, we acknowledge that the contractor at this location knows the law and is using it to his advantage. But there is no action Code Enforcement can take as long as there remains a valid and active building permit at this location.

Best Regards,

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

From:	Nicholas Mimms/cfp
To:	Peggy Arraiz/cfp@cfp
Cc:	Robert Bradshaw/cfp@cfp, Linda Hudson/cfp@cfp
Date:	08/21/2015 09:58 AM
Subject:	1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Peggy,

Good Morning!!

Please review the attached information regarding the status of the subject property. Several members of the community have noted in writing that they are unhappy with the condition of the subject property and are requesting the assistance of the City of Fort Pierce. Please investigate this matter and determine if this situation can be classified as a nuisance.

Thank you in advance for your consideration and attention to this matter.

Have a wonderful day!!!

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

[attachment "Letter to Marc Meyers re 1635 Thumb Point Drive 7-26-15.pdf" deleted by Peggy Arraiz/cfp]

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: Linda Hudson/cfp
To: marc meyers/cfp@cfp
Cc: Robert Bradshaw/cfp@cfp, Nicholas Mimms/cfp@cfp
Date: 10/05/2015 08:24 AM
Subject: 1635 Thumb Point Drive

Can you send me the email that you sent earlier this year, providing the status of the property at 1635 Thumb Point Drive? Is there any change in the status? The contractor is up for change of status appointment to the Planning Board at tonight's meeting.

Linda Hudson
Mayor, City of Fort Pierce
Sent from my iPad using IBM Verse

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: marc meyers/cfp
To: Linda Hudson/cfp@cfp
Cc: Robert Bradshaw/cfp@cfp, Nicholas Mimms/cfp@cfp
Date: 10/05/2015 12:15 PM
Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>
Sent by: Karen Mike

Mayor Hudson,

In response to your request and as of this morning, the property at 1635 Thumb Point Drive appears to have had no site improvements other than an inspection on 8/7/15. This action will extend their building permit to an additional 180 days.
For your convenience, I have attached a package of documentation from my previous response which is dated 8/10/15.



Memo to Robert Bradshaw, 1635 Thumb Point Drive.pdf

Please let me know if I can be of further assistance, thank you.

Sincerely,
Karen Mike, Executive Assistant

on behalf of

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

Linda Hudson	Can you send me the email that you sent earlier...	10/05/2015 08:24:17 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	marc meyers/cfp
To:	Janice Hodge <atmyyoga@gmail.com>
Cc:	"rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>, Chris Hodge <cphodge03@yahoo.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, "Westbury, Anthony" <anthony.westbury@tcpalm.com>
Date:	10/07/2015 10:19 AM
Subject:	Re: 1635 Thumb Point Drive <Watchdog: Virus checked>
Sent by:	Karen Mike

Mr. & Mrs. Hodge,

In response to your email, I have never received your letter and petition of July 26, 2015. It was forwarded to me through an email from the City Manager as well as the Mayor. Additionally, I was away on vacation when this email arrived on September 8, 2015, and just came across it yesterday.

Please find attached a copy of the Florida Building Code Section 105.4.1.3 regarding permits. The contractor scheduled and received an approved inspection on 9/7/15 which, per the Code, extends the permit for 180 days.

Florida Building Code - Permits.pdf

I would also like to address your comments, *"The City won't do anything/the City granted another extension/the City continues to interpret the Code in such a narrow way."* As explained in our meeting on June 17, 2015, I'm equally frustrated with the lack of advancement at this address. However, as described in the Florida Building Code, the law is very clear. My hands are tied and I cannot break the law in an effort to push them to complete the project.

With regard your petition, I was under the impression this document would be provided to the owner and contractor, clearly indicating neighborhood dissatisfaction in the hopes this owner would "be a good neighbor" and complete his project.

Again, I understand your frustration, but it has been directed to the wrong party.

Sincerely,

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

Janice Hodge	Mr. Meyers, Further to our letter to you dated Jul...	09/08/2015 06:54:23 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Janice <atmyyoga@gmail.com>
To:	marc meyers <mmeyers@city-ftpierce.com>
Cc:	"rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date:	10/08/2015 04:53 PM
Subject:	Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Meyers,

Thank you for your reply. As to why you did not receive a copy of the letter and petition addressed to the owner, Mr. Culverhouse , I can only assume it was lost in the mail. The petition and letter was addressed to the owner and copied to the contractor. It is not a surprise that has no effect in spite of the petition signed by other concerned residents of Thumb Point Drive.

It appears to me the city selectively enforces the Florida code to suit either Mr. Culverhouse or Mr. Weaver. I refer to the article below:

[A] 105.7 Placement of permit. The building *permit* or copy shall be kept on the site of the work until the completion of the project.

Clearly there is no building permit posted on site in accordance of the Florida code you attached in your email.

Janice and Chris Hodge

On Wed, Oct 7, 2015 at 10:19 AM, marc meyers <mmeyers@city-ftpierce.com> wrote:

> Mr. & Mrs. Hodge,
>
> In response to your email, I have never received your letter and petition of July 26, 2015. It was forwarded to me through an email from the City Manager as well as the Mayor. Additionally, I was away on vacation when this email arrived on September 8, 2015, and just came across it yesterday.
>
> Please find attached a copy of the Florida Building Code Section 105.4.1.3 regarding permits. The contractor scheduled and received an approved inspection on 9/7/15 which, per the Code, extends the permit for 180 days.
>
> I would also like to address your comments, *"The City won't do anything/the City granted another extension/the City continues to interpret the Code in such a narrow way."* As explained in our meeting on June 17, 2015, I'm equally frustrated with the lack of advancement at this address. However, as described in the Florida Building Code, the law is very clear. My hands are tied and I cannot break the law in an effort to push them to complete the project.
>
> With regard your petition, I was under the impression this document would be provided to the owner and contractor, clearly indicating neighborhood dissatisfaction in the hopes this owner would "be a good neighbor" and complete his project.
>
> Again, I understand your frustration, but it has been directed to the wrong party.

Sincerely,

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

From: Janice Hodge <atmyyoga@gmail.com>
To: marc meyers <mmeyers@city-ftpierce.com>
Cc: "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>, Chris Hodge <cphodge03@yahoo.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, "Westbury, Anthony" <anthony.westbury@tcpalm.com>
Date: 09/08/2015 06:54 AM
Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Meyers,

Further to our letter to you dated July 26, 2015 which also included copies of a petition signed by Thumb Point residents, we have not had any response or acknowledgement from your office.

It appears that an extension of 180 days was granted for the building of a home on this site. Clearly, there is no building work in progress and the city is being played once again.

It is not as if the city cannot do anything, the city WON'T do anything. We met with you in your office and it was your recommendation to get a petition of other concerned residents. This was accomplished and apparently of no interest to your office.

The owner and his contractor are only complying with the letter of the code, not its true intent. Surely that is to allow a building to be built, not to facilitate a public nuisance for years on end.

We expect a response as to why the city continues to interpret the code in such a narrow way.

We look forward to your reply.

Janice and Chris Hodge

*** * * * * LEGAL DISCLAIMER * * * * ***
Mail is intended for work preparation purposes only. No legal definite promise.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This document should only be read by those persons to whom it is addressed and is not intended to be relied upon by any person without subsequent written confirmation of its contents. Accordingly, The City of Fort Pierce disclaims all responsibility and accepts no liability (including in negligence) for the consequences for any person acting, or refraining from acting, on such information prior to the receipt by those persons of subsequent written confirmation.

If you have received this e-mail message in error, please notify us immediately by telephone. Please also destroy and delete the message from your computer.

Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this e-mail message is strictly prohibited.
*** * * * * LEGAL DISCLAIMER (autocreated by iQ.Suite Trailer) * * * * ***

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	marc meyers/cfp
To:	Janice <atmyyoga@gmail.com>
Cc:	"lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date:	10/08/2015 05:17 PM
Subject:	Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

The permit card placement will be addressed in the morning.

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

Janice	Mr. Meyers, Thank you for your reply. As to why...	10/08/2015 04:53:33 PM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Janice <atmyyoga@gmail.com>
To:	marc meyers <mmeyers@city-ftpierce.com>
Cc:	"lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date:	10/15/2015 09:29 AM
Subject:	Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

This is what I mean about the City selectively enforcing Code. See below a picture of the EMPTY box that should contain a copy of the building permit and building plans. I am not sure, but perhaps the inspection sign off sheets should also be included.

Janice and Chris Hodge

On Thu, Oct 8, 2015 at 5:17 PM, marc meyers <mmeyers@city-ftpierce.com> wrote:

The permit card placement will be addressed in the morning.

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

From: Janice <atmyyoga@gmail.com>
To: marc meyers <mmeyers@city-ftpierce.com>
Cc: "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date: 10/08/2015 04:53 PM
Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Meyers,

Thank you for your reply. As to why you did not receive a copy of the letter and petition addressed to the owner, Mr. Culverhouse , I can only assume it was lost in the mail. The petition and letter was addressed to the owner and copied to the contractor. It is not a surprise that has no effect in spite of the petition signed by other concerned residents of Thumb Point Drive.

It appears to me the city selectively enforces the Florida code to suit either Mr. Culverhouse or Mr. Weaver. I refer to the article below:

[A] 105.7 Placement of permit. The building *permit* or copy shall be kept on the site of the work until the completion of the project.

Clearly there is no building permit posted on site in accordance of the Florida code you attached in your email.

Janice and Chris Hodge

On Wed, Oct 7, 2015 at 10:19 AM, marc meyers <mmeyers@city-ftpierce.com> wrote:

Mr. & Mrs. Hodge,

In response to your email, I have never received your letter and petition of July 26, 2015. It was forwarded to me through an email from the City Manager as well as the Mayor. Additionally, I was away on vacation when this email arrived on September 8, 2015, and just came across it yesterday.

Please find attached a copy of the Florida Building Code Section 105.4.1.3 regarding permits. The contractor scheduled and received an approved inspection on 9/7/15 which, per the Code, extends the permit for 180 days.

I would also like to address your comments, *"The City won't do anything/the City granted another extension/the City continues to interpret the Code in such a narrow way."* As explained in our meeting on June 17, 2015, I'm equally frustrated with the lack of advancement at this address. However, as described in the Florida Building Code, the law is very clear. My hands are tied and I cannot break the law in an effort to push them to complete the project.

With regard your petition, I was under the impression this document would be provided to the owner and contractor, clearly indicating neighborhood dissatisfaction in the hopes this owner would "be a good neighbor" and complete his project.

Again, I understand your frustration, but it has been directed to the wrong party.

Sincerely,

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187

mmeyers@city-ftpierce.com

From: Janice Hodge <atmyyoga@gmail.com>

To: marc meyers <mmeyers@city-ftpierce.com>
Cc: "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>, Chris Hodge <cphodge03@yahoo.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, "Westbury, Anthony" <anthony.westbury@tcpalm.com>

Date: 09/08/2015 06:54 AM

Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Meyers,

Further to our letter to you dated July 26, 2015 which also included copies of a petition signed by Thumb Point residents, we have not had any response or acknowledgement from your office.

It appears that an extension of 180 days was granted for the building of a home on this site. Clearly, there is no building work in progress and the city is being played once again.

It is not as if the city cannot do anything, the city WON'T do anything. We met with you in your office and it was your recommendation to get a petition of other concerned residents. This was accomplished and apparently of no interest to your office.

The owner and his contractor are only complying with the letter of the code, not its true intent. Surely that is to allow a building to be built, not to facilitate a public nuisance for years on end.

We expect a response as to why the city continues to interpret the code in such a narrow way.

We look forward to your reply.

Janice and Chris Hodge

*** * * * * LEGAL DISCLAIMER * * * * ***
Mail is intended for work preparation purposes only. No legal definite promise.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This document should only be read by those persons to whom it is addressed and is not intended to be relied upon by any person without subsequent written confirmation of its contents. Accordingly, The City of Fort Pierce disclaims all responsibility and accepts no liability (including in negligence) for the consequences for any person acting, or refraining from acting, on such information prior to the receipt by those persons of subsequent written confirmation.

If you have received this e-mail message in error, please notify us immediately by telephone. Please also destroy and delete the message from your computer.

Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this e-mail message is strictly prohibited.
*** * * * * LEGAL DISCLAIMER (autocreated by iQ.Suite Trailer) * * * * ***

*** * * * * LEGAL DISCLAIMER * * * * ***
Mail is intended for work preparation purposes only. No legal definite promise.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This document should only be read by those persons to whom it is addressed and is not intended to be relied upon by any person without subsequent written confirmation of its contents. Accordingly, The City of Fort Pierce disclaims all responsibility and accepts no liability (including in negligence) for the consequences for any person acting, or refraining from acting, on such information prior to the receipt by those persons of subsequent written confirmation.

If you have received this e-mail message in error, please notify us immediately by telephone. Please also destroy and delete the message from your computer.

Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this e-mail message is strictly prohibited.
*** * * * * LEGAL DISCLAIMER (autocreated by iQ.Suite Trailer) * * * * ***

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Janice <atmyyoga@gmail.com>
To:	marc meyers <mmeyers@city-ftpierce.com>
Cc:	"lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date:	10/15/2015 09:35 AM
Subject:	Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Here's the pic for 1635. Regrets it did not come out on original email.

Attachments area
Preview attachment IMG_0605.JPG

IMG_0605.JPG
71 KB

On Thu, Oct 15, 2015 at 9:29 AM, Janice <atmyyoga@gmail.com> wrote:
This is what I mean about the City selectively enforcing Code. See below a picture of the EMPTY box that should contain a copy of the building permit and building plans. I am not

sure, but perhaps the inspection sign off sheets should also be included.

Janice and Chris Hodge

On Thu, Oct 8, 2015 at 5:17 PM, marc meyers <mmeyers@city-ftpierce.com> wrote:

The permit card placement will be addressed in the morning.

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

From: Janice <atmyyoga@gmail.com>
To: marc meyers <mmeyers@city-ftpierce.com>
Cc: "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date: 10/08/2015 04:53 PM
Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Meyers,

Thank you for your reply. As to why you did not receive a copy of the letter and petition addressed to the owner, Mr. Culverhouse , I can only assume it was lost in the mail. The petition and letter was addressed to the owner and copied to the contractor. It is not a surprise that has no effect in spite of the petition signed by other concerned residents of Thumb Point Drive.

It appears to me the city selectively enforces the Florida code to suit either Mr. Culverhouse or Mr. Weaver. I refer to the article below:

[A] 105.7 Placement of permit. The building *permit* or copy shall be kept on the site of the work until the completion of the project.

Clearly there is no building permit posted on site in accordance of the Florida code you attached in your email.

Janice and Chris Hodge

On Wed, Oct 7, 2015 at 10:19 AM, marc meyers <mmeyers@city-ftpierce.com> wrote:

Mr. & Mrs. Hodge,

In response to your email, I have never received your letter and petition of July 26, 2015. It was forwarded to me through an email from the City Manager as well as the Mayor. Additionally, I was away on vacation when this email arrived on September 8, 2015, and just came across it yesterday.

Please find attached a copy of the Florida Building Code Section 105.4.1.3 regarding permits. The contractor scheduled and received an approved inspection on 9/7/15 which, per the Code, extends the permit for 180 days.

I would also like to address your comments, *"The City won't do anything/the City granted another extension/the City continues to interpret the Code in such a narrow way."* As explained in our meeting on June 17, 2015, I'm equally frustrated with the lack of advancement at this address. However, as described in the Florida Building Code, the law is very clear. My hands are tied and I cannot break the law in an effort to push them to complete the project.

With regard your petition, I was under the impression this document would be provided to the owner and contractor, clearly indicating neighborhood dissatisfaction in the hopes this owner would "be a good neighbor" and complete his project.

Again, I understand your frustration, but it has been directed to the wrong party.

Sincerely,

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

From: Janice Hodge <atmyyoga@gmail.com>

To: marc meyers <mmeyers@city-ftpierce.com>
Cc: "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>, Chris Hodge <cphodge03@yahoo.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, "Westbury, Anthony" <anthony.westbury@tcpalm.com>

Date: 09/08/2015 06:54 AM

Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Meyers,

Further to our letter to you dated July 26, 2015 which also included copies of a petition signed by Thumb Point residents, we have not had any response or acknowledgement from your office.

It appears that an extension of 180 days was granted for the building of a home on this site. Clearly, there is no building work in progress and the city is being played once again.

It is not as if the city cannot do anything, the city WON'T do anything. We met with you in your office and it was your recommendation to get a petition of other concerned residents. This was accomplished and apparently of no interest to your office.

The owner and his contractor are only complying with the letter of the code, not its true intent. Surely that is to allow a building to be built, not to facilitate a public nuisance for years on end.

We expect a response as to why the city continues to interpret the code in such a narrow way.

We look forward to your reply.

Janice and Chris Hodge

*** * * * * LEGAL DISCLAIMER * * * * ***
Mail is intended for work preparation purposes only. No legal definite promise.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This document should only be read by those persons to whom it is addressed and is not intended to be relied upon by any person without subsequent written confirmation of its contents. Accordingly, The City of Fort Pierce disclaims all responsibility and accepts no liability (including in negligence) for the consequences for any person acting, or refraining from acting, on such information prior to the receipt by those persons of subsequent written confirmation.

If you have received this e-mail message in error, please notify us immediately by telephone. Please also destroy and delete the message from your computer.

Any form of reproduction, dissemination, copying, disclosure, modification, distribution

and/or publication of this e-mail message is strictly prohibited.
*** * * * * LEGAL DISCLAIMER (autocreated by iQ.Suite Trailer) * * * * ***

*** * * * * LEGAL DISCLAIMER * * * * ***
Mail is intended for work preparation purposes only. No legal definite promise.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This document should only be read by those persons to whom it is addressed and is not intended to be relied upon by any person without subsequent written confirmation of its contents. Accordingly, The City of Fort Pierce disclaims all responsibility and accepts no liability (including in negligence) for the consequences for any person acting, or refraining from acting, on such information prior to the receipt by those persons of subsequent written confirmation.

If you have received this e-mail message in error, please notify us immediately by telephone. Please also destroy and delete the message from your computer.

Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this e-mail message is strictly prohibited.
*** * * * * LEGAL DISCLAIMER (autocreated by iQ.Suite Trailer) * * * * ***

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Peggy Arraiz/cfp
To:	Janice <atmyyoga@gmail.com>
Cc:	"lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, marc meyers <mmeyers@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date:	10/15/2015 09:36 AM
Subject:	Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

FYI - our server does not allow us to open these pictures. Is there another way you can attach them? Perhaps as pdfs?

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

Janice	Here's the pic for 1635. Regrets it did not come...	10/15/2015 09:35:27 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Peggy Arraiz/cfp
To:	"lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, marc meyers

<mmeyers@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date: 10/15/2015 09:43 AM
Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Fwd: Pic <Watchdog: Virus checked>

Janice to: Peggy Arraiz 10/15/2015 09:40 AM

Sent from my iPhone

Begin forwarded message:

From: Janice <atmyyoga@gmail.com>
Date: October 15, 2015 at 9:21:00 AM EDT
To: Janice Hodge <atmyyoga@gmail.com>
Subject: Pic



Sent from my iPhone

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

Janice	Here's the pic for 1635. Regrets it did not come...	10/15/2015 09:35:27 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	marc meyers/cfp
To:	Paul Thomas/cfp@cfp, Kristie Kirstein/cfp@cfp
Cc:	"lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date:	10/15/2015 05:33 PM

Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Paul/Kirstie,

I thought this matter had been addressed last week, with the contractor instructed to have the permit card posted.

I will be out of the office tomorrow dealing with a family matter.

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

Peggy Arraiz	Sent from my iPhone Begin forwarded message:	10/15/2015 09:43:44 AM
Janice	Here's the pic for 1635. Regrets it did not come...	10/15/2015 09:35:27 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: Jennifer D Robinson/cfp
To: edbecht@bechtlaw.com, in2lawfl@aol.com, lindahudsonbailey@yahoo.com, Linda Hudson/cfp@cfp, Reggie Sessions/cfp@cfp, Rufus Alexander/cfp@cfp, sarah772@bellsouth.net, sessionslawfirm@aol.com, tomperona@gmail.com, Tom Perona/cfp@cfp, Eddie Becht/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp, Linda Cox/cfp@cfp
Date: 04/22/2016 03:23 PM
Subject: From City Manager re: 1635 Thumbpoint Drive

To: The Honorable Mayor and Members of the City Commission

Good afternoon,

Attached is a memorandum from the City Manager with information regarding the building permit status of 1635 Thumbpoint Drive, as requested by Mayor Hudson.

Thank you,

Jennifer



Memo from City Manager re- 1635 Thumbpoint Drive.pdf

Jennifer D. Robinson | Executive Assistant to City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North US Hwy 1, Fort Pierce, FL 34950

Facebook | Website | Twitter

THE SUNRISE CITY
FORT PIERCE
Florida

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	"Linda Hudson" <lindahudsonbailey@yahoo.com>
Date:	04/22/2016 03:30 PM
Subject:	Fwd: From City Manager re: 1635 Thumbpoint Drive

Sent from my iPad using IBM Verse

On Apr 22, 2016, 3:23:22 PM, jrobinson@city-ftpierce.com wrote:

From: jrobinson@city-ftpierce.com
To: edbecht@bechtlaw.com, in2lawfl@aol.com, lindahudsonbailey@yahoo.com, LHudson@City-FtPierce.Com, RSessions@City-FtPierce.Com, ralexander@city-ftpierce.com, sarah772@bellsouth.net, sessionslawfirm@aol.com, tomperona@gmail.com, TPerona@City-FtPierce.Com, ebecht@city-ftpierce.com
Cc: NMimms@City-FtPierce.Com, LCox@City-FtPierce.Com
Date: Apr 22, 2016 3:23:22 PM
Subject: From City Manager re: 1635 Thumbpoint Drive

To: The Honorable Mayor and Members of the City Commission

Good afternoon,

Attached is a memorandum from the City Manager with information regarding the building permit status of 1635 Thumbpoint Drive, as requested by Mayor Hudson.

Thank you,

Jennifer

(See attached file: Memo from City Manager re- 1635 Thumbpoint Drive.pdf)

Jennifer D. Robinson | Executive Assistant to City Manager | City of Fort Pierce

Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North US Hwy 1, Fort Pierce, FL 34950

Facebook | Website | Twitter

Memo from City Manager re- 1635 Thumbpoint Drive.pdf

THE SUNRISE CITY FORT PIERCE Florida

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Janice <atmyyoga@gmail.com>
To:	marc meyers <mmeyers@city-ftpierce.com>
Cc:	lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date:	06/02/2016 09:58 AM
Subject:	1635 Thumb Point Drive

Mr Meyers,

Further to previous discussions, there seems to be VERY little movement on the building at subject location. It appears that the owner and contractor continue to mislead the city and game the system.

Janice & Chris Hodge
1622 Thumb Point Drive

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	"Janice" <atmyyoga@gmail.com>
Cc:	Nicholas Mimms/cfp@cfp, marc meyers/cfp@cfp, Linda Cox/cfp@cfp
Date:	06/02/2016 04:54 PM
Subject:	Re: 1635 Thumb Point Drive

Thanks for the status report. Glad you copied management.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
772-467-3065

On Jun 2, 2016, 9:58:13 AM, atmyyoga@gmail.com wrote:

From: atmyyoga@gmail.com
To: mmeyers@city-ftpierce.com
Cc: lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date: Jun 2, 2016 9:58:13 AM
Subject: 1635 Thumb Point Drive

Mr Meyers,
Further to previous discussions, there seems to be VERY little movement on the building at subject location. It appears that the owner and contractor continue to mislead the city and game the system.
Janice & Chris Hodge
1622 Thumb Point Drive

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Jennifer D Robinson/cfp
To:	edbecht@bechtlaw.com, in2lawfl@aol.com, lindahudsonbailey@yahoo.com, Linda Hudson/cfp@cfp, Reggie Sessions/cfp@cfp, Rufus Alexander/cfp@cfp, sarah772@bellsouth.net, sessionslawfirm@aol.com, tomperona@gmail.com, Tom Perona/cfp@cfp, Eddie Becht/cfp@cfp
Cc:	Nicholas Mimms/cfp@cfp, Linda Cox/cfp@cfp
Date:	06/30/2016 10:27 AM
Subject:	From City Manager re- 1635 Thumbpoint Drive

To: The Honorable Mayor and Members of the City Commission

Good morning,

Attached is a memorandum from the City Manager regarding the building permit status of 1635 Thumbpoint Drive, as requested by Mayor Hudson.

Thank you,

Jennifer

From City Manager re- 1635 Thumbpoint Drive 6-29-16.pdf

Jennifer D. Robinson | Executive Assistant to City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North US Hwy 1, Fort Pierce, FL 34950

Facebook | Website | Twitter

THE SUNRISE CITY
FORT PIERCE
Florida

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Janice <atmyyoga@gmail.com>
To:	marc meyers <mmeyers@city-ftpierce.com>
Cc:	lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date:	08/04/2016 10:42 AM
Subject:	1635 Thumb Point Drive

Mr Meyers,

The ongoing discussion regarding subject property. It is difficult for us to be convinced the city is addressing the building of a home on this site. There are seldom any contractors on site except the occasional Sunday evening for an hour or so!

You can see from the picture attached, the contractor continues to bring materials to the property that look as if they are for disposal rather than for construction.

You committed that the city would expect a house by year end (2016!!) to include windows, driveway and landscaping. It is difficult to believe that we are now in August and very little progress has been made. It appears that once again the city is being conned by some other delays.

BTW - you know those building permits that are supposed to be lodged?? Once again, the city turns a blind eye to regulations.

Please advise the current status from your end.

Janice and Chris Hodge
1622 Thumb Point Drive



----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Linda Hudson/cfp
To:	Linda Cox/cfp@cfp
Cc:	Nicholas Mimms/cfp@cfp
Date:	08/04/2016 02:34 PM
Subject:	Fwd: 1635 Thumb Point Drive

It is really hard not to see her point. I feel her frustration.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
772-467-3065

On Aug 4, 2016, 10:42:34 AM, atmyyoga@gmail.com wrote:

From: atmyyoga@gmail.com
To: mmeyers@city-ftpierce.com
Cc: lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date: Aug 4, 2016 10:42:34 AM
Subject: 1635 Thumb Point Drive

Mr Meyers,

The ongoing discussion regarding subject property. It is difficult for us to be convinced the city is addressing the building of a home on this site. There are seldom any contractors on site except the occasional Sunday evening for an hour or so!

You can see from the picture attached, the contractor continues to bring materials to the property that look as if they are for disposal rather than for construction.

You committed that the city would expect a house by year end (2016!!) to include windows, driveway and landscaping. It is difficult to believe that we are now in August and very little progress has been made. It appears that once again the city is being conned by some other delays.

BTW - you know those building permits that are supposed to be lodged?? Once again, the city turns a blind eye to regulations.

Please advise the current status from your end.

Janice and Chris Hodge
1622 Thumb Point Drive



----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Chris Hodge <cphodge03@yahoo.com>
To:	"lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, Marc Meyers <mmeyers@city-ftpierce.com>
Cc:	Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date:	11/08/2016 04:43 PM
Subject:	1635 Thumb Point Drive is an Eyesore and Public Nuisance

Dear Ms. Hudson and Mr. Myers

We are writing to you on behalf of all the neighbors on Thumb Point Drive who are now asking us to organize a public protest about the situation.

Since our meeting at City Hall with Mr. Myers the owner/contractor have built a partial wall. However since then there has been zero activity and the situation has worsened. The site has become even more of an eyesore and public nuisance than it was previously.

There is a lot of debris and loose building materials on the site. There is no doubt that had Hurricane Matthew been as serious as predicted with 120 mph plus winds those materials would have become dangerous flying projectiles putting at risk all the surrounding houses and all those who chose not to evacuate. We were all fortunate that Matthew was a lot less severe than predicted.

Also the site is now being used almost daily for fishing and picnicking sometimes by quite large groups of people. For example this last Sunday a number of cars were driven onto the site for this purpose apparently with the agreement of the contractor. We called the police who asked them to leave. It is not a public beach!

At our last meeting at City Hall you confirmed to us that the owner/contractor were obliged to complete the building and landscaping of a dwelling on the site by the end of 2016. It is highly unlikely that this will occur. Nevertheless we urge you to insist that the owner/contractor comply with this deadline and should they not do so have the site cleared by the city.

We look forward to your response.

Sincerely

Chris and Janice Hodge

Home: 772 464 8754 Mobile: 772 579 8306

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Linda Hudson/cfp
To:	"Chris Hodge" <cphodge03@yahoo.com>
Cc:	"Janice Hodge" <atmyyoga@gmail.com>, "John Wolsiefer" <johnwolsiefersr@yahoo.com>, marc meyers/cfp@cfp, Nicholas Mimms/cfp@cfp, Linda Cox/cfp@cfp
Date:	11/08/2016 05:04 PM
Subject:	Re: 1635 Thumb Point Drive is an Eyesore and Public Nuisance

Thank you for this email. I am sharing with management. You will hear from someone soon.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Nov 8, 2016, 4:43:07 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com, mmeyers@city-ftpierce.com
Cc: atmyyoga@gmail.com, johnwolsiefersr@yahoo.com
Date: Nov 8, 2016 4:43:07 PM
Subject: 1635 Thumb Point Drive is an Eyesore and Public Nuisance

Dear Ms. Hudson and Mr. Myers

We are writing to you on behalf of all the neighbors on Thumb Point Drive who are now asking us to organize

a public protest about the situation.

Since our meeting at City Hall with Mr. Myers the owner/contractor have built a partial wall. However since then there has been zero activity and the situation has worsened. The site has become even more of an eyesore and public nuisance than it was previously.

There is a lot of debris and loose building materials on the site. There is no doubt that had Hurricane Matthew been as serious as predicted with 120 mph plus winds those materials would have become dangerous flying projectiles putting at risk all the surrounding houses and all those who chose not to evacuate. We were all fortunate that Matthew was a lot less severe than predicted.

Also the site is now being used almost daily for fishing and picnicking sometimes by quite large groups of people. For example this last Sunday a number of cars were driven onto the site for this purpose apparently with the agreement of the contractor. We called the police who asked them to leave. It is not a public beach!

At our last meeting at City Hall you confirmed to us that the owner/contractor were obliged to complete the building and landscaping of a dwelling on the site by the end of 2016. It is highly unlikely that this will occur. Nevertheless we urge you to insist that the owner/contractor comply with this deadline and should they not do so have the site cleared by the city.

We look forward to your response.

Sincerely

Chris and Janice Hodge

Home: 772 464 8754 Mobile: 772 579 8306

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Linda Cox/cfp
To:	
Cc:	Karen Murphy/cfp@CFP, Paul Thomas/cfp@cfp, lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date:	12/07/2016 09:36 AM
Subject:	Re: 1635 Thumb Point Drive - Update - Culverhouse Property

Can we please follow up to make sure the gate has been re-secured?

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce

City Clerk's Office

Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From:	Paul Thomas/cfp
To:	Linda Cox/cfp@cfp
Cc:	Paul Thomas/cfp@cfp
Date:	12/07/2016 09:04 AM
Subject:	1635 Thumb Point Drive - Update - Culverhouse Property
Sent by:	Karen Murphy

Good morning Linda,

There was a gate damaged at the Culverhouse project, which was how people were entering the property. I have spoken to Steve Weaver who said he would be re-securing the gate. I am calling in an inspection at that location, and Steve Weaver indicated that work would continue soon.

Kind regards,

Karen Murphy
Executive Assistant

On behalf of:

Paul Thomas, CBO, CFM | Interim Building Official | City of Fort Pierce
Building Department
Phone: 772.467.3188 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Karen Murphy/cfp
To:	Linda Cox/cfp@cfp
Cc:	lhudson@city-ftpierce.com, nmimms@city-ftpierce.com, Paul Thomas/cfp@CFP
Date:	12/07/2016 02:01 PM
Subject:	Re: 1635 Thumb Point Drive - Update - Culverhouse Property

Linda:

A few minutes ago, Paul spoke to Steve Weaver who was getting the supplies needed to repair the fence. Mr. Weaver said he would email photos of it today once it was repaired. Paul went to the site at lunchtime and whoever broke into the fence pulled down the whole half of the gate - the broken (pulled down) portion was still chained closed to the rest of the gate.

We will keep you informed of any updates.

Karen

Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link: http://www.cityoffortpierce.com/FormCenter/Building-6/Building-Department-Customer-Service-Fee-73

Karen Murphy | Executive Assistant | City of Fort Pierce
Building Department
Phone: 772.467.3188 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Linda Cox	Can we please follow up to make sure the gate h...	12/07/2016 09:36:52 AM
Paul Thomas	Good morning Linda, There was a gate damage...	12/07/2016 09:04:20 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Paul Thomas/cfp
To:	Linda Cox/cfp@cfp
Cc:	lhudson@city-ftpierce.com, nmimms@city-ftpierce.com, Paul Thomas/cfp@CFP
Date:	12/08/2016 09:34 AM
Subject:	Re: 1635 Thumb Point Drive - Update - Culverhouse Property
Sent by:	Karen Murphy

Linda, Steve Weaver called at 9:11 AM this morning and said he has repaired the gate (photo below), called in an inspection for the project, and has done some clean up at the site.



20161208_090111_resized.jpg

Should you need further assistance, please let me know.

Karen Murphy
Executive Assistant

On behalf of:

Paul Thomas, CBO, CFM | Interim Building Official | City of Fort Pierce
Building Department
Phone: 772.467.3188 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

Linda Cox	Can we please follow up to make sure the gate h...	12/07/2016 09:36:52 AM
Paul Thomas	Good morning Linda, There was a gate damage...	12/07/2016 09:04:20 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Chris Hodge <cphodge03@yahoo.com>
To:	Linda Hudson <LHudson@City-FtPierce.Com>
Cc:	Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date:	03/03/2017 08:15 AM
Subject:	The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be

properly secured which is currently not the case.
As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.
Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Linda Hudson/cfp
To:	Linda Cox/cfp@cfp
Date:	03/03/2017 11:09 AM
Subject:	Fw: The Lot at 1635 Thumb Point Drive

Sent from IBM Verse

Chris Hodge --- The Lot at 1635 Thumb Point Drive ---

From:	"Chris Hodge" <cphodge03@yahoo.com>
To:	"Linda Hudson" <LHudson@City-FtPierce.Com>
Cc:	"Nicholas Mimms" <NMimms@City-FtPierce.Com>, "Linda Cox" <LCox@City-FtPierce.Com>, "Janice Hodge" <atmyyoga@gmail.com>, "John Wolsiefer" <johnwolsiefersr@yahoo.com>
Date:	Fri, Mar 3, 2017 8:15 AM
Subject:	The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am

sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone
Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Linda Hudson/cfp
To:	"Chris Hodge" <cphodge03@yahoo.com>
Cc:	Nicholas Mimms/cfp@cfp, Linda Cox/cfp@cfp
Date:	03/03/2017 11:17 AM
Subject:	Re: The Lot at 1635 Thumb Point Drive

I appreciate your keeping me informed. I am frustrated with this situation, but I don't have to live with it like you do. I know this is important to management also. You will

hear from us.

Sent from IBM Verse

Chris Hodge --- The Lot at 1635 Thumb Point Drive ---

Fro m: "Chris Hodge" <cphodge03@yahoo.com>
To: "Linda Hudson" <LHudson@City-FtPierce.Com>
Cc: "Nicholas Mimms" <NMimms@City-FtPierce.Com>, "Linda Cox" <LCox@City-FtPierce.Com>, "Janice Hodge" <atmyyoga@gmail.com>, "John Wolsiefer" <johnwolsiefersr@yahoo.com>
Date: Fri, Mar 3, 2017 8:15 AM
Subj ect: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com

Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone
Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Linda Cox/cfp
To:	Chris Hodge <cphodge03@yahoo.com>
Cc:	Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, Linda Hudson <LHudson@City-FtPierce.Com>, Nicholas Mimms <NMimms@City-FtPierce.Com>, Paul Thomas
Date:	03/03/2017 11:33 AM
Subject:	Re: The Lot at 1635 Thumb Point Drive

Good morning Mr. Hodge:

I have confirmed with the building department that their building permit is still valid. They had their last inspection on December 28 and must have another inspection within 6 months of that date. As the Mayor indicated, we are frustrated as well with the lack of progress, but because they have an active permit, our hands are truly tied. Mr. Thomas is out of the office today, but I will check in with him on Monday to see if he has any new updates for you.

I will be in touch.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From:	Chris Hodge <cphodge03@yahoo.com>
To:	Linda Hudson <LHudson@City-FtPierce.Com>
Cc:	Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date:	03/03/2017 08:15 AM
Subject:	The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>

Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>

To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Chris Hodge <cphodge03@yahoo.com>
To:	Linda Cox <LCox@City-FtPierce.Com>
Cc:	Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, Linda Hudson <LHudson@City-FtPierce.Com>, Nicholas Mimms <NMimms@City-FtPierce.Com>, Paul Thomas <PThomas@City-FtPierce.Com>
Date:	03/03/2017 11:43 AM
Subject:	Re: The Lot at 1635 Thumb Point Drive

Dear Ms Cox

So what you are really saying is that the agreement the city reached with Mr Culverhouse and Mr Weaver to complete the building of a dwelling and have it landscaped by Dec 31st 2016 was meaningless and a complete waste of time?

Chris Hodge
Tel: +1 772 579 8306

From: Linda Cox <LCox@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Janice Hodge <atmyyoga@gmail.com>; John Wolsiefer <johnwolsiefersr@yahoo.com>; Linda Hudson <LHudson@City-FtPierce.Com>; Nicholas Mimms <NMimms@City-FtPierce.Com>; Paul Thomas <PThomas@City-FtPierce.Com>
Sent: Friday, 3 March 2017, 11:33
Subject: Re: The Lot at 1635 Thumb Point Drive

Good morning Mr. Hodge:

I have confirmed with the building department that their building permit is still valid. They had their last inspection on December 28 and must have another inspection within 6 months of that date. As the Mayor indicated, we are frustrated as well with the lack of progress, but because they have an active permit, our hands are truly tied. Mr. Thomas is out of the office today, but I will check in with him on Monday to see if he has any new updates for you.

I will be in touch.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 Fax: 772.467.3841 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees

motivated by pride in themselves and their work."

From:	Chris Hodge <cphodge03@yahoo.com>
To:	Linda Hudson <LHudson@City-FtPierce.Com>
Cc:	Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date:	03/03/2017 08:15 AM
Subject:	The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor

City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Linda Cox/cfp
To:	Chris Hodge <cphodge03@yahoo.com>
Cc:	Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, Linda Hudson <LHudson@City-FtPierce.Com>, Nicholas Mimms <NMimms@City-FtPierce.Com>, Paul Thomas <PThomas@City-FtPierce.Com>
Date:	03/03/2017 11:45 AM
Subject:	Re: The Lot at 1635 Thumb Point Drive

I'm not prepared to say that at all, but would prefer to wait for Mr. Thomas to return and we can discuss more fully.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From:	Chris Hodge <cphodge03@yahoo.com>
To:	Linda Cox <LCox@City-FtPierce.Com>
Cc:	Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, Linda Hudson <LHudson@City-FtPierce.Com>, Nicholas Mimms <NMimms@City-FtPierce.Com>, Paul Thomas <PThomas@City-FtPierce.Com>
Date:	03/03/2017 11:43 AM
Subject:	Re: The Lot at 1635 Thumb Point Drive

Dear Ms Cox

So what you are really saying is that the agreement the city reached with Mr Culverhouse and Mr Weaver to complete the building of a dwelling and have it landscaped by Dec 31st 2016 was meaningless and a complete waste of time?

Chris Hodge
Tel: +1 772 579 8306

From: Linda Cox <LCox@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Janice Hodge <atmyyoga@gmail.com>; John Wolsiefer <johnwolsiefersr@yahoo.com>; Linda Hudson <LHudson@City-FtPierce.Com>; Nicholas Mimms <NMimms@City-FtPierce.Com>; Paul Thomas <PThomas@City-FtPierce.Com>
Sent: Friday, 3 March 2017, 11:33
Subject: Re: The Lot at 1635 Thumb Point Drive

Good morning Mr. Hodge:

I have confirmed with the building department that their building permit is still valid. They had their last inspection on December 28 and must have another inspection within 6 months of that date. As the Mayor indicated, we are frustrated as well with the lack of progress, but because they have an active permit, our hands are truly tied. Mr. Thomas is out of the office today, but I will check in with him on Monday to see if he has any new updates for you.

I will be in touch.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 Fax: 772.467.3841 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: Chris Hodge <cphodge03@yahoo.com>

To: Linda Hudson <LHudson@City-FtPierce.Com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date: 03/03/2017 08:15 AM
Subject: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda

There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Christopher Hodge <cphodge03@yahoo.com>
To:	Linda Cox <LCox@City-FtPierce.Com>
Cc:	Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, Linda Hudson <LHudson@City-FtPierce.Com>, Nicholas Mimms <NMimms@City-FtPierce.Com>, Paul Thomas <PThomas@City-FtPierce.Com>
Date:	03/31/2017 10:50 AM
Subject:	Re: The Lot at 1635 Thumb Point Drive

Dear Ms Cox
We have received no response from Mr Thomas as we were promised.
Please ask him to tell us what action the city is taking to remedy the situation.
Chris and Janice Hodge

Sent from my iPhone

On Mar 3, 2017, at 11:33 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

> Good morning Mr. Hodge:
>
> I have confirmed with the building department that their building permit is still valid. They had

their last inspection on December 28 and must have another inspection within 6 months of that date. As the Mayor indicated, we are frustrated as well with the lack of progress, but because they have an active permit, our hands are truly tied. Mr. Thomas is out of the office today, but I will check in with him on Monday to see if he has any new updates for you.

I will be in touch.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: Chris Hodge <cphodge03@yahoo.com>
To: Linda Hudson <LHudson@City-FtPierce.Com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date: 03/03/2017 08:15 AM
Subject: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do

not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Linda Cox/cfp
To:	Christopher Hodge <cphodge03@yahoo.com>
Cc:	Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, Linda Hudson <LHudson@City-FtPierce.Com>, Nicholas Mimms <NMimms@City-FtPierce.Com>, Paul Thomas <PThomas@City-FtPierce.Com>, parraiz@city-ftpierce.com
Date:	04/03/2017 05:16 PM
Subject:	Fw: The Lot at 1635 Thumb Point Drive

Good afternoon Mr. Hodge:

I'm sorry for the delay in a response. The city has been evaluating all of its options in dealing with this situation. As you will note from Ms. Arraiz email below, the City is taking the necessary steps to obtain permission to initiate a foreclosure action against the owners of 1635 Thumb Point Drive. You may view the agenda item at: http://www.cityoffortpierce.com/223/Agendas-Minutes The meeting date is April 5, 2017; this meeting is open to the public and you are welcome to attend the hearing.

Please let me know if you have additional questions.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce

City Clerk's Office

Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 04/03/2017 05:11 PM -----

From:	Peggy Arraiz/cfp
To:	lcox@city-ftpierce.com
Cc:	Nicholas Mimms/cfp@cfp
Date:	04/03/2017 08:59 AM
Subject:	Fw: The Lot at 1635 Thumb Point Drive

Linda,

The request to foreclose on the lien is being considered by the Special Magistrate this Wednesday. It is available for viewing in Agenda Quick and online with the published agenda.

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

----- Forwarded by Peggy Arraiz/cfp on 04/03/2017 08:59 AM -----

From:	Nicholas Mimms/cfp
To:	Linda Cox/cfp@cfp
Cc:	Peggy Arraiz/cfp@cfp
Date:	04/03/2017 08:50 AM
Subject:	Re: Fw: The Lot at 1635 Thumb Point Drive

Linda,

Good Morning!!

1635 Thumbpoint Drive is now being evaluated for additional code enforcement action. Future updates on this process will be provided by Peggy Arraiz.

THANKS!!

Nick Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 03/31/2017 11:52 AM -----

From: Christopher Hodge <cphodge03@yahoo.com>
To: Linda Cox <LCox@City-FtPierce.Com>
Cc: Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, Linda Hudson <LHudson@City-FtPierce.Com>, Nicholas Mimms <NMimms@City-FtPierce.Com>, Paul Thomas <PThomas@City-FtPierce.Com>
Date: 03/31/2017 10:50 AM
Subject: Re: The Lot at 1635 Thumb Point Drive

Dear Ms Cox

We have received no response from Mr Thomas as we were promised.

Please ask him to tell us what action the city is taking to remedy the situation.

Chris and Janice Hodge

Sent from my iPhone

On Mar 3, 2017, at 11:33 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

Good morning Mr. Hodge:

I have confirmed with the building department that their building permit is still valid. They had their last inspection on December 28 and must have another inspection within 6 months of that date. As the Mayor indicated, we are frustrated as well with the lack of progress, but because they have an active permit, our hands are truly tied. Mr. Thomas is out of the office today, but I will check in with him on Monday to see if he has any new updates for you.

I will be in touch.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: Chris Hodge <cphodge03@yahoo.com>

To: Linda Hudson <LHudson@City-FtPierce.Com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date: 03/03/2017 08:15 AM
Subject: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that

they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail

communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Linda Cox to: Rick Reed 04/28/2017 11:11 AM
Cc: jrobinson, nmimms

	Sender	Sender	Date
	Linda Cox	Linda Cox	04/28/2017 09:34 AM
	Rick Reed	Rick Reed	04/28/2017 10:10 AM
	Linda Cox	Linda Cox	04/28/2017 11:11 AM

Thanks. We will work on your request.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Rick Reed Linda, While we are waiting for "all corresponde... 04/28/2017 10:10:50 AM

From: Rick Reed <rbr0969@gmail.com>
To: Linda Cox <LCox@City-FtPierce.Com>
Cc: nmimms@city-ftpierce.com, jrobinson@city-ftpierce.com
Date: 04/28/2017 10:10 AM
Subject: Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Linda,

While we are waiting for "all correspondence and information" let's start with all correspondence and information you and Hudson received concerning Culverhouse and or 1635 Thumb Point Drive. At a recent Department Head meeting you reported that you, Hudson / Commissioners have received numerous correspondence/ complaints concerning the matter. Please promptly provide this information while we wait on the additional requested correspondence and or information.

Also, provide a copy of the Code Enforcement file including all information and correspondence regarding 1635 Thumb Point Drive that has been generated and or received from Peggy Arraiz /

City of Fort Pierce Code Enforcement for the last two years.

Rick Reed
772-240-9784
Sent from my iPhone

On Apr 28, 2017, at 9:34 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

> Rick:
>
> I have received your request from last night and again this morning and am processing it. We are searching for all correspondence and documents regarding Brad Culverhouse and 1635 Thumbpoint Drive.
>
> I will let you know when the documents are available.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

<mime-attachment.gif>
"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 04/28/2017 09:31 AM -----

From: Jennifer D Robinson/cfp
To: Nicholas Mimms/cfp@cfp
Cc: Linda Cox/cfp@cfp
Date: 04/28/2017 09:06 AM
Subject: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Good morning Nick,

I received a phone call from Rick Reed with a public records request. He is requesting copies of any communication to and from the department heads regarding Brad Culverhouse and/or his property located on Thumbpoint Drive.

Thank you,

Jennifer

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce

Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

<mime-attachment.gif>

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Rick Reed to: Linda Cox 04/28/2017 10:10 AM

Cc: nmimms, jrobinson

Follow Up: Normal Priority.

History: This message has been replied to and forwarded.

	Sender	Sender	Date
	Linda Cox	Linda Cox	04/28/2017 09:34 AM
	Rick Reed	Rick Reed	04/28/2017 10:10 AM
	Linda Cox	Linda Cox	04/28/2017 11:11 AM

Linda,

While we are waiting for "all correspondence and information" let's start with all correspondence and information you and Hudson received concerning Culverhouse and or 1635 Thumb Point Drive. At a recent Department Head meeting you reported that you, Hudson / Commissioners have received numerous correspondence/ complaints concerning the matter. Please promptly provide this information while we wait on the additional requested correspondence and or information.

Also, provide a copy of the Code Enforcement file including all information and correspondence regarding 1635 Thumb Point Drive that has been generated and or received from Peggy Arraiz / City of Fort Pierce Code Enforcement for the last two years.

Rick Reed
772-240-9784
Sent from my iPhone

On Apr 28, 2017, at 9:34 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

> Rick:
>
> I have received your request from last night and again this morning and am processing it. We are searching for all correspondence and documents regarding Brad Culverhouse and 1635 Thumbpoint Drive.
>
> I will let you know when the documents are available.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

<mime-attachment.gif>
"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 04/28/2017 09:31 AM -----

From: Jennifer D Robinson/cfp
To: Nicholas Mimms/cfp@cfp
Cc: Linda Cox/cfp@cfp
Date: 04/28/2017 09:06 AM
Subject: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Good morning Nick,

I received a phone call from Rick Reed with a public records request. He is requesting copies of any communication to and from the department heads regarding Brad Culverhouse and/or his property located on Thumbpoint Drive.

Thank you,

Jennifer

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce

Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

<mime-attachment.gif>
"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Jennifer D Robinson to: Linda Cox 04/28/2017 10:05 AM
Cc: Nicholas Mimms

	Sender	Sender	Date
	Jennifer D Robinson	Jennifer D Robinson	04/28/2017 09:06 AM
	Linda Cox	Linda Cox	04/28/2017 09:06 AM
	Jennifer D Robinson	Jennifer D Robinson	04/28/2017 09:17 AM
	Linda Cox	Linda Cox	04/28/2017 09:19 AM

Okay.

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Linda Cox Jennifer...I need you to search your records for t... 04/28/2017 09:19:25 AM

From: Linda Cox/cfp
To: Jennifer D Robinson/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp
Date: 04/28/2017 09:19 AM
Subject: Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Jennifer...I need you to search your records for the City Manager's office as well and produce all emails and correspondence. By the end of today please.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees

motivated by pride in themselves and their work."

Jennifer D Robinson	Thanks, Linda. _____...	04/28/2017 09:17:22 AM
Linda Cox	Thank you. I received this request last night an...	04/28/2017 09:06:57 AM
Jennifer D Robinson	Good morning Nick, I received a phone call fro...	04/28/2017 09:06:15 AM

Fw: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Linda Cox to: rbr0969 04/28/2017 09:34 AM
Cc: nmimms, jrobinson

Rick Reed	04/28/2017 10:10 AM		Re: Public
Linda Cox	04/28/2017 11:11 AM		Re:

Rick:

I have received your request from last night and again this morning and am processing it. We are searching for all correspondence and documents regarding Brad Culverhouse and 1635 Thumbpoint Drive.

I will let you know when the documents are available.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 04/28/2017 09:31 AM -----

From: Jennifer D Robinson/cfp
To: Nicholas Mimms/cfp@cfp
Cc: Linda Cox/cfp@cfp
Date: 04/28/2017 09:06 AM
Subject: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Good morning Nick,

I received a phone call from Rick Reed with a public records request. He is requesting copies of any communication to and from the department heads regarding Brad Culverhouse and/or his property located on Thumbpoint Drive.

Thank you,

Jennifer

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce

Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Linda Cox to: Jennifer D Robinson 04/28/2017 09:19 AM
Cc: Nicholas Mimms

Follow Up: Normal Priority.

	Sender	Sender	Date
	Jennifer D Robinson	Jennifer D Robinson	04/28/2017 09:06 AM
	Linda Cox	Linda Cox	04/28/2017 09:06 AM
	Jennifer D Robinson	Jennifer D Robinson	04/28/2017 09:17 AM
	Linda Cox	Linda Cox	04/28/2017 09:19 AM

Jennifer...I need you to search your records for the City Manager's office as well and produce all emails and correspondence. By the end of today please.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Jennifer D Robinson Thanks, Linda. _____... 04/28/2017 09:17:22 AM

From: Jennifer D Robinson/cfp
To: Linda Cox/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp
Date: 04/28/2017 09:17 AM
Subject: Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Thanks, Linda.

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Linda Cox	Thank you. I received this request last night an...	04/28/2017 09:06:57 AM
Jennifer D Robinson	Good morning Nick, I received a phone call fro...	04/28/2017 09:06:15 AM

Here is my memo for legal review
Peggy Arraiz to: lcox 04/28/2017 09:17 AM

	Sender	Sender	Date
	Peggy Arraiz	Peggy Arraiz	04/28/2017 09:17 AM

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

Request for foreclosure - 1625 Thumb Point Drive.docx

THE SUNRISE CITY FORT PIERCE Florida

Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Jennifer D Robinson to: Linda Cox 04/28/2017 09:17 AM
Cc: Nicholas Mimms

History: This message has been replied to.

	Sender	Sender	Date
	Jennifer D Robinson	Jennifer D Robinson	04/28/2017 09:06 AM
	Linda Cox	Linda Cox	04/28/2017 09:06 AM
	Jennifer D Robinson	Jennifer D Robinson	04/28/2017 09:17 AM
	Linda Cox	Linda Cox	04/28/2017 09:19 AM

Thanks, Linda.

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Linda Cox Thank you. I received this request last night an... 04/28/2017 09:06:57 AM

From: Linda Cox/cfp
To: Jennifer D Robinson/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp
Date: 04/28/2017 09:06 AM
Subject: Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Thank you. I received this request last night and am processing it.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Jennifer D Robinson	Good morning Nick, I received a phone call fro...	04/28/2017 09:06:15 AM

Fw: Order on foreclosure
Peggy Arraiz to: lcox 04/28/2017 09:15 AM

	Sender	Sender	Date
	Peggy Arraiz	Peggy Arraiz	04/28/2017 09:15 AM

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

----- Forwarded by Peggy Arraiz/cfp on 04/28/2017 09:15 AM -----

From: Peggy Arraiz/cfp
To: Iola Mosley/cfp@CFP
Date: 04/06/2017 04:16 PM
Subject: Order on foreclosure

So this is what I came up with. What do you think?

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

CE_SMFC.doc

THE SUNRISE CITY
FORT PIERCE
Florida

Fw: Order on foreclosure
Peggy Arraiz to: lcox 04/28/2017 09:14 AM

	Sender	Sender	Date
	Peggy Arraiz	Peggy Arraiz	04/28/2017 09:14 AM

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

----- Forwarded by Peggy Arraiz/cfp on 04/28/2017 09:14 AM -----

From: Peggy Arraiz/cfp
To: Iola Mosley/cfp@CFP
Date: 04/10/2017 04:04 PM
Subject: Order on foreclosure

Any chance you have had time to review this order? I need to get this signed and to the City Manager.

Thanks.

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

So this is what I came up with. What do you think?

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

CE_SMFC.doc

THE SUNRISE CITY FORT PIERCE Florida

Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Linda Cox to: Jennifer D Robinson 04/28/2017 09:06 AM
Cc: Nicholas Mimms

	Sender	Sender	Date
	Jennifer D Robinson	Jennifer D Robinson	04/28/2017 09:06 AM
	Linda Cox	Linda Cox	04/28/2017 09:06 AM
	Jennifer D Robinson	Jennifer D Robinson	04/28/2017 09:17 AM
	Linda Cox	Linda Cox	04/28/2017 09:19 AM

Thank you. I received this request last night and am processing it.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Jennifer D Robinson Good morning Nick, I received a phone call fro... 04/28/2017 09:06:15 AM

From: Jennifer D Robinson/cfp
To: Nicholas Mimms/cfp@cfp
Cc: Linda Cox/cfp@cfp
Date: 04/28/2017 09:06 AM
Subject: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Good morning Nick,

I received a phone call from Rick Reed with a public records request. He is requesting copies of any communication to and from the department heads regarding Brad Culverhouse and/or his property located on Thumbpoint Drive.

Thank you,

Jennifer

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce

Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Jennifer D Robinson to: Nicholas Mimms 04/28/2017 09:06 AM
Cc: Linda Cox

Follow Up: Normal Priority.

History: This message has been replied to and forwarded.

	Sender	Sender	Date
	Jennifer D Robinson	Jennifer D Robinson	04/28/2017 09:06 AM
	Linda Cox	Linda Cox	04/28/2017 09:06 AM
	Jennifer D Robinson	Jennifer D Robinson	04/28/2017 09:17 AM
	Linda Cox	Linda Cox	04/28/2017 09:19 AM

Good morning Nick,

I received a phone call from Rick Reed with a public records request. He is requesting copies of any communication to and from the department heads regarding Brad Culverhouse and/or his property located on Thumbpoint Drive.

Thank you,

Jennifer

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Fw: The Lot at 1635 Thumb Point Drive

Linda Cox to: Christopher Hodge 04/03/2017 05:17 PM

Cc: Janice Hodge, John Wolsiefer, Linda Hudson, Nicholas Mimms, Paul Thomas, parraiz

	Sender	Sender	Date
	Linda Cox	Linda Cox	04/03/2017 05:17 PM

Good afternoon Mr. Hodge:

I'm sorry for the delay in a response. The city has been evaluating all of its options in dealing with this situation. As you will note from Ms. Arraiz email below, the City is taking the necessary steps to obtain permission to initiate a foreclosure action against the owners of 1635 Thumb Point Drive. You may view the agenda item at: http://www.cityoffortpierce.com/223/Agendas-Minutes The meeting date is April 5, 2017; this meeting is open to the public and you are welcome to attend the hearing.

Please let me know if you have additional questions.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 04/03/2017 05:11 PM -----

From: Peggy Arraiz/cfp
To: lcox@city-ftpierce.com
Cc: Nicholas Mimms/cfp@cfp
Date: 04/03/2017 08:59 AM
Subject: Fw: The Lot at 1635 Thumb Point Drive

Linda,

The request to foreclose on the lien is being considered by the Special Magistrate this Wednesday. It is available for viewing in Agenda Quick and online with the published agenda.

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

----- Forwarded by Peggy Arraiz/cfp on 04/03/2017 08:59 AM -----

From:	Nicholas Mimms/cfp
To:	Linda Cox/cfp@cfp
Cc:	Peggy Arraiz/cfp@cfp
Date:	04/03/2017 08:50 AM
Subject:	Re: Fw: The Lot at 1635 Thumb Point Drive

Linda,

Good Morning!!

1635 Thumbpoint Drive is now being evaluated for additional code enforcement action. Future updates on this process will be provided by Peggy Arraiz.

THANKS!!

Nick Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 03/31/2017 11:52 AM -----

From: Christopher Hodge <cphodge03@yahoo.com>
To: Linda Cox <LCox@City-FtPierce.Com>
Cc: Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, Linda Hudson <LHudson@City-FtPierce.Com>, Nicholas Mimms <NMimms@City-FtPierce.Com>, Paul Thomas <PThomas@City-FtPierce.Com>
Date: 03/31/2017 10:50 AM
Subject: Re: The Lot at 1635 Thumb Point Drive

Dear Ms Cox

We have received no response from Mr Thomas as we were promised.

Please ask him to tell us what action the city is taking to remedy the situation.

Chris and Janice Hodge

Sent from my iPhone

On Mar 3, 2017, at 11:33 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

Good morning Mr. Hodge:

I have confirmed with the building department that their building permit is still valid. They had their last inspection on December 28 and must have another inspection within 6 months of that date. As the Mayor indicated, we are frustrated as well with the lack of progress, but because they have an active permit, our hands are truly tied. Mr. Thomas is out of the office today, but I will check in with him on Monday to see if he has any new updates for you.

I will be in touch.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: Chris Hodge <cphodge03@yahoo.com>

To: Linda Hudson <LHudson@City-FtPierce.Com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date: 03/03/2017 08:15 AM
Subject: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>

Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Fw: The Lot at 1635 Thumb Point Drive

Peggy Arraiz to: lcox 04/03/2017 08:59 AM
Cc: Nicholas Mimms

History: This message has been forwarded.

Date	Subject

Linda,

The request to foreclose on the lien is being considered by the Special Magistrate this Wednesday. It is available for viewing in Agenda Quick and online with the published agenda.

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

----- Forwarded by Peggy Arraiz/cfp on 04/03/2017 08:59 AM -----

From: Nicholas Mimms/cfp
To: Linda Cox/cfp@cfp
Cc: Peggy Arraiz/cfp@cfp
Date: 04/03/2017 08:50 AM
Subject: Re: Fw: The Lot at 1635 Thumb Point Drive

Linda,

Good Morning!!

1635 Thumbpoint Drive is now being evaluated for additional code enforcement action. Future updates on this process will be provided by Peggy Arraiz.

THANKS!!

Nick Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

-----Linda Cox/cfp wrote: -----
To: nmimms@city-ftpierce.com
From: Linda Cox/cfp
Date: 03/31/2017 11:52AM
Subject: Fw: The Lot at 1635 Thumb Point Drive

This is now with City Attorney. How do you want me to handle?

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 03/31/2017 11:52 AM -----

From: Christopher Hodge <cphodge03@yahoo.com>

To: Linda Cox <LCox@City-FtPierce.Com>

Cc: Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, Linda Hudson

<LHudson@City-FtPierce.Com>, Nicholas Mimms <NMimms@City-FtPierce.Com>, Paul Thomas <PThomas@City-FtPierce.Com>

Date: 03/31/2017 10:50 AM

Subject: Re: The Lot at 1635 Thumb Point Drive

Dear Ms Cox

We have received no response from Mr Thomas as we were promised.

Please ask him to tell us what action the city is taking to remedy the situation.

Chris and Janice Hodge

Sent from my iPhone

On Mar 3, 2017, at 11:33 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

Good morning Mr. Hodge:

I have confirmed with the building department that their building permit is still valid. They had their last inspection on December 28 and must have another inspection within 6 months of that date. As the Mayor indicated, we are frustrated as well with the lack of progress, but because they have an active permit, our hands are truly tied. Mr. Thomas is out of the office today, but I will check in with him on Monday to see if he has any new updates for you.

I will be in touch.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: Chris Hodge <cphodge03@yahoo.com>

To: Linda Hudson <LHudson@City-FtPierce.Com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date: 03/03/2017 08:15 AM
Subject: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Re: Fw: The Lot at 1635 Thumb Point Drive

Nicholas Mimms to: Linda Cox
Cc: Peggy Arraiz
04/03/2017 08:50 AM

	Sender	Sender	Date
	Linda Cox	Linda Cox	03/31/2017 11:52 AM
	Nicholas Mimms	Nicholas Mimms	04/03/2017 08:50 AM

Linda,

Good Morning!!

1635 Thumbpoint Drive is now being evaluated for additional code enforcement action. Future updates on this process will be provided by Peggy Arraiz.

THANKS!!

Nick Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

-----Linda Cox/cfp wrote: -----
To: nmimms@city-ftpierce.com
From: Linda Cox/cfp
Date: 03/31/2017 11:52AM
Subject: Fw: The Lot at 1635 Thumb Point Drive

This is now with City Attorney. How do you want me to handle?

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 03/31/2017 11:52 AM -----

From: Christopher Hodge <cphodge03@yahoo.com>

To: Linda Cox <LCox@City-FtPierce.Com>

Cc: Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, Linda Hudson <LHudson@City-FtPierce.Com>, Nicholas Mimms <NMimms@City-FtPierce.Com>, Paul Thomas <PThomas@City-FtPierce.Com>

Date: 03/31/2017 10:50 AM

Subject: Re: The Lot at 1635 Thumb Point Drive

Dear Ms Cox

We have received no response from Mr Thomas as we were promised.

Please ask him to tell us what action the city is taking to remedy the situation.

Chris and Janice Hodge

Sent from my iPhone

On Mar 3, 2017, at 11:33 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

Good morning Mr. Hodge:

I have confirmed with the building department that their building permit is still valid. They had their last inspection on December 28 and must have another inspection within 6 months of that date. As the Mayor indicated, we are frustrated as well with the lack of progress, but because they have an active permit, our hands are truly tied. Mr. Thomas is out of the office today, but I will check in with him on Monday to see if he has any new updates for you.

I will be in touch.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: Chris Hodge <cphodge03@yahoo.com>

To: Linda Hudson <LHudson@City-FtPierce.Com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date: 03/03/2017 08:15 AM
Subject: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Fw: The Lot at 1635 Thumb Point Drive
Linda Cox to: nmimms 03/31/2017 11:52 AM

	Sender	Sender	Date
	Linda Cox	Linda Cox	03/31/2017 11:52 AM
	Nicholas Mimms	Nicholas Mimms	04/03/2017 08:50 AM

This is now with City Attorney. How do you want me to handle?

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 03/31/2017 11:52 AM -----

From: Christopher Hodge <cphodge03@yahoo.com>
To: Linda Cox <LCox@City-FtPierce.Com>
Cc: Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, Linda Hudson <LHudson@City-FtPierce.Com>, Nicholas Mimms <NMimms@City-FtPierce.Com>, Paul Thomas <PThomas@City-FtPierce.Com>
Date: 03/31/2017 10:50 AM
Subject: Re: The Lot at 1635 Thumb Point Drive

Dear Ms Cox
We have received no response from Mr Thomas as we were promised.
Please ask him to tell us what action the city is taking to remedy the situation.
Chris and Janice Hodge

Sent from my iPhone

On Mar 3, 2017, at 11:33 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

Good morning Mr. Hodge:

I have confirmed with the building department that their building permit is still valid. They had their last inspection on December 28 and must have another inspection within 6 months of that date. As the Mayor indicated, we are frustrated as well with the lack of progress, but because they have an active permit, our hands are truly tied. Mr. Thomas is out of the office today, but I will check in with him on Monday to see if he has any new updates for you.

I will be in touch.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: Chris Hodge <cphodge03@yahoo.com>
To: Linda Hudson <LHudson@City-FtPierce.Com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date: 03/03/2017 08:15 AM
Subject: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have

done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?

Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone
Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Re: The Lot at 1635 Thumb Point Drive

Christopher Hodge to: Linda Cox 03/31/2017 10:50 AM

Cc: Janice Hodge, John Wolsiefer, Linda Hudson, Nicholas Mimms, Paul Thomas

History: This message has been forwarded.

Sender	Date	Subject

Dear Ms Cox
We have received no response from Mr Thomas as we were promised.
Please ask him to tell us what action the city is taking to remedy the situation.
Chris and Janice Hodge

Sent from my iPhone

On Mar 3, 2017, at 11:33 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

> Good morning Mr. Hodge:
>
> I have confirmed with the building department that their building permit is still valid. They had their last inspection on December 28 and must have another inspection within 6 months of that date. As the Mayor indicated, we are frustrated as well with the lack of progress, but because they have an active permit, our hands are truly tied. Mr. Thomas is out of the office today, but I will check in with him on Monday to see if he has any new updates for you.
>
> I will be in touch.
>
> **Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce**
> City Clerk's Office
> Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950
>
> Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: Chris Hodge <cphodge03@yahoo.com>
To: Linda Hudson <LHudson@City-FtPierce.Com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date: 03/03/2017 08:15 AM
Subject: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>

To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>

Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Thumb Point

Linda Cox to: Paul Thomas 03/28/2017 08:34 AM

	Sender	Sender	Date
	Linda Cox	Linda Cox	03/28/2017 08:34 AM

Good morning. Any progress on the Thumb Point issue? Jim is nearing ready to pull the trigger.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Re: 1635 THUMBPOINT DRIVE

Jennifer D Robinson to: Nicholas Mimms 03/09/2017 03:59 PM
Cc: Linda Cox, Paul Thomas, Peggy Arraiz

Sender	Sender	Date	Subject

Will do, Mr. Mimms!

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Nicholas Mimms	Jennifer, Also, please add Linda Cox to this me...	03/09/2017 03:39:04 PM

From: Nicholas Mimms/cfp
To: Jennifer D Robinson/cfp@cfp
Cc: Peggy Arraiz/cfp@cfp, Paul Thomas/cfp@cfp, Linda Cox/cfp@cfp
Date: 03/09/2017 03:39 PM
Subject: Re: 1635 THUMBPOINT DRIVE

Jennifer,

Also, please add Linda Cox to this meeting.

Nick Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

-----Nicholas Mimms/cfp wrote: -----
To: Jennifer D Robinson/cfp@cfp
From: Nicholas Mimms/cfp
Date: 03/09/2017 02:38PM
Cc: Peggy Arraiz/cfp@cfp, Paul Thomas/cfp@cfp
Subject: 1635 THUMBPOINT DRIVE

Jennifer,

Good Afternoon!!

Please schedule a meeting with the following participants so that we may discuss code enforcement activities for the subject location...

Nick Mimms
Peggy Arraiz
Paul Thomas

THANKS!!!

Nick Mimms, P.E. | City Manager | City of Fort Pierce

Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Re: 1635 THUMBPOINT DRIVE

Nicholas Mimms to: Jennifer D Robinson 03/09/2017 03:39 PM
Cc: Peggy Arraiz, Paul Thomas, Linda Cox

Sender	Sender	Date	Subject

Jennifer,

Also, please add Linda Cox to this meeting.

Nick Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

-----Nicholas Mimms/cfp wrote: -----
To: Jennifer D Robinson/cfp@cfp
From: Nicholas Mimms/cfp
Date: 03/09/2017 02:38PM
Cc: Peggy Arraiz/cfp@cfp, Paul Thomas/cfp@cfp
Subject: 1635 THUMBPOINT DRIVE

Jennifer,

Good Afternoon!!

Please schedule a meeting with the following participants so that we may discuss code enforcement activities for the subject location...

Nick Mimms
Peggy Arraiz
Paul Thomas

THANKS!!!

Nick Mimms, P.E. | City Manager | City of Fort Pierce

Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Fw: Re: The Lot at 1635 Thumb Point Drive
Nicholas Mimms to: Jennifer D Robinson 03/03/2017 03:56 PM
Cc: Linda Cox

Date Subject

Jennifer,

Good Afternoon!!

Please add this item to the 3/6/17 Department Head Meeting Agenda.

THANKS!!!

Nick Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

-----Forwarded by Nicholas Mimms/cfp on 03/03/2017 03:55PM -----
To: "Chris Hodge" <cphodge03@yahoo.com>
From: Linda Hudson/cfp
Date: 03/03/2017 11:17AM
Cc: Nicholas Mimms/cfp@cfp, Linda Cox/cfp@cfp
Subject: Re: The Lot at 1635 Thumb Point Drive

I appreciate your keeping me informed. I am frustrated with this situation, but I don't have to live with it like you do. I know this is important to management also. You will hear from us.

Sent from IBM Verse

Chris Hodge --- The Lot at 1635 Thumb Point Drive ---
From: "Chris Hodge" <cphodge03@yahoo.com>
To: "Linda Hudson" <LHudson@City-FtPierce.Com>
Cc: "Nicholas Mimms" <NMimms@City-FtPierce.Com>, "Linda Cox" <LCox@City-FtPierce.Com>, "Janice

Hodge" <atmyyoga@gmail.com>, "John Wolsiefer" <johnwolsiefersr@yahoo.com>
Date: Fri, Mar 3, 2017 8:15 AM
Subject: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda
Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge

772 579 8306
Sent from my iPhone
Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Re: The Lot at 1635 Thumb Point Drive

Linda Cox to: Chris Hodge 03/03/2017 11:45 AM

Cc: Janice Hodge, John Wolsiefer, Linda Hudson, Nicholas Mimms, Paul Thomas

Sender	Sender	Date	Subject

I'm not prepared to say that at all, but would prefer to wait for Mr. Thomas to return and we can discuss more fully.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Chris Hodge	Dear Ms Cox So what you are really saying is th...	03/03/2017 11:43:49 AM

From: Chris Hodge <cphodge03@yahoo.com>
To: Linda Cox <LCox@City-FtPierce.Com>
Cc: Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, Linda Hudson <LHudson@City-FtPierce.Com>, Nicholas Mimms <NMimms@City-FtPierce.Com>, Paul Thomas <PThomas@City-FtPierce.Com>
Date: 03/03/2017 11:43 AM
Subject: Re: The Lot at 1635 Thumb Point Drive

Dear Ms Cox

So what you are really saying is that the agreement the city reached with Mr Culverhouse and Mr Weaver to complete the building of a dwelling and have it landscaped by Dec 31st 2016 was meaningless and a complete waste of time?

Chris Hodge
Tel: +1 772 579 8306

From: Linda Cox <LCox@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Janice Hodge <atmyyoga@gmail.com>; John Wolsiefer <johnwolsiefersr@yahoo.com>; Linda Hudson <LHudson@City-FtPierce.Com>; Nicholas Mimms <NMimms@City-FtPierce.Com>; Paul Thomas <PThomas@City-FtPierce.Com>
Sent: Friday, 3 March 2017, 11:33
Subject: Re: The Lot at 1635 Thumb Point Drive

Good morning Mr. Hodge:

I have confirmed with the building department that their building permit is still valid. They had their last inspection on December 28 and must have another inspection within 6 months of that date. As the Mayor indicated, we are frustrated as well with the lack of progress, but because they have an active permit, our hands are truly tied. Mr. Thomas is out of the office today, but I will check in with him on Monday to see if he has any new updates for you.

I will be in touch.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 Fax: 772.467.3841 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From:	Chris Hodge <cphodge03@yahoo.com>
To:	Linda Hudson <LHudson@City-FtPierce.Com>
Cc:	Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date:	03/03/2017 08:15 AM
Subject:	The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on

this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda

There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.



Re: The Lot at 1635 Thumb Point Drive

Chris Hodge to: Linda Cox 03/03/2017 11:43 AM

Cc: Janice Hodge, John Wolsiefer, Linda Hudson, Nicholas Mimms, Paul Thomas

Please respond to Chris Hodge

History: This message has been replied to.

Sender	Sender	Date	Subject

Dear Ms Cox

So what you are really saying is that the agreement the city reached with Mr Culverhouse and Mr Weaver to complete the building of a dwelling and have it landscaped by Dec 31st 2016 was meaningless and a complete waste of time?

Chris Hodge
Tel: +1 772 579 8306

From: Linda Cox <LCox@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Janice Hodge <atmyyoga@gmail.com>; John Wolsiefer <johnwolsiefersr@yahoo.com>; Linda Hudson <LHudson@City-FtPierce.Com>; Nicholas Mimms <NMimms@City-FtPierce.Com>; Paul Thomas <PThomas@City-FtPierce.Com>
Sent: Friday, 3 March 2017, 11:33
Subject: Re: The Lot at 1635 Thumb Point Drive

Good morning Mr. Hodge:

I have confirmed with the building department that their building permit is still valid. They had their last inspection on December 28 and must have another inspection within 6 months of that date. As the Mayor indicated, we are frustrated as well with the lack of progress, but because they have an active permit, our hands are truly tied. Mr. Thomas is out of the office today, but I will check in with him on Monday to see if he has any new updates for you.

I will be in touch.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office

Phone: 772.467.3065 Fax: 772.467.3841 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: Chris Hodge <cphodge03@yahoo.com>
To: Linda Hudson <LHudson@City-FtPierce.Com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date: 03/03/2017 08:15 AM
Subject: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>

Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox

<LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Re: The Lot at 1635 Thumb Point Drive

Linda Cox to: Chris Hodge 03/03/2017 11:33 AM

Cc: Janice Hodge, John Wolsiefer, Linda Hudson, Nicholas Mimms, Paul Thomas

Sender	Sender	Date	Subject

Good morning Mr. Hodge:

I have confirmed with the building department that their building permit is still valid. They had their last inspection on December 28 and must have another inspection within 6 months of that date. As the Mayor indicated, we are frustrated as well with the lack of progress, but because they have an active permit, our hands are truly tied. Mr. Thomas is out of the office today, but I will check in with him on Monday to see if he has any new updates for you.

I will be in touch.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Chris Hodge Dear Linda Hudson and Nick Mimms As I'm sure... 03/03/2017 08:15:33 AM

From: Chris Hodge <cphodge03@yahoo.com>
To: Linda Hudson <LHudson@City-FtPierce.Com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date: 03/03/2017 08:15 AM
Subject: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms
As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an

eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has

passed.
Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Re: The Lot at 1635 Thumb Point Drive
Linda Hudson to: Chris Hodge
Cc: Nicholas Mimms, Linda Cox
03/03/2017 11:17 AM

Sender	Sender	Date	Subject

I appreciate your keeping me informed. I am frustrated with this situation, but I don't have to live with it like you do. I know this is important to management also. You will hear from us.

Sent from IBM Verse

Chris Hodge --- The Lot at 1635 Thumb Point Drive ---

From: "Chris Hodge" <cphodge03@yahoo.com>
To: "Linda Hudson" <LHudson@City-FtPierce.Com>
Cc: "Nicholas Mimms" <NMimms@City-FtPierce.Com>, "Linda Cox" <LCox@City-FtPierce.Com>, "Janice Hodge" <atmyyoga@gmail.com>, "John Wolsiefer" <johnwolsiefersr@yahoo.com>
Date: Fri, Mar 3, 2017 8:15 AM
Subject: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>

To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city,

perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Fw: The Lot at 1635 Thumb Point Drive
Linda Hudson to: Linda Cox 03/03/2017 11:09 AM

	Sender	Sender	Date
	Linda Hudson	Linda Hudson	03/03/2017 11:09 AM

Sent from IBM Verse

Chris Hodge --- The Lot at 1635 Thumb Point Drive ---

From: "Chris Hodge" <cphodge03@yahoo.com>
To: "Linda Hudson" <LHudson@City-FtPierce.Com>
Cc: "Nicholas Mimms" <NMimms@City-FtPierce.Com>, "Linda Cox" <LCox@City-FtPierce.Com>, "Janice Hodge" <atmyyoga@gmail.com>, "John Wolsiefer" <johnwolsiefersr@yahoo.com>
Date: Fri, Mar 3, 2017 8:15 AM
Subject: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50

Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse

Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

The Lot at 1635 Thumb Point Drive
Chris Hodge to: Linda Hudson 03/03/2017 08:15 AM
Cc: Nicholas Mimms, Linda Cox, Janice Hodge, John Wolsiefer
Please respond to Chris Hodge

History: This message has been replied to.

Sender	Sender	Date	Subject

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Re: 1635 THUMBPOINT DRIVE

Nicholas Mimms to: Linda Cox
Cc: Jennifer D Robinson
02/08/2017 02:29 PM

	Sender	Sender	Date
	Nicholas Mimms	Nicholas Mimms	02/08/2017 01:51 PM
	Linda Cox	Linda Cox	02/08/2017 01:55 PM
	Nicholas Mimms	Nicholas Mimms	02/08/2017 02:29 PM

Thank you Linda!!!

Nick Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

-----Linda Cox/cfp wrote: -----
To: Nicholas Mimms/cfp@cfp
From: Linda Cox/cfp
Date: 02/08/2017 01:55PM
Cc: Jennifer D Robinson/cfp@cfp
Subject: Re: 1635 THUMBPOINT DRIVE

Yes....it is on my list for you

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Nicholas Mimms---02/08/2017 01:51:00 PM---Linda, Good Afternoon!! Have you received an update regarding the building permit/construction sta

From:	Nicholas Mimms/cfp
To:	Linda Cox/cfp@cfp
Cc:	Jennifer D Robinson/cfp@cfp
Date:	02/08/2017 01:51 PM
Subject:	1635 THUMBPOINT DRIVE

Linda,

Good Afternoon!!
Have you received an update regarding the building permit/construction status for the subject address??

Nick Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Re: 1635 THUMBPOINT DRIVE

Linda Cox to: Nicholas Mimms 02/08/2017 01:55 PM
Cc: Jennifer D Robinson

	Sender	Sender	Date
	Nicholas Mimms	Nicholas Mimms	02/08/2017 01:51 PM
	Linda Cox	Linda Cox	02/08/2017 01:55 PM
	Nicholas Mimms	Nicholas Mimms	02/08/2017 02:29 PM

Yes....it is on my list for you

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Nicholas Mimms Linda, Good Afternoon!! Have you received an... 02/08/2017 01:51:00 PM

From: Nicholas Mimms/cfp
To: Linda Cox/cfp@cfp
Cc: Jennifer D Robinson/cfp@cfp
Date: 02/08/2017 01:51 PM
Subject: 1635 THUMBPOINT DRIVE

Linda,

Good Afternoon!!
Have you received an update regarding the building permit/construction status for the subject address??

Nick Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

1635 THUMBPOINT DRIVE

Nicholas Mimms to: Linda Cox 02/08/2017 01:51 PM
Cc: Jennifer D Robinson

History: This message has been replied to.

	Sender	Sender	Date
	Nicholas Mimms	Nicholas Mimms	02/08/2017 01:51 PM
	Linda Cox	Linda Cox	02/08/2017 01:55 PM
	Nicholas Mimms	Nicholas Mimms	02/08/2017 02:29 PM

Linda,

Good Afternoon!!
Have you received an update regarding the building permit/construction status for the subject address??

Nick Mimms, P.E. | City Manager | City of Fort Pierce

Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

THumb Point Property
Linda Cox to: Paul Thomas 01/31/2017 03:24 PM

	Sender	Sender	Date
	Linda Cox	Linda Cox	01/31/2017 03:24 PM

When you have a minute, I'd like an update on the Culverhouse property and maybe a quick chat about future direction. Thanks.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Re: For Asst. City Manager re- 1635 Thumb Point Drive

Nicholas Mimms to: Linda Cox 01/12/2017 08:03 AM
Cc: Jennifer D Robinson

	Sender	Sender	Date
	Jennifer D Robinson	Jennifer D Robinson	01/11/2017 01:10 PM
	Linda Cox	Linda Cox	01/11/2017 01:20 PM
	Linda Cox	Linda Cox	01/11/2017 01:58 PM
	Nicholas Mimms	Nicholas Mimms	01/12/2017 08:03 AM

Linda,

Good Morning!!

Thank you for handling this matter.

Nick Mimms

Linda Cox --- Re: For Asst. City Manager re- 1635 Thumb Point Drive ---

From: "Linda Cox" <LCox@City-FtPierce.Com>
To: "Jennifer D Robinson" <jrobinson@city-ftpierce.com>
Cc: "Nicholas Mimms" <NMimms@City-FtPierce.Com>
Date: Wed, Jan 11, 2017 1:58 PM
Subject: Re: For Asst. City Manager re- 1635 Thumb Point Drive

I just confirmed with building that the fishing has been dealt with since the date of the email. The debris has been removed and the fishing eliminated. Unless there is new information or a new complaint, I dealt with this complaint back when it was originally received.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Jennifer D Robinson---01/11/2017 01:10:01 PM---Good afternoon Linda, Attached is an email regarding 1635 Thumb Point Drive for your review and coor

From: Jennifer D Robinson/cfp
To: Linda Cox/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp
Date: 01/11/2017 01:10 PM
Subject: For Asst. City Manager re- 1635 Thumb Point Drive

Good afternoon Linda,

Attached is an email regarding 1635 Thumb Point Drive for your review and coordination with the Building Department and Code Enforcement.

Thank you,

Jennifer

[attachment "For Asst. City Manager - 1635 Thumb Point Drive.pdf" deleted by Linda Cox/cfp]

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
City Manager's Office
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

Re: For Asst. City Manager re- 1635 Thumb Point Drive
Linda Cox to: Jennifer D Robinson 01/11/2017 01:58 PM
Cc: Nicholas Mimms

Date	Subject
Linda Cox	01/11/2017 01:20 PM	Re: For As
Linda Cox	01/11/2017 01:58 PM	Re: For As
Nicholas Mimms	01/12/2017 08:03 AM	Re:

I just confirmed with building that the fishing has been dealt with since the date of the email. The debris has been removed and the fishing eliminated. Unless there is new information or a new complaint, I dealt with this complaint back when it was originally received.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Jennifer D Robinson Good afternoon Linda, Attached is an email re... 01/11/2017 01:10:01 PM

From: Jennifer D Robinson/cfp
To: Linda Cox/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp
Date: 01/11/2017 01:10 PM
Subject: For Asst. City Manager re- 1635 Thumb Point Drive

Good afternoon Linda,

Attached is an email regarding 1635 Thumb Point Drive for your review and coordination with the Building Department and Code Enforcement.

Thank you,

Jennifer

[attachment "For Asst. City Manager - 1635 Thumb Point Drive.pdf" deleted by Linda Cox/cfp]

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
City Manager's Office
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

1635 Thumb Point

Linda Cox to: Paul Thomas 01/11/2017 01:24 PM

	Sender	Sender	Date
	Linda Cox	Linda Cox	01/11/2017 01:24 PM

Hi Paul:

This is an old email that I just received and I'm certain we have discussed this since November. Do you have any updates on the construction status and that of the use of the property for fishing?

For Asst. City Manager - 1635 Thumb Point Drive.pdf

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
City Manager's Office
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Re: For Asst. City Manager re- 1635 Thumb Point Drive

Linda Cox to: Jennifer D Robinson 01/11/2017 01:20 PM
Cc: Nicholas Mimms

	Sender	Sender	Date
	Jennifer D Robinson	Jennifer D Robinson	01/11/2017 01:10 PM
	Linda Cox	Linda Cox	01/11/2017 01:20 PM
	Linda Cox	Linda Cox	01/11/2017 01:58 PM
	Nicholas Mimms	Nicholas Mimms	01/12/2017 08:03 AM

This is an old email and I believe I have corresponded with them since. Did I miss something? I will follow up again though.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Jennifer D Robinson Good afternoon Linda, Attached is an email re... 01/11/2017 01:10:01 PM

From: Jennifer D Robinson/cfp
To: Linda Cox/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp
Date: 01/11/2017 01:10 PM
Subject: For Asst. City Manager re- 1635 Thumb Point Drive

Good afternoon Linda,

Attached is an email regarding 1635 Thumb Point Drive for your review and coordination with the Building Department and Code Enforcement.

Thank you,

Jennifer

[attachment "For Asst. City Manager - 1635 Thumb Point Drive.pdf" deleted by Linda Cox/cfp]

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
City Manager's Office
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

For Asst. City Manager re- 1635 Thumb Point Drive

Jennifer D Robinson to: Linda Cox 01/11/2017 01:10 PM

Cc: Nicholas Mimms

History: This message has been replied to.

	Sender	Sender	Date
	Jennifer D Robinson	Jennifer D Robinson	01/11/2017 01:10 PM
	Linda Cox	Linda Cox	01/11/2017 01:20 PM
	Linda Cox	Linda Cox	01/11/2017 01:58 PM
	Nicholas Mimms	Nicholas Mimms	01/12/2017 08:03 AM

Good afternoon Linda,

Attached is an email regarding 1635 Thumb Point Drive for your review and coordination with the Building Department and Code Enforcement.

Thank you,

Jennifer

For Asst. City Manager - 1635 Thumb Point Drive.pdf

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
City Manager's Office
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

Re: 1635 Thumb Point Drive - Update - Culverhouse Property

Paul Thomas to: Linda Cox 12/08/2016 09:34 AM
Sent by: Karen Murphy
Cc: lhudson, nmimms, Paul Thomas

Date	Sender	Subject
Linda Cox	12/07/2016 09:36 AM	Re: 1635
Karen Murphy	12/07/2016 02:01 PM	Re:
Paul Thomas	12/08/2016 09:34 AM	Re:

Linda, Steve Weaver called at 9:11 AM this morning and said he has repaired the gate (photo below), called in an inspection for the project, and has done some clean up at the site.



20161208_090111_resized.jpg

Should you need further assistance, please let me know.

Karen Murphy
Executive Assistant

On behalf of:

Paul Thomas, CBO, CFM | Interim Building Official | City of Fort Pierce
Building Department
Phone: 772.467.3188 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

Linda Cox	Can we please follow up to make sure the gate h...	12/07/2016 09:36:52 AM

From: Linda Cox/cfp
To:

Cc:	Karen Murphy/cfp@CFP, Paul Thomas/cfp@cfp, lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date:	12/07/2016 09:36 AM
Subject:	Re: 1635 Thumb Point Drive - Update - Culverhouse Property

Can we please follow up to make sure the gate has been re-secured?

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Paul Thomas	Good morning Linda, There was a gate damage...	12/07/2016 09:04:20 AM

Re: 1635 Thumb Point Drive - Update - Culverhouse Property

Karen Murphy to: Linda Cox 12/07/2016 02:01 PM
Cc: lhudson, nmimms, Paul Thomas

	Sender	Sender	Date
	Paul Thomas	Paul Thomas	12/07/2016 09:04 AM
	Linda Cox	Linda Cox	12/07/2016 09:36 AM
	Karen Murphy	Karen Murphy	12/07/2016 02:01 PM
	Paul Thomas	Paul Thomas	12/08/2016 09:34 AM

Linda:

A few minutes ago, Paul spoke to Steve Weaver who was getting the supplies needed to repair the fence. Mr. Weaver said he would email photos of it today once it was repaired. Paul went to the site at lunchtime and whoever broke into the fence pulled down the whole half of the gate - the broken (pulled down) portion was still chained closed to the rest of the gate.

We will keep you informed of any updates.

Karen

Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link: http://www.cityoffortpierce.com/FormCenter/Building-6/Building-Department-Customer-Service-Fee-73

Karen Murphy | Executive Assistant | City of Fort Pierce
Building Department
Phone: 772.467.3188 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Linda Cox	Can we please follow up to make sure the gate h...	12/07/2016 09:36:52 AM

From:	Linda Cox/cfp
To:	
Cc:	Karen Murphy/cfp@CFP, Paul Thomas/cfp@cfp, lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date:	12/07/2016 09:36 AM
Subject:	Re: 1635 Thumb Point Drive - Update - Culverhouse Property

Can we please follow up to make sure the gate has been re-secured?

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Paul Thomas	Good morning Linda, There was a gate damage...	12/07/2016 09:04:20 AM

Re: 1635 Thumb Point Drive - Update - Culverhouse Property

Linda Cox to: 12/07/2016 09:36 AM
Cc: Karen Murphy, Paul Thomas, lhudson, nmimms

	Sender	Sender	Date
	Paul Thomas	Paul Thomas	12/07/2016 09:04 AM
	Linda Cox	Linda Cox	12/07/2016 09:36 AM
	Karen Murphy	Karen Murphy	12/07/2016 02:01 PM
	Paul Thomas	Paul Thomas	12/08/2016 09:34 AM

Can we please follow up to make sure the gate has been re-secured?

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Paul Thomas — Good morning Linda, There was a gate damage... — 12/07/2016 09:04:20 AM

From: Paul Thomas/cfp
To: Linda Cox/cfp@cfp
Cc: Paul Thomas/cfp@cfp
Date: 12/07/2016 09:04 AM
Subject: 1635 Thumb Point Drive - Update - Culverhouse Property
Sent by: Karen Murphy

Good morning Linda,

There was a gate damaged at the Culverhouse project, which was how people were entering the property. I have spoken to Steve Weaver who said he would be re-securing the gate. I am calling in an inspection at that location, and Steve Weaver indicated that work would continue soon.

Kind regards,

Karen Murphy
Executive Assistant

On behalf of:

Paul Thomas, CBO, CFM | Interim Building Official | City of Fort Pierce
Building Department
Phone: 772.467.3188 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

1635 Thumb Point Drive - Update - Culverhouse Property

Paul Thomas to: Linda Cox 12/07/2016 09:04 AM
Sent by: **Karen Murphy**
Cc: Paul Thomas

History: This message has been replied to.

Date	Subject		
Linda Cox	12/07/2016 09:36 AM		Re: 1635
Karen Murphy	12/07/2016 02:01 PM		Re:
Paul Thomas	12/08/2016 09:34 AM		Re:

Good morning Linda,

There was a gate damaged at the Culverhouse project, which was how people were entering the property. I have spoken to Steve Weaver who said he would be re-securing the gate. I am calling in an inspection at that location, and Steve Weaver indicated that work would continue soon.

Kind regards,

Karen Murphy
Executive Assistant

On behalf of:

Paul Thomas, CBO, CFM | Interim Building Official | City of Fort Pierce
Building Department
Phone: 772.467.3188 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

1635 Thumb Point Drive - Construction Timeline
Paul Thomas to: bradculverhouselaw, realtimefla 11/14/2016 04:35 PM
Sent by: Karen Murphy
Cc: Linda Cox, Paul Thomas

	Sender	Sender	Date
	Paul Thomas	Paul Thomas	11/14/2016 04:35 PM

Good afternoon Mr. Culverhouse and Mr. Weaver:

Please find the attached email we have received regarding your project. Please demonstrate how you intend to meet your construction timeline, also attached.

Hodges Email.November 2016.pdf

2016 Culverhouse Timeline.pdf

Kind regards,

Karen Murphy
Executive Assistant

On behalf of:

Paul Thomas, CBO, CFM | Interim Building Official | City of Fort Pierce
Building Department
Phone: 772.467.3188 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

Re: 1635 Thumb Point Drive is an Eyesore and Public Nuisance

Linda Hudson to: Chris Hodge 11/08/2016 05:04 PM

Cc: "Janice Hodge", "John Wolsiefer", marc meyers, Nicholas Mimms, Linda Cox

Sender	Sender	Date	Subject

Thank you for this email. I am sharing with management. You will hear from someone soon.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Nov 8, 2016, 4:43:07 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com, mmeyers@city-ftpierce.com
Cc: atmyyoga@gmail.com, johnwolsiefersr@yahoo.com
Date: Nov 8, 2016 4:43:07 PM
Subject: 1635 Thumb Point Drive is an Eyesore and Public Nuisance

Dear Ms. Hudson and Mr. Myers

We are writing to you on behalf of all the neighbors on Thumb Point Drive who are now asking us to organize a public protest about the situation.

Since our meeting at City Hall with Mr. Myers the owner/contractor have built a partial wall. However since then there has been zero activity and the situation has worsened. The site has become even more of an eyesore and public nuisance than it was previously.

There is a lot of debris and loose building materials on the site. There is no doubt that had Hurricane Matthew been as serious as predicted with 120 mph plus winds those materials would have become dangerous flying projectiles putting at risk all the surrounding houses and all those who chose not to evacuate. We were all fortunate that Matthew was a lot less severe than predicted.

Also the site is now being used almost daily for fishing and picnicking sometimes by quite large groups of people. For example this last Sunday a number of cars were driven onto the site for this purpose apparently with the agreement of the contractor. We called the police who asked them to leave. It is not a public beach!

At our last meeting at City Hall you confirmed to us that the owner/contractor were obliged to complete the building and landscaping of a dwelling on the site by the end of 2016. It is highly unlikely that this will occur. Nevertheless we urge you to insist that the owner/contractor comply with this deadline and should they not

do so have the site cleared by the city.
We look forward to your response.
Sincerely

Chris and Janice Hodge

Home: 772 464 8754 Mobile: 772 579 8306

Fw: 1635 Thumb Point Slab Pour and first lift of block delivery scheduling request

Linda Cox to: nmimms 08/17/2016 08:43 AM

Date	Subject

Update below.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 08/17/2016 08:43 AM -----

From:	marc meyers/cfp
To:	Kristie Kirstein/cfp@cfp, Paul Thomas/cfp@cfp
Cc:	Linda Cox/cfp
Date:	08/17/2016 08:22 AM
Subject:	Fw: 1635 Thumb Point Slab Pour and first lift of block delivery scheduling request
Sent by:	Karen Murphy

Good morning, below is an update on the Culverhouse residence. I am forwarding while Marc is on vacation.

Karen Murphy
Exec. Asst.

On behalf of:

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954

772-467-3187
mmeyers@city-ftpierce.com

----- Forwarded by Karen Murphy/cfp on 08/17/2016 08:15 AM -----

From: realtimefla@aol.com
To: RIrish@cemexusa.com, ccarter146@hotmail.com
Cc: redlineconstruct@att.net, bradculverhouselaw@gmail.com, Mmeyers@city-ftpierce.com
Date: 08/16/2016 04:52 PM
Subject: 1635 Thumb Point Slab Pour and first lift of block delivery scheduling request

Bob:

1635 Thumb Point passed the slab/steel inspection today. We want to schedule the pour as soon as you can schedule us (40 yards plus, 3,000 psi, add corrosion inhibitor, no fiber).

I have copied Chris Carter on this email. When you reply with first available pour date, let's see if Carter is available to place and finish the concrete.

I have also copied Tim at Redline Masonry on this email, and hope you can schedule the first floor block delivery two or three days after the pour date that you can do for us.

Thank you Bob – hoping to hear back from you tomorrow with these two dates. Mr. Culverhouse, the owner of the property, will either pre-pay you for the concrete and the block or pay the day of the pour and the block delivery. That's the plan. Thank you and looking forward to your reply.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

Fw: 1635 Thumb Point Slab Pour and first lift of block delivery scheduling request

marc meyers to: Kristie Kirstein, Paul Thomas 08/17/2016 08:22 AM
Sent by: Karen Murphy
Cc: Linda Cox

History: This message has been forwarded.

	Sender	Sender	Date
	marc meyers	marc meyers	08/17/2016 08:22 AM

Good morning, below is an update on the Culverhouse residence. I am forwarding while Marc is on vacation.

Karen Murphy
Exec. Asst.

On behalf of:

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

----- Forwarded by Karen Murphy/cfp on 08/17/2016 08:15 AM -----

From: realtimefla@aol.com
To: RIrish@cemexusa.com, ccarter146@hotmail.com
Cc: redlineconstruct@att.net, bradculverhouselaw@gmail.com, Mmeyers@city-ftpierce.com
Date: 08/16/2016 04:52 PM
Subject: 1635 Thumb Point Slab Pour and first lift of block delivery scheduling request

Bob:

1635 Thumb Point passed the slab/steel inspection today. We want to schedule the pour as soon as you can schedule us (40 yards plus, 3,000 psi, add corrosion inhibitor, no fiber).

I have copied Chris Carter on this email. When you reply with first available pour date, let's see if Carter is available to place and finish the concrete.

I have also copied Tim at Redline Masonry on this email, and hope you can schedule the first floor block delivery two or three days after the pour date that you can do for us.

Thank you Bob – hoping to hear back from you tomorrow with these two dates. Mr. Culverhouse, the owner of the property, will either pre-pay you for the concrete and the block or pay the day of the pour and the block delivery. That's the plan. Thank you and looking forward to your reply.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

1635 Thumbpoint Drive - Correspondence Dated 8.12.16

marc meyers to: bradculverhouselaw 08/12/2016 03:39 PM
Sent by: Karen Murphy
Cc: Nicholas Mimms, Linda Cox, Paul Thomas, realtimefla

Date Subject

Good afternoon Mr. Culverhouse:

Please find attached a letter from Mr. Meyers.

Culverhouse.1635 Thumbpoint Dr. Progress Letter.8.12.16.pdf

Kind regards,

Karen Murphy
Executive Assistant

On behalf of:

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

Re: 1635 Thumb Point Drive
Nicholas Mimms to: Linda Cox 08/08/2016 05:42 PM

	Linda Cox	08/08/2016 05:39 PM	Re: 1635
	Nicholas Mimms	08/08/2016 05:42 PM	Re:

Wow!!!

Pretty efficient!!!

Nicholas Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3031 • Fax: 772.489.8042 • P.O. Box 1480, Fort Pierce, FL 34954

Facebook | Website | Twitter

THE SUNRISE CITY
FORT PIERCE
Florida

Linda Cox — Already did Mr. Mimms. At my request, he is calli... — 08/08/2016 05:39:23 PM

From: Linda Cox/cfp
To: Nicholas Mimms/cfp@cfp
Date: 08/08/2016 05:39 PM
Subject: Re: 1635 Thumb Point Drive

Already did Mr. Mimms. At my request, he is calling them and inviting them in to discuss. Ill update you at our meeting tomorrow.

Linda W. Cox, City Clerk
Sent from IBM Verse

Nicholas Mimms --- Fw: 1635 Thumb Point Drive ---

From: "Nicholas Mimms" <NMimms@City-FtPierce.Com>
To: "Linda Cox" <LCox@City-FtPierce.Com>
Cc: "Jennifer D Robinson" <jrobinson@city-ftpierce.com>
Date: Mon, Aug 8, 2016 5:33 PM
Subject: Fw: 1635 Thumb Point Drive

Linda Cox,

Please review this situation with Marc and generate a response to this ongoing situation.

THANKS!!!

Nicholas Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3031 • Fax: 772.489.8042 • P.O. Box 1480, Fort Pierce, FL 34954

Facebook | Website | Twitter

THE SUNRISE CITY
FORT PIERCE
Florida

----- Forwarded by Nicholas Mimms/cfp on 08/08/2016 05:32 PM -----

From: Janice <atmyyoga@gmail.com>
To: marc meyers <mmeyers@city-ftpierce.com>
Cc: lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date: 08/04/2016 10:42 AM
Subject: 1635 Thumb Point Drive

Mr Meyers,

The ongoing discussion regarding subject property. It is difficult for us to be convinced the city is addressing the building of a home on this site. There are seldom any contractors on site except the occasional Sunday evening for an hour or so!

You can see from the picture attached, the contractor continues to bring materials to the property that look as if they are for disposal rather than for construction.

You committed that the city would expect a house by year end (2016!!) to include windows, driveway and landscaping. It is difficult to believe that we are now in August and very little progress has been made. It appears that once again the city is being conned by some other delays.

BTW - you know those building permits that are supposed to be lodged?? Once again, the city turns a blind eye to regulations.

Please advise the current status from your end.

Janice and Chris Hodge
1622 Thumb Point Drive


LOT
JOB
WARNING

Re: 1635 Thumb Point Drive
Linda Cox to: Nicholas Mimms 08/08/2016 05:39 PM

	Sender	Sender	Date
	Nicholas Mimms	Nicholas Mimms	08/08/2016 05:33 PM
	Linda Cox	Linda Cox	08/08/2016 05:39 PM
	Nicholas Mimms	Nicholas Mimms	08/08/2016 05:42 PM

Already did Mr. Mimms. At my request, he is calling them and inviting them in to discuss. Ill update you at our meeting tomorrow.

Linda W. Cox, City Clerk
Sent from IBM Verse

Nicholas Mimms --- Fw: 1635 Thumb Point Drive ---

From: "Nicholas Mimms" <NMimms@City-FtPierce.Com>
To: "Linda Cox" <LCox@City-FtPierce.Com>
Cc: "Jennifer D Robinson" <jrobinson@city-ftpierce.com>
Date: Mon, Aug 8, 2016 5:33 PM
Subject: Fw: 1635 Thumb Point Drive

Linda Cox,

Please review this situation with Marc and generate a response to this ongoing situation.

THANKS!!!

Nicholas Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3031 • Fax: 772.489.8042 • P.O. Box 1480, Fort Pierce, FL 34954

Facebook | Website | Twitter

THE SUNRISE CITY
FORT PIERCE
Florida

----- Forwarded by Nicholas Mimms/cfp on 08/08/2016 05:32 PM -----

From: Janice <atmyyoga@gmail.com>
To: marc meyers <mmeyers@city-ftpierce.com>
Cc: lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date: 08/04/2016 10:42 AM
Subject: 1635 Thumb Point Drive

Mr Meyers,

The ongoing discussion regarding subject property. It is difficult for us to be convinced the city is addressing the building of a home on this site. There are seldom any contractors on site except the occasional Sunday evening for an hour or so!

You can see from the picture attached, the contractor continues to bring materials to the property that look as if they are for disposal rather than for construction.

You committed that the city would expect a house by year end (2016!!) to include windows, driveway and landscaping. It is difficult to believe that we are now in August and very little progress has been made. It appears that once again the city is being conned by some other delays.

BTW - you know those building permits that are supposed to be lodged?? Once again, the city turns a blind eye to regulations.

Please advise the current status from your end.

Janice and Chris Hodge
1622 Thumb Point Drive


LOT
JOB

Fw: 1635 Thumb Point Drive

Nicholas Mimms to: Linda Cox
Cc: Jennifer D Robinson
08/08/2016 05:33 PM

History: This message has been replied to.

	Sender	Sender	Date
	Nicholas Mimms	Nicholas Mimms	08/08/2016 05:33 PM
	Linda Cox	Linda Cox	08/08/2016 05:39 PM
	Nicholas Mimms	Nicholas Mimms	08/08/2016 05:42 PM

Linda Cox,

Please review this situation with Marc and generate a response to this ongoing situation.

THANKS!!!

Nicholas Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3031 • Fax: 772.489.8042 • P.O. Box 1480, Fort Pierce, FL 34954

Facebook | Website | Twitter

THE SUNRISE CITY
FORT PIERCE
Florida

----- Forwarded by Nicholas Mimms/cfp on 08/08/2016 05:32 PM -----

From: Janice <atmyyoga@gmail.com>
To: marc meyers <mmeyers@city-ftpierce.com>
Cc: lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date: 08/04/2016 10:42 AM
Subject: 1635 Thumb Point Drive

Mr Meyers,

The ongoing discussion regarding subject property. It is difficult for us to be convinced the city is addressing the building of a home on this site. There are seldom any contractors on site except the occasional Sunday evening for an hour or so!

You can see from the picture attached, the contractor continues to bring materials to the property that look as if they are for disposal rather than for construction.

You committed that the city would expect a house by year end (2016!!) to include windows, driveway and landscaping. It is difficult to believe that we are now in August and very little progress has been made. It appears that once again the city is being conned by some other delays.

BTW - you know those building permits that are supposed to be lodged?? Once again, the city turns a blind eye to regulations.

Please advise the current status from your end.

Janice and Chris Hodge
1622 Thumb Point Drive



Fw: 1635 Thumb Point Drive
Linda Cox to: mmeyers, Kristie Kirstein, Shaun Coss 08/04/2016 04:09 PM
Cc: nmimms

	Sender	Sender	Date
	Linda Cox	Linda Cox	08/04/2016 04:09 PM

Hi Marc:

Can you please copy me on your response to Mr. and Mrs. Hodge?

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

----- Forwarded by Linda Cox/cfp on 08/04/2016 04:08 PM -----

From: Linda Hudson/cfp
To: Linda Cox/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp
Date: 08/04/2016 02:34 PM
Subject: Fwd: 1635 Thumb Point Drive

It is really hard not to see her point. I feel her frustration.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
772-467-3065

On Aug 4, 2016, 10:42:34 AM, atmyyoga@gmail.com wrote:

From: atmyyoga@gmail.com

To: mmeyers@city-ftpierce.com
Cc: lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date: Aug 4, 2016 10:42:34 AM
Subject: 1635 Thumb Point Drive

Mr Meyers,

The ongoing discussion regarding subject property. It is difficult for us to be convinced the city is addressing the building of a home on this site. There are seldom any contractors on site except the occasional Sunday evening for an hour or so!

You can see from the picture attached, the contractor continues to bring materials to the property that look as if they are for disposal rather than for construction.

You committed that the city would expect a house by year end (2016!!) to include windows, driveway and landscaping. It is difficult to believe that we are now in August and very little progress has been made. It appears that once again the city is being conned by some other delays.

BTW - you know those building permits that are supposed to be lodged?? Once again, the city turns a blind eye to regulations.

Please advise the current status from your end.

Janice and Chris Hodge
1622 Thumb Point Drive


LOT
JOB

Fwd: 1635 Thumb Point Drive
Linda Hudson to: Linda Cox 08/04/2016 02:34 PM
Cc: Nicholas Mimms

History: This message has been forwarded.

	Sender	Sender	Date
	Linda Hudson	Linda Hudson	08/04/2016 02:34 PM

It is really hard not to see her point. I feel her frustration.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
772-467-3065

On Aug 4, 2016, 10:42:34 AM, atmyyoga@gmail.com wrote:

From: atmyyoga@gmail.com
To: mmeyers@city-ftpierce.com
Cc: lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date: Aug 4, 2016 10:42:34 AM
Subject: 1635 Thumb Point Drive

Mr Meyers,

The ongoing discussion regarding subject property. It is difficult for us to be convinced the city is addressing the building of a home on this site. There are seldom any contractors on site except the occasional Sunday evening for an hour or so!

You can see from the picture attached, the contractor continues to bring materials to the property that look as if they are for disposal rather than for construction.

You committed that the city would expect a house by year end (2016!!) to include windows, driveway and landscaping. It is difficult to believe that we are now in August and very little progress has been made. It appears that once again the city is being conned by some other delays.

BTW - you know those building permits that are supposed to be lodged?? Once again, the city turns a blind eye to regulations.

Please advise the current status from your end.

Janice and Chris Hodge
1622 Thumb Point Drive



From City Manager re- 1635 Thumbpoint Drive

Jennifer D Robinson to: edbecht, in2lawfl, lindahudsonbailey, Linda Hudson, Reggie Sessions, Rufus Alexander, sarah772, sessionslawfirm, tomperona, Tom Perona, Eddie 06/30/2016 10:27 AM

Cc: Nicholas Mimms, Linda Cox

Sender	Sender	Date
Jennifer D Robinson	Jennifer D Robinson	06/30/2016 10:27 AM

To: The Honorable Mayor and Members of the City Commission

Good morning,

Attached is a memorandum from the City Manager regarding the building permit status of 1635 Thumbpoint Drive, as requested by Mayor Hudson.

Thank you,

Jennifer

From City Manager re- 1635 Thumbpoint Drive 6-29-16.pdf

Jennifer D. Robinson | Executive Assistant to City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North US Hwy 1, Fort Pierce, FL 34950

Facebook | Website | Twitter

THE SUNRISE CITY FORT PIERCE Florida

Re: Update - Permit 14-607 - Culverhouse - 1635 Thumbpoint Drive

Karen Murphy to: Nicholas Mimms 06/29/2016 04:31 PM
Cc: Jennifer D Robinson, Linda Cox, marc meyers, Paul Thomas

	Sender	Sender	Date
	Karen Murphy	Karen Murphy	06/29/2016 08:39 AM
	Nicholas Mimms	Nicholas Mimms	06/29/2016 11:51 AM
	Karen Murphy	Karen Murphy	06/29/2016 03:54 PM
	Nicholas Mimms	Nicholas Mimms	06/29/2016 04:18 PM

You're most welcome. Everyone have a nice evening. :o)

Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link: http://www.cityoffortpierce.com/FormCenter/Building-6/Building-Department-Customer-Service-Fee-73

Karen Murphy| Executive Assistant | City of Fort Pierce
Phone: 772.467.3188 • Fax: 772.467-3849 • 100 North U.S. 1 Fort Pierce

Facebook | Website | Twitter

THE SUNRISE CITY FORT PIERCE Florida

Nicholas Mimms Thank you Karen!! _____... 06/29/2016 04:18:39 PM

From: Nicholas Mimms/cfp
To: Karen Murphy/cfp@CFP
Cc: Jennifer D Robinson/cfp@cfp, Linda Cox/cfp@cfp, marc meyers/cfp@cfp, Paul Thomas/cfp@cfp
Date: 06/29/2016 04:18 PM
Subject: Re: Update - Permit 14-607 - Culverhouse - 1635 Thumbpoint Drive

Thank you Karen!!

Nicholas Mimms, P.E. | City Manager | City of Fort Pierce

Phone: 772.467.3031 • Fax: 772.489.8042 • P.O. Box 1480, Fort Pierce, FL 34954

Facebook | Website | Twitter

Karen Murphy	Mr. Mimms, please find attached the permit appli...	06/29/2016 03:54:11 PM
Nicholas Mimms	Karen, Good Afternoon!!	06/29/2016 11:51:28 AM
Karen Murphy	Good morning, please find attached an update o...	06/29/2016 08:39:36 AM

Re: Update - Permit 14-607 - Culverhouse - 1635 Thumbpoint Drive

Nicholas Mimms to: Karen Murphy 06/29/2016 04:18 PM
Cc: Jennifer D Robinson, Linda Cox, marc meyers, Paul Thomas

	Sender	Sender	Date
	Karen Murphy	Karen Murphy	06/29/2016 08:39 AM
	Nicholas Mimms	Nicholas Mimms	06/29/2016 11:51 AM
	Karen Murphy	Karen Murphy	06/29/2016 03:54 PM
	Nicholas Mimms	Nicholas Mimms	06/29/2016 04:18 PM

Thank you Karen!!

Nicholas Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3031 • Fax: 772.489.8042 • P.O. Box 1480, Fort Pierce, FL 34954

Facebook | Website | Twitter

THE SUNRISE CITY
FORT PIERCE
Florida

Karen Murphy Mr. Mimms, please find attached the permit appli... 06/29/2016 03:54:11 PM

From: Karen Murphy/cfp
To: Nicholas Mimms/cfp@cfp
Cc: Linda Cox/cfp, marc meyers/cfp@cfp, Paul Thomas/cfp@cfp, Jennifer D Robinson/cfp@cfp
Date: 06/29/2016 03:54 PM
Subject: Re: Update - Permit 14-607 - Culverhouse - 1635 Thumbpoint Drive

Mr. Mimms, please find attached the permit application for 14-607, Building Permit, Hold Harmless/Indemnity Form, and Inspection Report.

If I may be of further assistance, please let me know.

Have a great evening!
Karen

14-607 Permit App.insp.rpt 6.29.16.pdf

Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link:

http://www.cityoffortpierce.com/FormCenter/Building-6/Building-Department-Customer-Service-Fee-73

Karen Murphy| Executive Assistant | City of Fort Pierce
Phone: 772.467.3188 • Fax: 772.467-3849 • 100 North U.S. 1 Fort Pierce

Facebook | Website | Twitter

THE SUNRISE CITY FORT PIERCE Florida

Nicholas Mimms	Karen, Good Afternoon!!	06/29/2016 11:51:28 AM
Karen Murphy	Good morning, please find attached an update o...	06/29/2016 08:39:36 AM

Re: Update - Permit 14-607 - Culverhouse - 1635 Thumbpoint Drive

Karen Murphy to: Nicholas Mimms 06/29/2016 03:54 PM
Cc: Linda Cox, marc meyers, Paul Thomas, Jennifer D Robinson

	Sender	Sender	Date
	Karen Murphy	Karen Murphy	06/29/2016 08:39 AM
	Nicholas Mimms	Nicholas Mimms	06/29/2016 11:51 AM
	Karen Murphy	Karen Murphy	06/29/2016 03:54 PM
	Nicholas Mimms	Nicholas Mimms	06/29/2016 04:18 PM

Mr. Mimms, please find attached the permit application for 14-607, Building Permit, Hold Harmless/Indemnity Form, and Inspection Report.

If I may be of further assistance, please let me know.

Have a great evening!
Karen

14-607 Permit App.insp.rpt 6.29.16.pdf

Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link: http://www.cityoffortpierce.com/FormCenter/Building-6/Building-Department-Customer-Service-Fee-73

Karen Murphy| Executive Assistant | City of Fort Pierce
Phone: 772.467.3188 • Fax: 772.467-3849 • 100 North U.S. 1 Fort Pierce

Facebook | Website | Twitter

THE SUNRISE CITY FORT PIERCE Florida

Nicholas Mimms Karen, Good Afternoon!! 06/29/2016 11:51:28 AM

From: Nicholas Mimms/cfp

To:	Karen Murphy/cfp@CFP
Cc:	Linda Cox/cfp@cfp, marc meyers/cfp@cfp, Paul Thomas/cfp@cfp, Jennifer D Robinson/cfp@cfp
Date:	06/29/2016 11:51 AM
Subject:	Re: Update - Culverhouse - 1635 Thumbpoint Drive

Karen,

Good Afternoon!!

Thank you for this update. Please send a copy of the current building permit so that can accompany my memorandum to the City Commission.

Nicholas Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3031 • Fax: 772.489.8042 • P.O. Box 1480, Fort Pierce, FL 34954

Facebook | Website | Twitter

THE SUNRISE CITY
FORT PIERCE
Florida

Karen Murphy	Good morning, please find attached an update o...	06/29/2016 08:39:36 AM

Re: Update - Culverhouse - 1635 Thumbpoint Drive

Nicholas Mimms to: Karen Murphy 06/29/2016 11:51 AM
Cc: Linda Cox, marc meyers, Paul Thomas, Jennifer D Robinson

	Sender	Sender	Date
	Karen Murphy	Karen Murphy	06/29/2016 08:39 AM
	Nicholas Mimms	Nicholas Mimms	06/29/2016 11:51 AM
	Karen Murphy	Karen Murphy	06/29/2016 03:54 PM
	Nicholas Mimms	Nicholas Mimms	06/29/2016 04:18 PM

Karen,

Good Afternoon!!

Thank you for this update. Please send a copy of the current building permit so that can accompany my memorandum to the City Commission.

Nicholas Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3031 • Fax: 772.489.8042 • P.O. Box 1480, Fort Pierce, FL 34954

Facebook | Website | Twitter

THE SUNRISE CITY FORT PIERCE Florida

Karen Murphy	Good morning, please find attached an update o...	06/29/2016 08:39:36 AM

From: Karen Murphy/cfp
To: Nicholas Mimms/cfp@cfp
Cc: Linda Cox/cfp, Paul Thomas/cfp@cfp, marc meyers/cfp@cfp
Date: 06/29/2016 08:39 AM
Subject: Update - Culverhouse - 1635 Thumbpoint Drive

Good morning, please find attached an update on the residence at 1635 Thumbpoint Drive. This will also be updated via Task Tracker.

Have a great day,
Karen

Memo to Nick Mimms - Culverhouse Task Tracker Update 6.29.16.signed.tiff

Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link: http://www.cityoffortpierce.com/FormCenter/Building-6/Building-Department-Customer-Service-Fee-73

Karen Murphy| Executive Assistant | City of Fort Pierce
Phone: 772.467.3188 • Fax: 772.467-3849 • 100 North U.S. 1 Fort Pierce

Facebook | Website | Twitter



Update - Culverhouse - 1635 Thumbpoint Drive

Karen Murphy to: Nicholas Mimms 06/29/2016 08:39 AM
Cc: Linda Cox, Paul Thomas, marc meyers

	Sender	Sender	Date
	Karen Murphy	Karen Murphy	06/29/2016 08:39 AM
	Nicholas Mimms	Nicholas Mimms	06/29/2016 11:51 AM
	Karen Murphy	Karen Murphy	06/29/2016 03:54 PM
	Nicholas Mimms	Nicholas Mimms	06/29/2016 04:18 PM

Good morning, please find attached an update on the residence at 1635 Thumbpoint Drive. This will also be updated via Task Tracker.

Have a great day,
Karen

Memo to Nick Mimms - Culverhouse Task Tracker Update 6.29.16.signed.tiff

Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link: http://www.cityoffortpierce.com/FormCenter/Building-6/Building-Department-Customer-Service-Fee-73

Karen Murphy| Executive Assistant | City of Fort Pierce
Phone: 772.467.3188 • Fax: 772.467-3849 • 100 North U.S. 1 Fort Pierce

Facebook | Website | Twitter

THE SUNRISE CITY
FORT PIERCE
Florida

Re: 1635 Thumb Point Drive
Linda Hudson to: Janice 06/02/2016 04:54 PM
Cc: Nicholas Mimms, marc meyers, Linda Cox

Sender	Sender	Date	Subject

Thanks for the status report. Glad you copied management.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
772-467-3065

On Jun 2, 2016, 9:58:13 AM, atmyyoga@gmail.com wrote:

From: atmyyoga@gmail.com
To: mmeyers@city-ftpierce.com
Cc: lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date: Jun 2, 2016 9:58:13 AM
Subject: 1635 Thumb Point Drive

Mr Meyers,
Further to previous discussions, there seems to be VERY little movement on the building at subject location. It appears that the owner and contractor continue to mislead the city and game the system.
Janice & Chris Hodge
1622 Thumb Point Drive

From City Manager re: 1635 Thumbpoint Drive

Jennifer D Robinson to: edbecht, in2lawfl, lindahudsonbailey, Linda Hudson, Reggie Sessions, Rufus Alexander, sarah772, sessionslawfirm, tomperona, Tom Perona, Eddie

04/22/2016 03:23 PM

Cc: Nicholas Mimms, Linda Cox

Date
Subject

To: The Honorable Mayor and Members of the City Commission

Good afternoon,

Attached is a memorandum from the City Manager with information regarding the building permit status of 1635 Thumbpoint Drive, as requested by Mayor Hudson.

Thank you,

Jennifer

Memo from City Manager re- 1635 Thumbpoint Drive.pdf

Jennifer D. Robinson | Executive Assistant to City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North US Hwy 1, Fort Pierce, FL 34950

Facebook | Website | Twitter

THE SUNRISE CITY FORT PIERCE Florida

1635 Thumb Point Drive <Watchdog: Virus checked>
Linda Hudson to: Linda Cox 10/02/2015 07:20 AM

	Sender	Sender	Date
	Linda Hudson	Linda Hudson	10/02/2015 07:20 AM

Approximately 2-3 months ago, I received emails from Marc Meyers and Peggy Arraiz (perhaps via Nick Mimms) about 1635 Thumb Point Drive. A neighborhood petition was sent to me about this property. I would appreciate your finding those emails and sending them to me again, so that I can refresh my memory on the specifics about why the City cannot do anything about the neighbors concerns.

Thank you.

Linda Hudson
Mayor, City of Fort Pierce
Sent from my iPad using IBM Verse

Fwd: 1635 Thumb Point Drive <Watchdog: Virus checked>
Linda Hudson to: Linda Cox 08/10/2015 01:00 PM

Sender	Sender	Date	Subject

I would like several copies of the attached letter. Thanks.

Sent from my iPad
LInda Hudson
Mayor
772-467-3065 office
772-834-4920 cell

Begin forwarded message:

> **From:** "Karen Mike" <KarenMike@city-ftpierce.com>
> **To:** "Robert Bradshaw" <RBradshaw@City-FtPierce.Com>
> **Cc:** "Nicholas Mimms" <NMimms@City-FtPierce.Com>, "Linda Hudson" <LHudson@City-FtPierce.Com>, "Tom Perona" <TPerona@City-FtPierce.Com>, "Paul Thomas" <PThomas@City-FtPierce.Com>, "marc meyers" <mmeyers@city-ftpierce.com>
> **Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>**
>
> Mr. Bradshaw,
>
> Attached please find a memo from Marc Meyers in response to the above address.
>
> *(See attached file: Memo to Robert Bradshaw, 1635 Thumb Point Drive.pdf)*
>
> Please let me know if I can be of further assistance, thank you.
>
> Sincerely,
>
> Karen Mike
> Executive Assistant, Building Department
> City of Fort Pierce

100 North U.S. 1
P.O. Box 1480
Fort Pierce, FL 34954
(772) 467-3188 Phone
(772) 467-3849 Fax
kmike@city-ftpierce.com



Memo to Robert Bradshaw, 1635 Thumb Point Drive.pdf

Re: John B. Culverhouse, Sr..; Chapter 11 <Watchdog: Virus checked>

Peggy Arraiz to: Karen emerson 01/06/2015 02:20 PM

Cc: Christine Famularo, Colleen Greer, Elizabeth Woodruff, fpcmdean, Gelencia Carter, Gloria J Johnson, Jack Andrews, Jeanette F Conlon, Jennifer D Robinson, Johnna Morris, Kathy Darton, Kori

Date	Subject
Linda Whalen	01/06/2015 10:40 AM	Re: John
Peggy Arraiz	01/06/2015 02:20 PM	Re: John

Karen,

I am running into the problem that all of our paperwork is in the name of John B Culverhouse. It does not have a Sr. or Jr. attached. Is there any other paperwork that can more clearly identify Mr. Culverhouse? I want to assume that this is related to the property on Thumb Point but I could really use some clarification.

Thanks.

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

Karen emerson | Brad Culverhouse has filed for Chapter 11 Bankr... | 01/06/2015 10:12:50 AM

From: Karen emerson/cfp
To: Gloria J Johnson/cfp@cfp, Marjorie B Gaskin/cfp@cfp, Tony Barnes/cfp@cfp, Peggy Arraiz/cfp@cfp, marc meyers/cfp@cfp, Nicholas Mimms/cfp@cfp, Jack Andrews/cfp@cfp, Mike Reals/cfp@cfp, Rebecca Grohall/cfp@cfp, Linda Cox/cfp@cfp, Gelencia Carter/cfp@cfp,
Cc: Johnna Morris/cfp@cfp, Sheritta Johnson/cfp@cfp, Jeanette F Conlon/cfp@cfp, Kristie Kirstein/cfp@cfp, LoWanna Porter/cfp@cfp, Christine Famularo/cfp@cfp, Jennifer D Robinson/cfp@cfp, Robert Bradshaw/cfp@cfp, Mechelle Arbuzow/cfp@cfp, Kori Benton/cfp@cfp, Elizabeth Woodruff/cfp@cfp, Colleen Greer/cfp@cfp, fpcmdean/cfp@cfp, Patricia A Danise/cfp@cfp, Linda Whalen/cfp@cfp, Kathy Darton/cfp@cfp
Date: 01/06/2015 10:12 AM
Subject: John B. Culverhouse, Sr..; Chapter 11 <Watchdog: Virus checked>

Brad Culverhouse has filed for Chapter 11 Bankruptcy. Please advise as to what his obligations are to the City and current amounts owed. Thanks.

[attachment "Culverhouse Bankruptcy.pdf" deleted by Peggy Arraiz/cfp]

Karen Emerson, Esquire
Assistant City Attorney
City of Fort Pierce, Florida

(772)-467-3039
fax: (772)-466-5492

Re: John B. Culverhouse, Sr..; Chapter 11 <Watchdog: Virus checked>

Linda Whalen to: Karen emerson 01/06/2015 10:40 AM
Cc: Christine Famularo, Colleen Greer, Elizabeth Woodruff, fpcmdean, Gelencia Carter, Gloria J Johnson, Jack Andrews, Jeanette F Conlon, Jennifer D Robinson, Johnna Morris, Kathy Darton, Kori

	Sender	Sender	Date
	Karen emerson	Karen emerson	01/06/2015 10:12 AM
	Linda Whalen	Linda Whalen	01/06/2015 10:40 AM
	Peggy Arraiz	Peggy Arraiz	01/06/2015 02:20 PM

Hi Karen

The FPRA does not have any grants with him or the St. Lucie Historical Society.

Linda Whalen
Project Administrator Federal Programs
City of Fort Pierce
100 North US 1
P.O. Box 1480
Fort Pierce, Florida 34954-1490
Phone (772) 467-3168 (NEW)
Fax (772) 466-5808
email: lwhalen@city-ftpierce.com

Karen emerson Brad Culverhouse has filed for Chapter 11 Bankr... 01/06/2015 10:12:49 AM

From: Karen emerson/cfp
To: Gloria J Johnson/cfp@cfp, Marjorie B Gaskin/cfp@cfp, Tony Barnes/cfp@cfp, Peggy Arraiz/cfp@cfp, marc meyers/cfp@cfp, Nicholas Mimms/cfp@cfp, Jack Andrews/cfp@cfp, Mike Reals/cfp@cfp, Rebecca Grohall/cfp@cfp, Linda Cox/cfp@cfp, Gelencia Carter/cfp@cfp,
Cc: Johnna Morris/cfp@cfp, Sheritta Johnson/cfp@cfp, Jeanette F Conlon/cfp@cfp, Kristie Kirstein/cfp@cfp, LoWanna Porter/cfp@cfp, Christine Famularo/cfp@cfp, Jennifer D Robinson/cfp@cfp, Robert Bradshaw/cfp@cfp, Mechelle Arbuzow/cfp@cfp, Kori Benton/cfp@cfp, Elizabeth Woodruff/cfp@cfp, Colleen Greer/cfp@cfp, fpcmdean/cfp@cfp, Patricia A Danise/cfp@cfp, Linda Whalen/cfp@cfp, Kathy Darton/cfp@cfp
Date: 01/06/2015 10:12 AM
Subject: John B. Culverhouse, Sr..; Chapter 11 <Watchdog: Virus checked>

Brad Culverhouse has filed for Chapter 11 Bankruptcy. Please advise as to what his obligations are to the City and current amounts owed. Thanks.

[attachment "Culverhouse Bankruptcy.pdf" deleted by Linda Whalen/cfp]

Karen Emerson, Esquire
Assistant City Attorney
City of Fort Pierce, Florida
(772)-467-3039

fax: (772)-466-5492

John B. Culverhouse, Sr..; Chapter 11 <Watchdog: Virus checked>

Karen emerson to: Gloria J Johnson, Marjorie B Gaskin, Tony Barnes, Peggy Arraiz, marc meyers, Nicholas Mimms, Jack Andrews, Mike Reals, Rebecca Johnna Morris, Sheritta Johnson, Jeanette F Conlon, Kristie Kirstein, LoWanna Porter, Christine Famularo, Jennifer D Robinson, Robert Bradshaw, Mechelle Arbuzow, Kori Benton, Elizabeth Woodruff, 01/06/2015 10:12 AM

Cc:

	Sender	Sender	Date
	Karen emerson	Karen emerson	01/06/2015 10:12 AM
	Linda Whalen	Linda Whalen	01/06/2015 10:40 AM
	Peggy Arraiz	Peggy Arraiz	01/06/2015 02:20 PM

Brad Culverhouse has filed for Chapter 11 Bankruptcy. Please advise as to what his obligations are to the City and current amounts owed. Thanks.

Culverhouse Bankruptcy.pdf

Karen Emerson, Esquire
Assistant City Attorney
City of Fort Pierce, Florida
(772)-467-3039
fax: (772)-466-5492

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

RECEIVED
TIME
MAR 07 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

TO : **Nicholas Mimms, City Manager**

FROM : **Peggy Arraiz, Code Compliance Manager**

SUBJECT : **1635 Thumb Point Drive**

DATE : **February 28, 2018**

As requested, below is a summary of the events that have taken place at 1635 Thumb Point Drive.

Background – 2004 to 2007

- The residence at this location was severely damaged by the twin hurricanes of 2004.
- May 2005 – the property was cited due to the unsafe condition of the building, a damaged fence and stagnant water in the pool.
- June 2005 – the Building Official John Alcorn initiated action to demolish the building, which was appealed by Mr. & Mrs. Culverhouse.
- The appeal was scheduled for August 30, 2005.
    - M/M Culverhouse requested continuation to September 27, 2005 – granted.
    - M/M Culverhouse requested continuation to October 25, 2005 – granted.
    - M/M Culverhouse requested continuation to November 29, 2005 – granted.
    - M/M Culverhouse requested continuation in December 2005 – granted.
    - M/M Culverhouse requested continuation to February 2006 – granted.
    - M/M Culverhouse requested continuation to June 2006.
- March 2007 - Due to no action to the property, the matter was scheduled before the Special Magistrate on April 11, 2007.
- Property was found in violation, given 120 days to apply for a permit. Failure would result in a $250.00 per day fine.
- Fines started on October 26, 2007 and a Lien was recorded on November 20, 2007.

Actions – 2009 to 2014

- March 2009 – a new condemnation order was signed by Building Official Marc Meyers due to no action taken by the owner.
- April 2009 – a permit application was submitted to rehabilitate the structure.
- December 2009 – the permit expired without the work being completed.
- June 2010 – another permit application was submitted to rehabilitate the structure.
- At the request of M/M Culverhouse, a lien reduction hearing was scheduled for September 8, 2010.
    - M/M Culverhouse requested continuation to November 10, 2010 – granted.
    - M/M Culverhouse requested continuation to January 12, 2011.
    - M/M Culverhouse requested continuation – granted (no reduction hearing ever heard)

- August 2011 – the permit expired without the work being completed.
- July 2013 – multiple complaints from neighbors that the shell of a building was being used for storage, but no action taken because our code only addresses outside storage.
- October 2013 – demolition permit application submitted.
    - January 2014 – contractor requested a thirty (30) day extension to the permit – granted.
    - February 2014 – contactor requested an additional extension to the permit – granted.
- December 2013 – multiple complaints from neighbors about the outside storage at the property, but due to an active demolition permit, no action could be taken.
- February 2014 – The structure that was damaged in 2004 was demolished.
- March 2014 – application to rebuild a single family residence was submitted and approved in August 2014.
- June 2014 – multiple complaints from neighbors received due to the condition of the property but no action could be taken due to an active building permit.
- July 2015 – A petition signed by forty-five (45) of the neighboring property owners was submitted to the City requesting the City take action to compel the owners to bring the property into compliance.

Current status – 2016 to present

- January 2016, Staff received a request to issue a partial release of properties previously owned by M/M Culverhouse located in St. Lucie County from the spreading lien attached to 1635 Thumb Point Drive.
    - Staff and the Special Magistrate both recommended approval of the request to the City Commission with the stipulation that the lien would remain against 1635 Thumb Point Drive.
    - The City Commission also approved the request with payment of $5,000.00 and that the lien would remain in affect against 1635 Thumb Point Drive.
    - The City Attorney finalized an agreement to release all liens from 1635 Thumb Point Drive as part of the settlement of $5,000.00.
- February 2016 – Mr. Culverhouse and Mr. Steve Weaver submitted an action plan outlining steps to be taken with specific deadlines. Building Official Marc Meyers agreed with the submitted action plan with the stipulation that failure to comply with the timeframe would result in the revocation of the permit, the condemnation of the structure and the demolition of all the structural elements. Per this timeline, house would be completed by Fall 2016.
- April 2016 – Mr. Culverhouse was notified that they had not fulfilled their agreement but granted a one week extension to bring up to date.
- March 2017 – due to the owner's failure to comply with the stipulated timeline and no action being taken, staff recommended the City foreclose upon the lien. At this time, we learned of the agreement to fully release all liens from the property.
- December 2017 – the permit from 2014 was set to expire without the work being completed.
    - A 30 day extension was requested on December 8, 2017 – granted.
    - A 30 day extension was requested on January 16, 2018 – granted.

  - January 25, 2018 – received an approved inspection for a tie beam.
  - Permit continued to July 2018.
- January 2018 – at the direction of the City Manager, the property was posted as a nuisance and a new condemnation was initiated under the newly adopted Rules of Procedure for Condemnation and Demolition, which provide for the condemnation of a structure due to its adverse impact on the neighborhood.
  - Mr. Culverhouse appealed the Declaration of Nuisance and the appeal was scheduled for March 21, 2018.
  - Mr. Culverhouse requested an extension – granted.
  - New appeal date is scheduled for April 18, 2018. This agreed upon date has been documented in a signed stipulation, approved by the Special Magistrate and recorded with the Clerk of Court of St. Lucie County.

Summary

- 2004 – house damaged by hurricanes
- 2007 – found in violation by the Special Magistrate
- 2014 – house demolished
- 2014 – permit to rebuild approved
- 2016 – owner submits timeline to complete construction
- 2018 – property declared a nuisance and condemnation of building initiated

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE Florida

TO : The Honorable Mayor and Members of the City Commission

FROM : Nicholas C. Mimms, P.E., City Manager NCM

RE : 1635 Thumb Point Drive

DATE : January 22, 2018

City of Fort Pierce staff has been advised of a continuing situation that has caused great consternation for our community. The prolonged status of the construction activity, or lack thereof, at 1635 Thumb Point Drive has become a source of multiple complaints from the affected neighbors that are enduring this unfortunate situation. In an effort to remedy this matter, the City of Fort Pierce is evaluating this issue from two separate aspects being administered by two separate departments.

Building Department

The subject parcel has had an active building permit for several years with minimal activity. A record of inspections performed by the Building Department since 2009 has been provided for your review as well as a copy of a recent conditional extension approval. This recent extension allows for the responsible contractor to have an additional 30 days with the exception that no further extensions shall be granted without justifiable cause, as per Florida Building Code (FBC) Section 105.3.2. A copy of this FBC provision is provided for your information. If adequate progress has not been made within this 30 day timeframe, then the existing building permit will be revoked.

Code Enforcement

The code enforcement arm of the City of Fort Pierce has also been tasked with identifying a remedy for this situation, and City staff has successfully determined a methodology for resolution. According to the recently adopted Rules of Procedure for Condemnation & Demolition of Structures, Item 4 of Condemnation Procedures states: "If the structure is to be condemned due to its adverse impact on the neighborhood and businesses or any other condition that is not provided for in the International Property Maintenance Code Section 108 as adopted by the City Commission, the procedures outlined in Section III – Condemnation/Declaration of Nuisance shall be followed." In addition, the related Section III – Condemnation/Declaration of Nuisance notes: "Such conditions include, but are not limited to, abandonment, repetitive calls to FPPD for illegal activities and/or complaints from local residents and businesses." This being the case, the current status of the subject parcel qualify it for condemnation, and the Code Enforcement Department has initiated a Notice to the Owner of the subject property declaring the property as a nuisance. A copy of the Rules of Procedure and Notice to the Owner are attached for your review. The owner has the opportunity to correct this deficiency within 10 days of receipt of the notice. In the event that the owner fails to remove the nuisance, then a recommendation for condemnation and possible demolition will be presented to the City Commission in late February 2018.

This multi-faceted approach is anticipated to resolve this matter, and City Staff will continue to monitor this situation in an effort to reduce the inconveniences experienced. Please contact this office if you have any questions.

NCM:jdr

Attachments

c: City Attorney
City Clerk

FOGLIA CONTRACTING CORPORATION d.b.a
Foglia Custom Homes
1705 19th Place Suite F-2 Vero Beach FL 32960
JF33067@aol.com (954)444-6125
STATE LICENSE # CGC 038434

RECEIVED
JAN 10 2018
Building Department

1/9/2018

14607

City of Ft. Pierce Building Department
Ft. Pierce Building Department
Attn: Mr. Paul Thomas

Re: Property as listed below
Mr. John B. Culverhouse Sr.
1635 Thumb Point Drive
Ft Pierce, FL 34949

Re: Property located at
1635 Thumb Point Drive
Ft Pierce, FL 34949

Mr. Thomas
With regard to the aforementioned project the owner, Mr Culverhouse, is finalizing his negotiations with his insurance carrier. The property suffered damage from Hurricane Irma and we have been unable to make the repairs to the property during the claim adjustment period. We anticipate being able to make the required repairs in the very near future at which time we will obtain all of required city inspections. We are formally requesting a 30 day extension at this time.

Thank you for your help in this matter.

Signed

Joseph M. Foglia
President
Foglia Contracting Corp.

AE
1/10/18

Approved with Exception that No further Extension will be granted without Justifiable Cause. Per FBC 105.3.2

not be more than the actual labor and administrative costs incurred for plans review and inspections to ensure compliance with the code.

105.3.1.2 No permit may be issued for any building construction, erection, alteration, modification, repair, or addition unless the applicant for such permit provides to the enforcing agency which issues the permit any of the following documents which apply to the construction for which the permit is to be issued and which shall be prepared by or under the direction of an engineer registered under Chapter 471, *Florida Statutes*:

1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than $125,000.
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by chapter 633 *Florida Statutes*, may design a fire sprinkler system of 49 or fewer heads and may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of not more than 49 heads, notwithstanding the size of the existing fire sprinkler system.
3. Heating, ventilation, and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity which is designed to accommodate 100 or more persons or for which the system costs more than $125,000. This paragraph does not include any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the building or for work on a residential one-, two-, three-, or four-family structure.

   An air-conditioning system may be designed by an installing air-conditioning contractor certified under Chapter 489, *Florida Statutes*, to serve any building or addition which is designed to accommodate fewer than 100 persons and requires an air-conditioning system with a value of $125,000 or less; and when a 15-ton-per system or less is designed for a singular space of a building and each 15-ton system or less has an independent duct system. Systems not complying with the above require design documents that are to be sealed by a professional engineer.

   Example 1: When a space has two 10-ton systems with each having an independent duct system, the contractor may design these two systems since each unit (system) is less than 15 tons.

   Example 2: Consider a small single-story office building which consists of six individual offices where each office has a single three-ton package air conditioning heat pump. The six heat pumps are connected to a single water cooling tower. The cost of the entire heating, ventilation and air-conditioning work is $47,000 and the office building accommodates fewer than 100 persons. Because the six mechanical units are connected to a common water tower, this is considered to be an 18-ton system.

   Note: It was further clarified by the Commission that the limiting criteria of 100 persons and $125,000 apply to the building occupancy load and the cost for the total air-conditioning system of the building.
4. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than $5,000.
5. Electrical documents. See *Florida Statutes* 471.003(2)(h).

   Documents requiring an engineer seal by this part shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Section 471.025, *Florida Statutes*.
6. All public swimming pools and public bathing places defined by and regulated under Chapter 514, *Florida Statutes*.

[A] 105.3.2 Time limitation of application. An application for a *permit* for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.3.3 An enforcing authority may not issue a building permit for any building construction, erection, alteration, modification, repair or addition unless the permit either includes on its face or there is attached to the permit the following statement: "NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies."

105.3.4 A building permit for a single-family residential dwelling must be issued within 30 working days of application therefor unless unusual circumstances require a longer time for processing the application or unless the permit application fails to satisfy the *Florida Building Code* or the enforcing agency's laws or ordinances.

105.3.5 Identification of minimum premium policy. Except as otherwise provided in Chapter 440, *Florida Statutes*, Workers' Compensation, every employer shall,

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

TO: **Paul Thomas, Building Official**

FROM: **Shaun Coss, Building Department Coordinator**

RE: **1635 Thumb Point Drive- Inspection History**

DATE: **1/18/2018**

Per your request, attached are the inspection reports for the renovation permit from 2009, Permit 9-632. That permit was replaced by permit 10-1195 to include an addition. That permit expired and the structure was demolished under permit 13-3149. The inspection report for the current permit for reconstruction, 14-607 is also attached.

Inspection Results Key:
AP- Approved
AE- Approved with Exception
CA- Cancelled
DA- Disapproved
DP- Disapproved with Penalty

RECEIVED
TIME
JAN 18 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

Prepared 1/18/18,10:40:38 Application Inquiry-(BPN200I001) Page 1
Program HTDFTAL Screen detail for Program: BP BPN200I, Inspection history
User ID SHAUN Application 09-00000632

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	REHAB SINGLE FAMILY RESIDENCE
Application status:	APPROVED
Status Date:	5/14/2009
Application type:	RESIDENTIAL, REPAIRS & ALT NO CO
Application date:	4/27/2009
Tenant name/number:	J. BRAD CULVERHOUSE
Valuation:	120000
Square footage:	4362
Public building:	NO
Reviewed by:	MM Z-MARC MEYERS
Pin number:	790624
Entered by:	SKELLER

Contractor Information

Contractor Name:	OWNER
Contractor Number:	10-00005100
Type:	OWNER BUILDER
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	NOT REQUIRED	12/31/2012
STATE LICENSE - CN	NOT REQUIRED	12/31/2012
WORKMAN'S COMP INSURANCE	NOT REQUIRED	12/31/2012

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq	Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000 BLDG 02	2006898	BLDG, DRYWALL	0001	IA	7/02/2009	AP	7/02/2009

Prepared 1/18/18,10:40:51 Application Inquiry-(BPN200I001) Page 1
Program HTDFTAL Screen detail for Program: BP BPN200I, Inspection history
User ID SHAUN Application 10-00001195

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	RENOVATION AND ADDITION
Application status:	APPROVED
Status Date:	6/16/2010
Application type:	RESIDENTIAL, ADDITIONS
Application date:	6/01/2010
Tenant name/number:	BRAD CULVERHOUSE
Valuation:	150000
Square footage:	301
Public building:	NO
Reviewed by:	MM Z-MARC MEYERS
Pin number:	962055
Entered by:	SKELLER

Contractor Information

Contractor Name:	OWNER
Contractor Number:	11-00005100
Type:	OWNER BUILDER
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	NOT REQUIRED	9/30/2020
STATE LICENSE - CN	NOT REQUIRED	9/30/2020
WORKMAN'S COMP INSURANCE	NOT REQUIRED	9/30/2020

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq	Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000	000 ELR 00 2114791	ELEC, UNDERGROUND ELECTRICAL	0001	DH	1/14/2011	AP	2/02/2011
000	000 ELR 00	ELEC, POWER ON	0001	DH	1/14/2011	AP	1/14/2011

Prepared 1/18/18,10:41:14 Application Inquiry-(BPN200I001) Page 1
Program HTDFTAL Screen detail for Program: BP BPN200I, Inspection history
User ID SHAUN Application 13-00003149

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	demo of a single family residence
Application status:	CLOSED
Status Date:	1/18/2018
Application type:	DEMOLITIONS
Application date:	10/23/2013
Tenant name/number:	JOHN CULVERHOUSE
Valuation:	7000
Square footage:	0
Public building:	NO
Reviewed by:	BL BUILDING
Pin number:	842884
Entered by:	KIM

Contractor Information

Contractor Name:	REALTIME PROPERTY & DEVELOPMEN
Contractor Number:	18-00019010
Type:	GENERAL CONTRACTOR (
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	04GL000957094	7/22/2018
STATE LICENSE - CN	CGC1505490	8/31/2018
WORKMAN'S COMP INSURANCE	EXEMPT	7/14/2019

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq	Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000 D1	01 2765709	BLDG, DEMOLITION FINAL	0001	GFA	2/02/2016	AP	2/02/2016

Prepared 1/18/18,10:41:23 Application Inquiry-(BPN200I001) Page 1
Program HTDFTAL Screen detail for Program: BP BPN200I, Inspection history
User ID SHAUN Application 14-00000607

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	EXISTING STEMWALL / RE-CONSTRUCT SINGLE FAMILY
Application status:	APPROVED
Status Date:	8/22/2014
Application type:	RESIDENTIAL, SINGLE FAMILY DWELLING
Application date:	3/06/2014
Tenant name/number:	BRAD CULVERHOUSE
Valuation:	411484
Square footage:	6530
Public building:	NO
Reviewed by:	MM Z-MARC MEYERS
Pin number:	164008
Entered by:	SKELLER

Contractor Information

Contractor Name:	FOGLIA CONTRACTING CORP
Contractor Number:	18-00027647
Type:	GENERAL CONTRACTOR (
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	GLP001624909	10/20/2018
STATE LICENSE - CN	CGC038434	8/31/2018
WORKMAN'S COMP INSURANCE	WCV002778808	10/20/2018

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq	Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000	BLDG 01 2762318	BLDG, TIE BEAM	0001	C2G	1/12/2018	CA	1/12/2018
000 000	BLDG 01	BLDG, STEM WALL	0001	KG	2/13/2015	AE	2/13/2015

Str/Seq Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
	(Continued)					
2481120						
000 000 BLDG 01	BLDG, SLAB	0001	KG	8/16/2016	AE	8/16/2016
2621589						
000 000 BLDG 01	BLDG, FOOTING/STEEL	0001	GFA	8/07/2015	AP	8/07/2015
2520383						
000 000 BLDG 01	BLDG, FOOTING/STEEL	0002	GFA	2/02/2016	DP	2/02/2016
2565398						
000 000 BLDG 01	BLDG, FOOTING/STEEL	0003	KG	3/03/2016	AE	3/04/2016
2576812						
000 000 BLDG 01	BLDG, FILL COMPACTION	0001	C2G	6/23/2016	AP	6/23/2016
2622074						
000 000 BLDG 01	BLDG, FORM BOARD SURVEY	0001	GFA	6/06/2016	AP	6/06/2016
2604866						
000 000 BLDG 01	BLDG, REBAR	0001	KG	12/28/2016	AE	12/28/2016
2654470						
000 000 BLDG 01	BLDG, STEEL	0001	KG	12/12/2016	CA	12/12/2016
2650349						
000 000 BLDG 01	BLDG, FILL CELL	0001	KG	6/13/2017	AE	6/14/2017
2699882						
000 000 BLDG 01	BLDG, ELEVATION CERTIFICATE-UN	0001	KK	6/02/2016	AE	6/02/2016
2604098						
000 000 BLDG 01	BLDG, WIRE LATH	0001	KG	2/13/2015	CA	2/13/2015
2481111						
000 000 ELR 00	ELEC, TEMPORARY POLE	0001	KG	3/02/2016	AP	3/03/2016
2576213						
000 000 PLR 00	PLBG, ROUGH IN	0001	GFA	5/09/2016	AP	5/09/2016
2597532						

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

Rules of Procedure for Condemnation & Demolition of Structures

Effective 11/20/2017

These procedures are established to regulate the condemnation of structures or systems and the subsequent rehabilitation or demolition of such structures or systems.

Condemnation Procedures

1. The Code Compliance Manager will review all requests for condemnation and make a final determination of action to be taken based upon the following:
    a. The recommendation from the Building Inspector.
    b. Complaints from citizens, the Fort Pierce Police Department and/or other agencies.
    c. Compliance with the City of Fort Pierce Charter Section 14 (9) that allows for the removal of any building or structure that constitutes a menace to business, health, or safety, or any building or structure that constitutes a fire hazard or which is unsightly or does not conform in architecture to adjacent or surrounding buildings which are hereby designated and declared to be a nuisance;
2. If the structure is to be condemned but can be repaired and does not require demolition, the procedures outlined in Section I – Condemnation with Rehabilitation shall be followed.
3. If the structure is to be condemned and must be removed by demolition, the procedures outlined in Section II – Condemnation with Demolition shall be followed.
4. If the structure is to be condemned due to its adverse impact on the neighborhood and businesses or any other condition that is not provided for in the International Property Maintenance Code Section 108 as adopted by the City Commission, the procedures outlined in Section III – Condemnation / Declaration of Nuisance shall be followed.
5. When, in the opinion of the Building Official or Code Official, there is imminent danger of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the Building Official or Code Official shall take whatever steps are necessary, up to and including demolition of the structure, to preserve the life, health and safety of the community. When such action is taken, the procedures for demolition outlined in Section II shall commence as soon as reasonably possible after the fact.

SECTION I – CONDEMNATION WITH REHABILITION

This Section is intended to address properties that have been declared unsafe by the Code Official but are not in such a state of disrepair as to require the demolition or removal of the structure. This section may be supplemented by nuisance abatement action provided for in Chapter 16 of the City's Code of Ordinances to properly secure such structure until the repairs have been completed.

These procedures may be suspended with the issuance of a valid building permit that will abate the violations or a Stipulation of Remediation that clearly outlines the steps required to remedy the violations and a timeline for compliance. The stipulation must be signed by both the interested party and a city representative and be notarized. Failure to comply with the conditions of the building permit or the stipulation will result in the procedures for condemnation automatically resuming.

1. Property is inspected by the Building Department.
    a. A Property Maintenance Inspection Report (PMIR) is completed to include a recommended action to be taken based upon the International Property Maintenance Code Section 108 as adopted by the City Commission on January 3, 2017.
    b. Date stamped color photographs of the property conditions are taken and attached to the PMIR.
    c. A Property Card is printed from the Property Appraiser's website.
    d. File is forwarded to the Code Compliance Manager.
2. Notice of Violation and Affidavit of Unsafe Building is created.
    a. The Notice of Violation must clearly identify the steps required to remedy all identified violations.
    b. The notice must include a statement providing the owner(s) with their right to appeal the decision to the Construction Board of Adjustments and Appeals.
3. The Affidavit of Unsafe Building with the attached Notice of Violation is recorded with the St. Lucie County Clerk of Courts.
4. A copy of the recorded affidavit and notice is to be sent to all interested parties including the registered owner of title (from the Property Appraiser's card), any Registered Agent listed with the Division of Corporations, any heirs of estates listed with the St Lucie County Clerk of Court., any tenants and any additional names / addresses as may be provided.
5. All notices are to be sent certified mail, return receipt requested.
6. If the signed green card is not received within 10 business days, is returned unclaimed or unsigned, the notice shall be sent regular mail with an Affidavit of Mailing signed and placed in the file.
7. Property is to be posted with the appropriate Notice of Condemnation. This may include an order for the structure to be vacated until such repairs have been completed.
8. An Affidavit of Posting shall be signed and placed in the file along with a copy of the posting.
9. Follow up inspections are to be conducted at least bi-annually to determine if additional action is needed.
10. If no action has been initiated after a period of twenty-four (24) months, the Code Compliance Manager may either forward the property to the Legal Department to initiate foreclosure proceedings or forward the matter to the City Commission for demolition.

SECTION II – CONDEMNATION WITH DEMOLITION

This Section is intended to address properties that have been declared unsafe by the Code Official but are in such a state of disrepair as to require the demolition or removal of the structure.

These procedures may be suspended with the issuance of a valid building permit that will abate the violations or a Stipulation of Remediation that clearly outlines the steps required to remedy the violations and a timeline for compliance. The stipulation must be signed by both the interested party and a city representative and be notarized. Failure to comply with the conditions of the building permit or the stipulation will result in the procedures for demolition automatically resuming.

1. A Notice of Violation is created.
    a. The notice must clearly state that the building has been declared unsafe and must be demolished.
    b. A time to comply shall be established, determined by the severity of the condition, not to exceed 60 days.
    c. The notice is to be sent to all interested parties including the registered owner of title (from the Property Appraiser's card), any Registered Agent listed with the Division of Corporations, any heirs of estates listed with the St Lucie County Clerk of Court., any tenants and any additional names / addresses as may be provided.
    d. All notices must be sent certified mail, with return receipt requested.
2. An Affidavit of Unsafe Building with the attached Notice of Violation is recorded with the St. Lucie County Clerk of Courts.
3. A Resolution is prepared for approval by the City Commission to establish a date of hearing.
    a. The Resolution will be placed on the next available Commission agenda.
    b. The Resolution may include multiple addresses that are being scheduled to be heard.
    c. No evidence will be submitted or presented in support of this Resolution as it is only announcing a hearing date at which time such evidence shall be submitted and reviewed.
    d. Following the adoption of the Resolution establishing the hearing date, a Notice of Hearing shall be mailed by registered or certified mail a certified copy of said resolution to all parties at least ten (10) days prior to the date of said hearing by the city clerk of the City of Fort Pierce. Notice issued under this section shall advise the property owner and potential parties in interest of their right to be heard on the demolition or to show cause why the demolition should not take place.
4. A Resolution to Declare a Nuisance / Condemn & Demolish a structure is prepared for approval by the City Commission. Only a single property may be addressed per Resolution to Condemn and Demolish and in lieu of a specific date, shall state that demolition shall comply with the Rules of Procedure as adopted by the City Commission. Evidence to support the Resolution shall be presented and shall include, but is not limited to, the following:
    a. A copy of the Notice of Violation and certified mail return receipt.
    b. A copy of the recorded Affidavit of Unsafe Building.
    c. A current copy of the property card from the Property Appraiser's website indicating the current owner of the property and if the property is homesteaded.

d. Confirmation from the FPUA as to the current status of utilities.

e. Property Status Statement indicating:

i. If the property is occupied.

ii. If there was any prior attempts for rehabilitation under Section I of these rules.

iii. If there is any additional code enforcement action upon the property.

iv. If the property is historic and requires a Certificate of Appropriateness prior to demolition.

f. Color photographs clearly depicting the current condition of the property.

g. A copy of the Property Maintenance Inspection Report, completed by the Building Inspector.

h. Any reports from the FPPD or citizen complaints regarding the property.

5. If the City Commission finds cause to support the Resolution, staff shall commence the demolition procedures listed below no sooner than fifteen (15) days following adoption of the Resolution to allow the owner or other interested party the time to appeal the Commission's decision.

6. Any person, firm or corporation having any lien on, or interest in the property ordered condemned or removed, shall have the right to appeal, however, such appeal shall not operate as a stay of demolition until appeal bond has been filed with the clerk of the circuit court for St. Lucie County, Florida. The amount of which bond shall be set by the judge of the circuit court of St. Lucie County, Florida in an amount sufficient to cover all costs, attorney's fees and expenses of the City of Fort Pierce, reasonably incurred by the said city in protecting the public from dangers and damages arising from an incident to the building or structure involved in the said appeal. Provided, however, writ of error shall be issued out within three (3) days (Sundays excluded) and made returnable within fifteen (15) days from the date of said resolution.

DEMOLITION PROCEDURES

7. An Affidavit of Homestead Exemption Status is signed and placed in the file with a current Property Card from the Property Appraiser's and a copy of the Tax Card and tax record attached.

8. The historic status of the property is determined and an Affidavit of Historic Structure Status is completed.

a. If the structure is within a designated historic district or has otherwise been declared historic, the request is forwarded to the Historic Preservation Officer for the matter to be placed before the Historic Preservation Board to obtain a Certificate of Appropriateness to have the structure demolished.

b. If the structure is not historic, the Affidavit of Historic Structure Status is signed and placed in the file

9. A title search is to be conducted to determine if there are any additional interested parties that have not been notified. In the event that there are parties in interests, no demolition shall take place until the parties have had an opportunity to be heard but no later than fifteen (15) days following notice of interest.

10. A Final Notice of Demolition is sent regular mail to all interested parties identified in the title search providing for 15 days to contact the Code Enforcement office and initiate appropriate action to address the condition(s) that created the declared nuisance.

11. If all the above steps have been completed, there are no active permits to address the violations and no active Stipulation for Remediation, the matter will be forwarded to an approved City vendor.

a. The vendor will apply for a demolition permit with the Building Department.
b. The vendor will submit an estimate of costs to the Code Enforcement Department for approval.
c. Upon approval by the Code Enforcement Department and issuance of the demolition permit, the structure shall be demolished and the site properly graded and sodded.
d. A lien is placed upon the property in accordance with the City Charter.

SECTION III – CONDEMNATION – DECLARATION OF NUISANCE

This Section is intended to address properties that do not match the criteria to be declared unsafe by the International Property Maintenance Code, but due to their condition constitutes a menace to the business, health, or safety of the community and abatement by demolition is necessary to remedy this nuisance. Such conditions include, but are not limited to, abandonment, repetitive calls to FPPD for illegal activities and/or complaints from local residents and businesses.

These procedures may be suspended with the issuance of a valid building permit that will abate the violations or a Stipulation of Remediation that clearly outlines the steps required to remedy the violations and a timeline for compliance. The stipulation must be signed by both the interested party and a city representative and be notarized. Failure to comply with the conditions of the building permit or the stipulation will result in the procedures for demolition automatically resuming.

1. Based upon a written request from the City Manager or the Fort Pierce Police Department or repetitive complaints received by the Code Enforcement Office identifying conditions that constitute a nuisance, a Notice of Violation is created complying with Chapter 16 of the Code of Ordinances to declare the property a nuisance and is sent to all interested parties including the registered owner of title (from the Property Appraiser's card), any Registered Agent listed with the Division of Corporations, any heirs of estates listed with the St Lucie County Clerk of Court., any tenants and any additional names / addresses as may be provided..
2. The property is posted in compliance with Chapter 16 of the Code of Ordinances advising all interested parties that the property is being declared a nuisance and an Affidavit of Posting is placed in the file.
3. A Resolution is prepared for approval by the City Commission to establish a date of hearing.
    a. The Resolution will be placed on the next available Commission agenda.
    b. The Resolution may include multiple addresses that are being scheduled to be heard.
    c. No evidence will be submitted or presented in support of this Resolution as it is only announcing a hearing date at which time such evidence shall be submitted and reviewed.
    d. Following adoption of the Resolution establishing a hearing date, a Notice of Hearing shall be mailed by registered or certified mail a certified copy of said resolution to all parties at least ten (10) days prior to the date of said hearing by the city clerk of the City of Fort Pierce. Notice issued under this section shall advise the property owner and potential parties in interest of their right to be heard on the demolition or to show cause why the demolition should not take place.
4. A Resolution to Declare a Nuisance / Condemn & Demolish a structure is prepared for approval by the City Commission. Only a single property may be addressed per Resolution to Declare a Nuisance and Demolish and in lieu of a specific date, shall state that demolition shall comply with the Rules of Procedure as adopted by the City Commission. Evidence to support the Resolution shall be presented and shall include, but is not limited to, the following:
    a. A copy of the Notice of Violation and certified mail return receipt.
    b. A copy of the Affidavit of Posting.
    c. A current copy of the property card from the Property Appraiser's website indicating the current owner of the property and if the property is homesteaded.

d. Confirmation from the FPUA as to the current status of utilities.

e. Property Status Statement indicating:

i. If the property is occupied.

ii. If there was any prior attempts for rehabilitation under Section I of these rules.

iii. If there is any additional code enforcement action upon the property.

iv. If the property is historic and requires a Certificate of Appropriateness prior to demolition.

f. Color photographs clearly depicting the current condition of the property.

g. A copy of the written request and all related reports from the FPPD.

h. Any citizen complaints regarding the property.

5. If the City Commission finds cause to support the Resolution, staff shall commence the demolition procedures listed below no sooner than fifteen (15) days following adoption of the Resolution to allow the owner or other interested party the time to appeal the Commission's decision.

6. Any person, firm or corporation having any lien on, or interest in the property ordered condemned or removed, shall have the right to appeal, however, such appeal shall not operate as a stay of demolition until appeal bond has been filed with the clerk of the circuit court for St. Lucie County, Florida. The amount of which bond shall be set by the judge of the circuit court of St. Lucie County, Florida in an amount sufficient to cover all costs, attorney's fees and expenses of the City of Fort Pierce, reasonably incurred by the said city in protecting the public from dangers and damages arising from an incident to the building or structure involved in the said appeal. Provided, however, writ of error shall be issued out within three (3) days (Sundays excluded) and made returnable within fifteen (15) days from the date of said resolution.

DEMOLITION PROCEDURE

7. An Affidavit of Homestead Exemption Status is signed and placed in the file with a current Property Card from the Property Appraiser's and a copy of the Tax Card and tax record attached.

8. The historic status of the property is determined and an Affidavit of Historic Structure Status is completed.

a. If the structure is within a designated historic district or has otherwise been declared historic, the request is forwarded to the Historic Preservation Officer for the matter to be placed before the Historic Preservation Board to obtain a Certificate of Appropriateness to have the structure demolished.

b. If the structure is not historic, the Affidavit of Historic Structure Status is signed and placed in the file

9. A title search is to be conducted to determine if there are any additional interested parties that have not been notified. In the event that there are parties in interests, no demolition shall take place until the parties have had an opportunity to be heard but no later than fifteen (15) days following the notice of interest.

10. A Final Notice of Demolition is sent regular mail to all interested parties identified in the title search providing for 15 days to contact the Code Enforcement office and initiate appropriate action to address the condition(s) that created the declared nuisance.

11. If all the above steps have been completed, there are no active permits to address the violations and no active Stipulation for Remediation, the matter will be forwarded to an approved City vendor.

a. The vendor will apply for a demolition permit with the Building Department.
b. The vendor will submit an estimate of costs to the Code Enforcement Department for approval.
c. Upon approval by the Code Enforcement Department and issuance of the demolition permit, the structure shall be demolished and the site properly graded and sodded.
d. A lien is placed upon the property in accordance with the City Charter.

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

January 16, 2018

Re: Case # 18-00000139

JOHN B CULVERHOUSE SR
JOHN B CULVERHOUSE JR
1635 THUMB POINT DR
FT PIERCE, FL 34949

Property address: 1635 THUMB POINT DR
Tax ID #: 2401-605-0030-000/3

AMENDED NOTICE

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

PURSUANT TO THE CITY OF FORT PIERCE CODE OF ORDINANCES, AN INSPECTION WAS MADE AT THE PROPERTY LISTED ABOVE. CONDITIONS WERE FOUND THAT VIOLATE THE FOLLOWING ORDINANCES AND PRESENT A THREAT TO THE LIFE, HEALTH AND SAFETY OF RESIDENTS IN THE AREA AND HAS BEEN DECLARED A NUISANCE.

Sec. 16-46. - Maintenance of nuisance on property prohibited.

No person in charge of or in control of any object or condition within the city, whether as owner, tenant, occupant, lessee or otherwise, shall allow any such object or condition defined as a nuisance by this article to remain on any private or public property within the city nor shall the owner or person in control of real property within the city allow such condition or object on the property, except that this article shall not apply to any object which is kept out of sight in a fully enclosed building or where the object or condition is on the property of a business which has a specific and licensed purpose consistent with the storage, maintenance or display of such object or condition and which is being operated lawfully as provided by the Code of Ordinances.

Sec. 16-47. - Removal of nuisance.

Prompt removal or abatement of any nuisance which is stored, maintained or displayed on property within the city is declared essential to the public health, safety, esthetics, general welfare and good order of the city.

Sec. 16-48 – Nuisance as a Condition

Nuisance as a Condition means a certain state of being or situation located on property which:

(6) Interferes with the comfortable and quiet enjoyment of life or property.

(7) Current condition of property tends to or could depreciate the value of property of any person.

C0075954

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende ingles consiga traducción inmediatamente.
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablitè ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun póu nou espliké sa tou suit.

(9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants or animals of any kind.

Section 16-48 – Nuisance as an Object

Nuisance as an object means one of the following:

(1) Junk, consisting of unsightly, worn-out or discarded material of little or no residual value including scrap metal, scrap lumber, wastepaper products, discarded building materials or other debris, the accumulation of which has an adverse effect upon neighborhood or city property values, health, safety or general welfare.

(6) Any building or structure, or part thereof, which is in a dilapidated, unsanitary or unsafe condition, or which constitutes a fire hazard.

(7) Any building, structure, lot, place or location where any activity in violation of law is conducted, performed, maintained or allowed.

PURSUANT TO THE CITY OF FORT PIERCE CHARTER, ARTICLE II, SECTION 14 (9), BUILDINGS THAT HAVE BEEN DECLARED A NUISANCE MAY BE CONDEMNED BY THE CITY COMMISSION, WHO SHALL HAVE THE POWER TO HAVE THE NUISANCE REMOVED OR ABATED.

Please correct this nuisance condition within **10 days** from receipt of this letter or request a hearing pursuant to section 2-245 of the Fort Pierce Code of Ordinances. Failure to either remove the nuisance or to request a hearing will be deemed a waiver of the right to a hearing and a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property. In addition, a $100.00 administrative charge will be added for any nuisance the City causes to be abated.

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason, please contact me directly. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m. A complete version of the Code of Ordinances can be accessed at www.cityoffortpierce.com or www.municode.com.

Sincerely,

Margaret M Arraiz
Code Compliance Manager
P – 772-467-3270
EM: parraiz@city-ftpierce.com

CONDEMNED

NOTICE TO VACATE
BY THE CITY OF FORT PIERCE

THIS BUILDING HAS BEEN DECLARED UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED

THIS NOTICE SHALL REMAIN POSTED UNTIL THE REQUIRED REPAIRS ARE MADE OR DEMOLITION IS COMPLETED

IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM, CORPORATION OR THEIR AGENT TO REMOVE SUCH NOTICE WITHOUT THE WRITTEN PERMISSION OF THE CODE OFFICIAL EXCEPT FOR THE PURPOSE OF MAKING THE REQUIRED REPAIRS OR OF DEMOLITION

OWNER: JOHN B CULVERHOUSE SR
JOHN B CULVERHOUSE JR

ADDRESS: 1635 THUMB POINT DR

CODE OFFICIAL: [signature]

DATE POSTED: 1/17/18

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: NICHOLAS MIMMS, CITY MANAGER

THROUGH: James Messer, Esq., City Attorney

FROM: Iola T Mosley, Esq., Assistant City Attorney

RE: Request to Initiate Foreclosure
1635 Thumb Point Drive- Culverhouse

DATE: March 27, 2017

Pursuant to your request, this office has reviewed the subject file. In my opinion, the Department has a reasonable legal basis to proceed with a foreclosure based on the fines accrued between October 2007 and April 2009, as well as the option to pursue a money judgement on the accrued amount.

The Department will need to obtain the authorization of the City Commission in order for this office to file the lawsuit.

RECEIVED
TIME_____
APR 04 2017
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

RECEIVED
TIME
MAR 14 2017
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

RECEIVED
MAR 15 2017
By

COPY
CITY ATTORNEY USE ONLY

Date Received:	3/15/17
Assigned To:	IM
File:	
Due Date:	3/25/17
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER

RE: REQUEST TO INITIATE FORECLOSURE
1635 THUMB POINT DRIVE - CULVERHOUSE

DATE: MARCH 14, 2017

Service Required: (please circle or underline)

Review Documents | **Draft Document** | **Written Opinion Requested**

Attend Meetings | **Advise** | **Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** There is a property located at 1635 Thumb Point Drive that has had code enforcement violations existing since 2004. Due to the owner not taking affirmative action to remove or rebuild the house at this location during the past 12 years, staff is recommending that the City initiate foreclosure proceedings against the owner.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** The property will continue to present a nuisance condition to the surrounding area.

3. **Time considerations and their significance:** This matter has been ongoing for 12 years – code enforcement initiated their case in 2005.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** Maybe?

5. **Factual background:**

   - Address: 1626 Thumb Point Drive, Fort Pierce, FL 34949 AKA PID # 2401-605-0030-000/3
   - Lien filed in the names of John B & Susan Culverhouse. Current owners are John B Culverhouse Sr and John B. Culverhouse Jr.

- Over the past 12 years, a permit to rebuild would be obtained but expire due to no work being done and then a new permit would be obtained and that permit would expire due to no work being done.
- Currently there is an active permit that was obtained in 2014. The permit has remained active by the builder obtaining a single inspection every six months, which per the FL Building Code automatically extends the life of the permit an additional six months.
- There has not been any substantial improvement made to the property to remedy the nuisance conditions present.

6. **List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):**

- Property Tax card dated 3/14/2017 showing that the property is not a homesteaded property.
- FL State Statute 162.09(3) – allows for foreclosure of lien after remaining unpaid for 3 months
- Ordinance Number 2-247 – allows for foreclosure of lien after remaining unpaid for 1 year
- Notice of Violation for unsafe building dated 5/5/2005.
- Notice of Violation hearing for 4/11/2007 with related minutes.
- Order Determining Violation dated 4/17/2007.
- Affidavit of Non-Compliance dated 10/26/2007.
- Massey Letter dated 10/26/2007.
- Order Assessing Fine and Imposing Lien recorded in Book 2910 Page 27 on 11/30/2007.
- Notice of Lien letter dated 12/7/2007.
- Affidavit of Compliance dated 4/27/2009.
- Affidavit of Non-Compliance dated 1/4/2010.
- Follow up Massey Notice dated 4/22/2010.
- Affidavit of Compliance dated 6/1/2010.
- Affidavit of Non-Compliance dated 8/2/2011.
- Affidavit of Compliance dated 8/22/2014.
- Case summary and fines due.

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1635 THUMB POINT DR	Parcel ID: 2401-605-0030-000-3	Account #: 15212	Sec/Town/Range: 01/35S/40E
Map ID: 24/01E	Zoning: R1	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

John B Culverhouse Sr
John B Culverhouse Jr

1635 Thumb Point DR
Fort Pierce, FL 34949

Legal Description

THUMB POINT BLK 1 LOT 30 (OR 258-845; 3848-1748)

Current Values

Just/Market:	$482,300	Assessed:	$482,300
Exemptions:	$500	Taxable:	$481,800

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$482,300	$482,300	$500	$481,800
2015	$407,200	$287,840	$50,000	$237,840
2014	$404,200	$285,556	$50,000	$235,556

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-22-2016	3848 / 1748	0311	QC	Culverhouse John B	$100
09-01-1976	0258 / 0845	XX00	CV		$125,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.33
Land Size (SF):	14,560
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
RES POOL AVG	1	578	1977
CONC DOCK	1	320	1977
POOL DK-AVG	1	590	1977
SEAWALL CONC	1	110	1999
CHAINLINK 4'	1	225	2006

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

162.09 Administrative fines; costs of repair; liens.—

(1) An enforcement board, upon notification by the code inspector that an order of the enforcement board has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in s. 162.06(4), the enforcement board shall notify the local governing body, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the local governing body to make further repairs or to maintain the property and does not create any liability against the local governing body for any damages to the property if such repairs were completed in good faith. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

(2)(a) A fine imposed pursuant to this section shall not exceed $250 per day for a first violation and shall not exceed $500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000 per violation.

(b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and
3. Any previous violations committed by the violator.

(c) An enforcement board may reduce a fine imposed pursuant to this section.

(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines in excess of the limits set forth in paragraph (a). Such fines shall not exceed $1,000 per day per violation for a first violation, $5,000 per day per violation for a repeat violation, and up to $15,000 per violation if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs pursuant to subsection (1). Any ordinance imposing such fines shall include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines, including, but not limited to, those factors set forth in paragraph (b).

(3) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the local governing body, and the local governing body may execute a satisfaction or release of lien entered pursuant to this section. After 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under s. 4, Art. X of the State Constitution. The money judgment provisions of this section shall not apply to real property or personal property which is covered under s. 4(a), Art. X of the State Constitution.

History.—s. 1, ch. 80-300; s. 8, ch. 82-37; s. 2, ch. 85-150; s. 8, ch. 86-201; s. 2, ch. 87-391; s. 8, ch. 89-268; s. 4, ch. 94-291; s. 1, ch. 95-297; s. 5, ch. 99-360; s. 1, ch. 2000-125; s. 65, ch. 2004-11.

Note.—Former s. 166.059.

Sec. 2-247. - Administrative fines; liens.

The enforcement board, upon notification by the code inspector that a previous order of the enforcement board has not been complied with by the set time, may order the violator to pay a fine not to exceed two hundred fifty dollars ($250.00) for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists or, if the violator does not own the land, upon any other real or personal property owned by the violator and may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but shall not be deemed otherwise to be a judgment of a court except for enforcement purposes. After one year from the filing of any such lien which remains unpaid, the enforcement board may authorize the city attorney to foreclose on the lien.

(Code 1960, § 2-28; Ord. No. H-241, 12-6-82)

State Law reference— Similar provisions, F.S. § 162.09.

CITY OF FORT PIERCE
Florida

BUILDING & COMMUNITY RESPONSE DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

5/05/05 **Tax ID#: 240160500300003** **Case #: CDEF2005-1201**

John B and Susan D Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

ADDRESS: 1635 THUMB POINT DR

The above building or structure has been found unsafe per City Ordinances, Florida Building Code (FBC) s.3401.6 and the Standard Unsafe Building Abatement Code s.101.6. The following required actions must be taken:

- ☐ Evidence of extensive exterior and interior damage suggests substantial renovation is required to prevent further deterioration. (30 days to initiate)
- ☐ Fences must be repaired or replaced to provide a locked barrier around the pool. (15 days)
- ☐ Stagnant water must be treated to prevent the growth of algae or breeding of mosquitoes. (15 days)

If the building(s) is to be repaired, drawings prepared by a Florida licensed engineer or architect addressing the deficiencies will be required with the building permit application unless otherwise approved by the Building Official.

If the above required actions are not started and completed by the time specified, the building or structure will be ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. The repair/rehabilitation of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate condemnation proceedings in accordance with codes, with all costs incurred charged against the owner of record.**

Any person having any legal interest in the property may appeal this notice by the Building Official to the Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 30 calendar days from the date of the notice with a $200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

If you have any questions regarding this notice, please contact the Building Department (772) 460-2200, Ext. 214.

John Alcorn, Director
Division of Building and Community Response

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

CERTIFIED MAIL

December 7, 2007

John B. & Susan Culverhouse
1625 Thumb Point Drive
Ft. Pierce, FL 34949

CEB Case No.: 7-62

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

Since you have not complied with the Special Magistrate's/Code Enforcement Board's Order in a timely manner, the penalty of $ 10,500 has accrued and continues to accrue at $250 per day until the property comes into compliance.

Attached please find a copy of the Order Assessing Fine and Imposing Lien on the above referenced property which has been recorded in the public records of St. Lucie County, Florida. If there is no compliance and/or the outstanding penalty is not paid within three (3) months of the date of recording, this lien may be subject to foreclosure proceedings and the property sold to enforce the penalty.

If you have any questions regarding what needs to be done to bring the property into compliance, please contact Officer Bob Dusanek at (772) 460-2200 extension 278.

Sincerely,

Lois Caudill

Lois Caudill
Executive Assistant

/lc

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 27th day of April, 2009.

STOP
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 21st day of April, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466579 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1429 - 1429 Doc Type: AFF
RECORDING: $10.00

File Name: C0034897

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 4th day of January, 2010.

Start
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of April, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466578 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1428 - 1428 Doc Type: AFF
RECORDING: $10.00

File Name: C0034898

City of Fort Pierce, Florida
Building and Code Enforcement
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 460-2200
FAX #: (772) 468-0457

April 22, 2010

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Property address: 1635 THUMB POINT DR

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree.** This correspondence must be mailed to our office within **twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Code Enforcement Board for a hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at (772) 460-2200, ext. 284.

Sincerely,

Karen Bruno

Karen Bruno
Secretary to the Code Enforcement Board

File Name: C0034944

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 1st day of June, 2010.

Stop
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 10th day of June, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3486356 06/21/2010 at 11:20 AM
OR BOOK 3206 PAGE 2056 - 2056 Doc Type: ORD
RECORDING: $10.00

File Name: C0035621

AFFIDAVIT OF NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3710866 06/05/2012 at 02:41 PM
OR BOOK 3396 PAGE 1666 - 1666 Doc Type: AFF
RECORDING: $10.00

Book: 2910

Page: 27

Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 2nd day of August, 2011.

Restart Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of May, 2012.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # DD823583
EXPIRES: November 13, 2012
1-800-3-NOTARY Fl. Notary Discount Assoc, Co.

File Name: C0043457

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4055129 OR BOOK 3731 PAGE 1203, Recorded 04/02/2015 at 10:13 AM

AFFIDAVIT OF COMPLIANCE
SPECIAL MAGISTRATE
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Isaac Saucedo, have personally examined the property described in the Special Magistrate's order dated April 11, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 22 day of August, 2014.

Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Isaac Saucedo, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 30th day of March, 2015.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

File Name: C0058961

PREPARED 3/14/17, 15:22:39 CASE HISTORY REPORT PAGE 1
PROGRAM CE200L CASE NUMBER 05-00001201
CITY OF FT PIERCE BLDG & CODE DIVISION

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:		
	SUBAC Letter sent 5/6/05	5/05/05
	Time Stamp: 04/27/2007 02:47 PM BOBD ----------	4/27/07
	I added correct tax id #, owner, changed case type and	4/27/07
	inspector. Please refer to ptwin cases for more	4/27/07
	information. Owners have settled with insurance company and	4/27/07
	are anxious to get back home.	4/27/07
	Time Stamp: 06/26/2007 03:54 PM BOBD ----------	6/26/07
	I passed by today and no changes have been made, roof	6/26/07
	missing and interior has been demolished.	6/26/07
	Time Stamp: 09/25/2007 10:34 AM BOBD ----------	6/26/07
	This narrative concerns 1569 Thumb Point Dr not 1635.	6/26/07
	Time Stamp: 09/24/2007 02:27 PM BOBD ----------	9/24/07
	John Foster is still working with owner and contractor to	9/24/07
	rebuild structure.	9/24/07
	Time Stamp: 10/23/2007 02:59 PM BOBD ----------	10/23/07
	Brad Culverhouse announced last night at Historic	10/23/07
	Preservation Board meeting that he has retained Chairman	10/23/07
	John Foster as the person to design the rebuilding of his	10/23/07
	structure and mr. Foster agreed. I spoke with Mr. foster	10/23/07
	last week and he said he would send a fax stating the above	10/23/07
	and plans should be submitted in thirty (30) days.	10/23/07
	Time Stamp: 12/04/2007 11:43 AM BOBD ----------	12/04/07
	No changed, check with the building department.	12/04/07
	Time Stamp: 01/03/2008 08:10 AM BOBD ----------	1/03/08
	P e-mail from Kristie John Foster has meet with Marc about	1/03/08
	concerns that building and planning may have, no plans have	1/03/08
	been submitted at this time.	1/03/08
	Time Stamp: 02/04/2008 12:58 PM BOBD ----------	2/04/08
	I changed inspector to Melody and set inspection for 2-20.	2/04/08
	same - Time Stamp: 02/27/2008 08:49 AM MELODY	2/27/08
	----------	2/27/08
	same Time Stamp: 03/17/2008 10:02 AM MELODY	3/17/08
	----------	3/17/08
	4/11/08 same Time Stamp: 04/11/2008 11:17 AM MELODY	4/11/08
	----------	4/11/08
	same Time Stamp: 05/06/2008 04:16 PM MELODY	5/06/08
	----------	5/06/08
	same Time Stamp: 06/04/2008 04:10 PM MELODY	6/04/08
	----------	6/04/08
	same Time Stamp: 07/02/2008 04:21 PM MELODY	7/02/08
	----------	7/02/08
	same Time Stamp: 08/04/2008 04:22 PM MELODY	8/04/08
	----------	8/04/08
	inspection 9/4/08 same Time Stamp: 09/08/2008 04:27 PM	9/08/08
	MELODY ----------	9/08/08
	same Time Stamp: 10/05/2008 02:55 PM MELODY	10/05/08

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION 2401-605-0030-000/3 1635 THUMB POINT DR FT PIERCE FL 34949	5/05/05 Isaac Saucedo	FINES/LIENS RUNNING	8/10/15

NARRATIVE:	
----------	10/05/08
November 4, 2008 3:18:31 PM melody.	11/04/08
same	11/04/08
December 4, 2008 3:31:28 PM melody.	12/04/08
same	12/04/08
January 9, 2009 10:28:14 AM melody.	1/09/09
same	1/09/09
February 3, 2009 3:13:20 PM melody.	2/03/09
same	2/03/09
March 2, 2009 4:29:01 PM melody.	3/02/09
same	3/02/09
April 9, 2009 10:06:27 AM melody.	4/09/09
same	4/09/09
May 20, 2009 10:47:39 AM melody.	5/20/09
same condition - steve weaver advises he is working with mr	5/20/09
culverhouse to restore house	5/20/09
June 16, 2009 3:15:35 PM melody.	6/16/09
contractor steve weaver has dumpster on site - work may be	6/16/09
starting on this property?	6/16/09
July 9, 2009 4:30:59 PM melody.	7/09/09
same condition	7/09/09
July 9, 2009 4:32:06 PM melody.	7/09/09
same condition	7/09/09
August 12, 2009 4:37:43 PM melody.	8/12/09
same condition	8/12/09
September 4, 2009 11:14:02 AM melody.	9/04/09
no action taken on house - transfer to shaun	9/04/09
October 12, 2009 4:09:38 PM shaun.	10/12/09
SAME	10/12/09
January 21, 2010 4:19:27 PM shaun.	1/21/10
HAS DUMPSTER STORAGE UNIT AND PORTA POTTY THERE, PERMIT IS	1/21/10
STILL ACTIVE. WILL CONTINUE TO MONITOR	1/21/10
April 20, 2010 1:17:43 PM shaun.	4/20/10
SAME AS LAST TIME	4/20/10
April 21, 2010 10:26:06 AM shaun.	4/21/10
PER PEGGY I AM DOING A AFF OF COMPLIANCE TO STOP THE FINES	4/21/10
ON 4-27-2009 SINCE HE COMPLIED WITH THE ORDER BY APPLYING	4/21/10
FOR A PERMIT, AND THEN RE-STARTING THE FINES ON 1-4-10 WHEN	4/21/10
THE PERMIT EXPIRED.	4/21/10
June 9, 2010 4:05:43 PM shaun.	6/09/10
PERMIT WAS APPLIED FOR AGAIN ON 6-1-2010, SO STOPPING FINES	6/09/10
AGAIN.	6/09/10
September 7, 2010 3:35:58 PM shaun.	9/07/10
PERMIT 10-1195 WAS ISSUED IN JUNE. WORK HAS STARTED ON THE	9/07/10
PROPERTY. PEGGY IS GOING TO RECOMMEND NOT REDUCING THE FINE	9/07/10
AT THIS TIME AND RECOMMENDING TO WAIT UNTIL THE PROPERTY IS	9/07/10

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:		
	BROUGHT INTO COMPLIANCE.	9/07/10
	November 10, 2010 4:08:48 PM shaun.	11/10/10
	WAS SUPPOSE TO GO IN FRONT OF THE CEB TODAY FOR REDUCTION	11/10/10
	REQUEST BUT CULVERHOUSE REQUESTED A CONTINUANCE, SHOULD GO	11/10/10
	IN JAN.	11/10/10
	January 10, 2011 4:01:08 PM shaun.	1/10/11
	HOUSE IS IN THE PROCESS OF DEMO, WAS SUPPOSE TO GO TO THE	1/10/11
	CEB FOR A REQUEST TO REDUCE/RESCIND LIEN ON WED BUT PEGGY	1/10/11
	HAS GRANTED THE REQUEST FOR THE EXTENSION.	1/10/11
	April 13, 2011 8:56:42 AM shaun.	4/13/11
	WORK IN PROGRESS	4/13/11
	October 18, 2011 4:06:29 PM shaun.	10/18/11
	DOESN'T LOOK LIKE ANYTHING HAS REALLY BEEN DONE IN A WHILE,	10/18/11
	NOWHERE NEAR COMPLETION.	10/18/11
	April 25, 2012 9:20:04 AM shaun.	4/25/12
	STATUS QUO, FINE CONTINUES TO ACCRUE	4/25/12
	May 21, 2012 1:15:41 PM peggy.	5/21/12
	Permit #10-1195 expired 8/1/2011 and no new permits have	5/21/12
	been applied for or obtained. Fines restarted again on	5/21/12
	8/2/2011. Will send a new letter.	5/21/12
	November 27, 2012 4:44:11 PM shaun.	11/27/12
	SAME, NO ADDITIONAL PERMITS HAVE BEEN APPLIED FOR.	11/27/12
	May 28, 2013 4:40:36 PM shaun.	5/28/13
	SAME.	5/28/13
	December 4, 2013 10:59:37 AM shaun.	12/04/13
	EVERYTHING IS THE SAME, FINES WILL CONTINUE TO ACCRUE.	12/04/13
	January 27, 2014 9:45:44 AM shaun.	1/27/14
	TRANSFERRING THIS CASE TO ISAAC SINCE THIS IS HIS NEW AREA.	1/27/14
	January 29, 2014 1:08:40 PM shaun.	1/29/14
	house is in the process of being torn down, fines will	1/29/14
	continue	1/29/14
	February 24, 2014 10:59:45 AM isaucedo.	2/24/14
	SETTING FURTURE INSPECTION, CHECK WITH BUILDING TO SEE IF	2/24/14
	DEMOLITION PERMIT HAS BEEN RENEWED..	2/24/14
	March 12, 2014 3:57:41 PM isaucedo.	3/12/14
	PROPERTY LOOK THE SAME FINES WILL CONTINUE TO RUN	3/12/14
	April 14, 2014 11:33:53 AM isaucedo.	4/14/14
	CONTINUES TO LOOK THE SAME	4/14/14
	May 7, 2014 3:24:54 PM isaucedo.	5/07/14
	CONTINUES TO LOOK THE SAMES. FINES WILL CONTINUE	5/07/14
	June 25, 2014 1:36:17 PM isaucedo.	6/25/14
	continue to look the same. fines will continue to run. will	6/25/14
	set up a new inspection a month from today due to their is	6/25/14
	another open case on this property	6/25/14
	July 25, 2014 11:07:26 AM ISAUCEDO.	7/25/14
	CONTINUES TO LOOK THE SAME, FINES WILL CONTINUE TO RUN.	7/25/14

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION 2401-605-0030-000/3 1635 THUMB POINT DR FT PIERCE FL 34949	5/05/05 Isaac Saucedo	FINES/LIENS RUNNING	8/10/15

NARRATIVE:

September 4, 2014 1:33:31 PM isaucedo.	9/04/14
PROPERTY CONTINUES TO LOOK THE SAME AND FINES WILL CONTINUE	9/04/14
TO RUN.	9/04/14
October 28, 2014 4:42:41 PM isaucedo.	10/28/14
Continues to look the same	10/28/14
December 23, 2014 10:56:05 AM isaucedo.	12/23/14
property continues to look the same, fines will continue to	12/23/14
run and will set a new inspection date.	12/23/14
February 23, 2015 2:23:48 PM isaucedo.	2/23/15
Same, fines will continue to run.	2/23/15
March 26, 2015 3:41:37 PM isaucedo.	3/26/15
case has been complied	3/26/15
February 10, 2016 4:25:15 PM peggy.	2/10/16
Request for a partial lien reduction went before CEB for	2/10/16
approval. Lot is in SLC and was sold in 2012 and resold in	2/10/16
2015. The current owner found the cloud on the title, which	2/10/16
was missed by the title company. They are offering $5000 to	2/10/16
have two agricultural parcels released from the lien on this	2/10/16
property. The CEB accepted the offer with the understanding	2/10/16
that by releasing these parcels, the lien still remains in	2/10/16
affect on the Thumb Point property. Matter being forwarded	2/10/16
to the City Commission for final approval.	2/10/16
March 22, 2016 11:21:37 AM colleen.	3/22/16
City Commission approved the partial release of lien	3/22/16
contingent upon receiving a check for $5,000.	3/22/16
	3/22/16
Check was received today and remitted to the Finance Dept.	3/22/16
Papers were prepared to obtain the partial release of lien.	3/22/16
April 28, 2016 2:32:40 PM colleen.	4/28/16
Partial release of lien was recorded on 4/27/16	4/28/16
book 3862 page 379 Mailed to Mr. Fee and Mr. Culverhouse on	4/28/16
4/28/16	4/28/16
Lien and fines are still attached by Culverhouse.	4/28/16
June 8, 2016 10:34:46 AM peggy.	6/08/16
Spoke with Dennis Murphy and Tom Kiernan of Culpepper and	6/08/16
Terppening. 772-464-3537 / EM dmurphy@ct-eng.com or	6/08/16
tkiernan@ct-eng.com.	6/08/16
	6/08/16
Gentleman said that Mr. C is pursuing cleaning up the	6/08/16
property, replatting and resolving the code violation. Title	6/08/16
is being transferred to the son via quit claim deed. (copy	6/08/16
placed in file). Actively under construction at this time.	6/08/16

NOTICE NAMES: JOHN B & SUSAN CULVERHOUSE OWNER

HISTORY:

SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
6/13/05	Initial Inspection	COMPLETED	6/13/05		

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

6/13/05	Initial Inspection	COMPLETED	6/13/05	
	RSLT TEXT: 6/13/05 No change send letter teliing condemnation is procee ding.			6/13/05 6/13/05
6/28/05	Follow-up Inspection	COMPLETED	6/28/05	
	RSLT TEXT: 6/28/05 No change, check in 7 days.			6/28/05
7/05/05	Follow-up Inspection	COMPLETED	7/05/05	
	RSLT TEXT: 7/5/05 No change.			7/05/05
7/18/05	Follow-up Inspection	COMPLETED	7/18/05	
	RSLT TEXT: 7/18/05 No change and we have not heard from the title searc h yet, check in 21 days.			7/18/05 7/18/05
8/08/05	Follow-up Inspection	COMPLETED	8/08/05	
	RSLT TEXT: 8/8/05 No change.			8/08/05
9/06/05	Follow-up Inspection	COMPLETED	9/06/05	
	RSLT TEXT: 9/6/05 No change!			9/06/05
9/12/05	Follow-up Inspection	COMPLETED	9/12/05	
	RSLT TEXT: 9/12/05 No change!			9/12/05
10/10/05	Follow-up Inspection	COMPLETED	10/10/05	
	RSLT TEXT: 10/10/05 This has been appealed and rescheduled for the end of this months meeting.			10/10/05 10/10/05
11/02/05	Follow-up Inspection	COMPLETED	11/02/05	
12/22/05	Follow-up Inspection	COMPLETED	12/22/05	
	RSLT TEXT: 12/22/05 They are still fighting with ins.			12/22/05
3/03/06	Follow-up Inspection	COMPLETED	3/03/06	
	RSLT TEXT: 3/6/06 Continued by the Construction Adjustment & Appeals Bo ard for 30 days.			3/03/06 3/03/06
6/27/06	Follow-up Inspection	COMPLETED	6/27/06	
	RSLT TEXT: 6/27/06 I spoke with owner recently and he is suing the insu rance company.			6/27/06 6/27/06
12/06/06	Follow-up Inspection	COMPLETED	12/06/06	
	RSLT TEXT: 12/6/06 I have not spoken to the owner recently, check on 1/ 12/07.			12/06/06 12/06/06
1/22/07	Follow-up Inspection	COMPLETED	1/22/07	
	RSLT TEXT: 1/22/2007 No change in tis property schedule for S.M. or C.E .B.			1/22/07 1/22/07
3/02/07	Follow-up Inspection	COMPLETED	3/02/07	

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

3/02/07	Follow-up Inspection	COMPLETED	3/02/07		
	RSLT TEXT: 3/2/07 No change property scheduled for 3/14/07 hearing.				3/02/07
3/07/07	Follow-up Inspection	COMPLETED	3/07/07		
	RSLT TEXT: 3/7/07 There has not been any changes with this property and				3/07/07
	I did not get paperwork back to Barbara in a timely manner				3/07/07
	therefore; I have scheduled this case for the April 11, 2007				3/07/07
	C.E.B. hearing.				3/07/07
5/25/07	Follow-up Inspection	COMPLETED	5/29/07	Bob Dusanek	
6/26/07	Follow-up Inspection	COMPLETED	6/26/07	Bob Dusanek	
7/26/07	Follow-up Inspection	COMPLETED	8/20/07	Bob Dusanek	
9/20/07	Follow-up Inspection	COMPLETED	9/24/07	Bob Dusanek	
10/20/07	Follow-up Inspection	COMPLETED	10/23/07	Bob Dusanek	
4/11/07	CODE ENFORCEMENT BOARD	COMPLETED	4/11/07		
	NARRATIVE: 120 days to apply for permit, $250 per day fine would start				10/26/07
	if an application has not been made for a permit, and the				10/26/07
	respondent would be found in violation				10/26/07
10/26/07	FINES RUNNING	COMPLETED	10/26/07		
	NARRATIVE: fine of $250 a day begins				10/26/07
10/26/07	WAITING FOR FINES TO BE PAID	COMPLETED	10/26/07		
	NARRATIVE: waiting for fines to be paid				10/26/07
12/04/07	Follow-up Inspection	COMPLETED	12/04/07	Bob Dusanek	
1/04/08	Follow-up Inspection	COMPLETED	1/03/08	Bob Dusanek	
12/06/07	LIEN	OPEN			
	LIEN INFO: 000000762 3138478				0/00/00
2/20/08	Follow-up Inspection	COMPLETED	2/18/08	Melody Sanderson	
3/17/08	Follow-up Inspection	COMPLETED	3/17/08	Melody Sanderson	
4/14/08	Follow-up Inspection	COMPLETED	4/11/08	Melody Sanderson	
5/05/08	Follow-up Inspection	COMPLETED	5/05/08	Melody Sanderson	
6/02/08	Follow-up Inspection	COMPLETED	6/03/08	Melody Sanderson	
7/02/08	Follow-up Inspection	COMPLETED	7/02/08	Melody Sanderson	
9/02/08	Follow-up Inspection	COMPLETED	9/04/08	Melody Sanderson	
10/06/08	Follow-up Inspection	COMPLETED	10/05/08	Melody Sanderson	
11/03/08	Follow-up Inspection	COMPLETED	11/04/08	Melody Sanderson	
12/01/08	Follow-up Inspection	COMPLETED	12/04/08	Melody Sanderson	
1/05/09	Follow-up Inspection	COMPLETED	1/09/09	Melody Sanderson	
2/02/09	Follow-up Inspection	COMPLETED	2/03/09	Melody Sanderson	
3/02/09	Follow-up Inspection	COMPLETED	3/02/09	Melody Sanderson	
4/06/09	Follow-up Inspection	COMPLETED	4/09/09	Melody Sanderson	
5/04/09	Follow-up Inspection	COMPLETED	5/20/09	Melody Sanderson	
6/15/09	Follow-up Inspection	COMPLETED	6/16/09	Melody Sanderson	
7/06/09	Follow-up Inspection	COMPLETED	7/09/09	Melody Sanderson	
8/10/09	Follow-up Inspection	COMPLETED	8/12/09	Melody Sanderson	
9/14/09	Follow-up Inspection	COMPLETED	9/04/09	Melody Sanderson	

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

HISTORY: SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
10/12/09	Follow-up Inspection	COMPLETED	10/12/09	Shaun Coss	.10
1/18/10	Follow-up Inspection	COMPLETED	1/21/10	Shaun Coss	.10
4/19/10	Follow-up Inspection	COMPLETED	4/19/10	Shaun Coss	.10
4/21/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	4/21/10		

Respond to: Date: 0/00/00
Send to: PROPERTY OWNER
Mail tracking #:
Name/address: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949
Telephone:
Fax:
EMail:

4/21/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	4/21/10		

Respond to: Date: 0/00/00
Send to: PROPERTY OWNER
Mail tracking #:
Name/address: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949
Telephone:
Fax:
EMail:

4/22/10	CEB MASSEY IN VIOLATION STILL	ISSUED	4/22/10		

Respond to: Date: 0/00/00
Send to: PROPERTY OWNER
Mail tracking #:
Name/address: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949
Telephone:
Fax:
EMail:

7/19/10	Follow-up Inspection	COMPLETED	6/09/10	Shaun Coss	.10
6/09/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	6/09/10		

Respond to: Date: 0/00/00
Send to: PROPERTY OWNER
Mail tracking #:
Name/address: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949
Telephone:
Fax:
EMail:

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID # / ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

HISTORY: SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
6/10/10	CEB LIEN REDUCTION HEARING	ISSUED	6/10/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
9/07/10	Follow-up Inspection	COMPLETED	9/07/10	Shaun Coss	.10
11/08/10	CEB CONTINUED RESCHEDULED	ISSUED	11/08/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
1/10/11	Follow-up Inspection	COMPLETED	1/10/11	Shaun Coss	.10
4/11/11	Follow-up Inspection	COMPLETED	4/13/11	Shaun Coss	.10
10/17/11	Follow-up Inspection	COMPLETED	10/18/11	Shaun Coss	
4/23/12	Follow-up Inspection	COMPLETED	4/25/12	Shaun Coss	
5/22/12	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	5/22/12		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
5/22/12	CEB SUBJECT TO FORECLOSURE LTR	ISSUED	5/22/12		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					

PREPARED 3/14/17, 15:22:39 CASE HISTORY REPORT PAGE 9
PROGRAM CE200L CASE NUMBER 05-00001201
CITY OF FT PIERCE BLDG & CODE DIVISION

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

EMail:

11/26/12	Follow-up Inspection	COMPLETED	11/27/12	Shaun Coss
5/27/13	Follow-up Inspection	COMPLETED	5/28/13	Shaun Coss
12/02/13	Follow-up Inspection	COMPLETED	12/04/13	Shaun Coss
6/09/14	Follow-up Inspection	COMPLETED	1/29/14	Isaac Saucedo
5/07/14	Follow-up Inspection	COMPLETED	5/07/14	Isaac Saucedo
6/25/14	Follow-up Inspection	COMPLETED	6/25/14	Isaac Saucedo
7/25/14	Follow-up Inspection	COMPLETED	7/25/14	Isaac Saucedo
9/03/14	Follow-up Inspection	COMPLETED	9/03/14	Isaac Saucedo
10/29/14	Follow-up Inspection	COMPLETED	10/28/14	Isaac Saucedo
12/23/14	Follow-up Inspection	COMPLETED	12/23/14	Isaac Saucedo
2/25/15	Follow-up Inspection	COMPLETED	2/23/15	Isaac Saucedo
3/26/15	SM AFFIDAVIT OF COMPLIANCE	ISSUED	3/26/15	

Respond to: Date: 0/00/00
Send to: PROPERTY OWNER
Mail tracking #:
Name/address: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949
Telephone:
Fax:
EMail:

3/26/15	CLOSE CASE	COMPLETED	3/26/15

TOTAL TIME: .70

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	RESOLVED
	8/20/07	PROPERTY MAINTENANCE	1	PM	COMPLIED	3/26/15

LOCATION:
(2) AS PER THE CITY ORDINANCE, EVERY BUILDING SHALL BE KEPT IN A REASONABLY CLEAN AND SANITARY CONDITION FREE FROM RODENTS, INSECTS AND VERMINS
(3) AS PER THE CITY ORDINANCE, ALL ROOFS EXTERIOR WALLS, DOORS, WINDOWS AND CHIMNEYS SHALL BE SO MAINTAINED AS TO KEEP WATER FROM ENTERING THE BUILDING.
(4) AS PER THE CITY ORDINANCE, THE EXTERIOR OF STRUCTURE NEEDS TO BE PAINTED. WOOD/TRIM/WALLS/FASCIA IS/ARE CHIPPED, PEELING, WEATHERED, STAINED, FADED.
(7) AS PER THE CITY ORDINANCE, STEPS, WALKS, DRIVEWAYS AND SIMILAR PAVED AREAS OF ANY PREMISES SHALL BE MAINTAINED IN A REASONABLY CLEAN AND SANITARY CONDITION, FREE FROM ANY HOLES, SUBSTANTIAL CRACKING OR HAZARD.

NARRATIVE:	08/20/2007 01:36 PM BOBD ----------	8/20/07
	Added violation, talked to John, they received money around	8/20/07
	7/24/07; Larry Kosoy has been retainrd as contractor and	8/20/07
	plans are being worked on. I suggested to John that Larry	8/20/07
	submitt a letter to Building Department on the progress, he	8/20/07
	said he would have Larry do that.	8/20/07

PREPARED 3/14/17, 15:22:39 CASE HISTORY REPORT PAGE 10
PROGRAM CE200L CASE NUMBER 05-00001201
CITY OF FT PIERCE BLDG & CODE DIVISION

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

FINES:

DESCRIPTION	CHARGE	PAID	BILLED	LIEN AMT	LIEN PAID
CODE ENFORCE BD FINES - 1	137250.00	.00	.00	.00	.00
CODE ENFORCE BD FINES - 2	37000.00	.00	.00	.00	.00
CODE ENFORCE BD FINES - 3	279000.00	.00	.00	.00	.00
RECORD AFF OF NON-COMP	20.00	.00	.00	.00	.00
RECORD ACK. OF COMPLIANCE	30.00	.00	.00	.00	.00
RECORD OF LIEN	10.00	.00	.00	.00	.00

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Case General Information

Case status:	FL FINES/LIENS RUNNING
Status date:	8/10/2015
Case type:	CE CODE ENFORCEMENT VIOLATION
Reported date:	5/05/2005
Origination:	IP INSPECTION
Default inspector:	IS Isaac Saucedo
Credit balance:	.00

Owner Information

Owner name:	JOHN B & SUSAN CULVERHOUSE
Address:	1635 THUMB POINT DR
City:	FT PIERCE, FL 34949
Phone:	0
Notice:	Y
Flip:	

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
PROPERTY MAINTENANCE	CM		1	8/20/2007	3/26/2015

Case Data

Description	Data

Active Inspections

Type	Insp ID	Schedule Date

No scheduled inspections exist

Type	Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount	Lien paid
CF	CODE ENFORCE BD FINES - 1	137250.00	137250.00	.00	10/26/2007	4/27/2009	250.00	.00	.00
C2	CODE ENFORCE BD FINES - 2	37000.00	37000.00	.00	1/04/2010	6/01/2010	250.00	.00	.00
C3	CODE ENFORCE BD FINES - 3	279000.00	279000.00	.00	8/02/2011	8/22/2014	250.00	.00	.00
N1	RECORD AFF OF NON-COMP	20.00	20.00	.00	3/26/2015		.00	.00	.00
RC	RECORD ACK. OF COMPLIANCE	30.00	30.00	.00	4/23/2010		.00	.00	.00
RL	RECORD OF LIEN	10.00	10.00	.00	3/26/2015		.00	.00	.00

Type Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount	Lien paid
(Continued)								
								.00
	453310.00	453310.00	.00				.00	
								.00

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE, FLORIDA

CEB CASE # 7-62

RE: Violation of Section(s) 103.2 SBCCI Housing Code Description: Visible Building Code Violations

Violator: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl. 34949-3570

LEGAL DESCRIPTION: 1635 Thumb Point Dr.
THUMB POINT BLK 1 LOT 30 (OR 258-845)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Code Enforcement Board pursuant to Florida Statutes 162.07 on 4-11-07, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that John B & Susan D. Culverhouse failed to _____ in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 120** days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of $250 **.

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

The violator is responsible for notifying the Code Enforcement Division promptly at (772) 460-2200, extension 278, when the violation is corrected.

DONE AND ORDERED this 17 day of April, 2007.

MISTY MINTON, VICE-CHAIRMAN
CODE ENFORCEMENT BOARD

I CERTIFY THAT THE ABOVE ORDER WAS MAILED TO THE RESPONDENT ON THIS 17 DAY OF April, 2007.

Barbara Dennis

** 120 days to apply for permit
** $250.00 per day fine would start if an application has not been made for a permit, and the respondent would be found in violation.

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

CEB Case No. 7-62

Case No. 5-1201

IN THE MATTER OF:

John B. & Susan Culverhouse

1635 Thumb Point Dr.
PROPERTY ADDRESS

I, _____, have personally examined the property described in the Code Enforcement Board order dated _____, in the above mentioned case, and find that said property is **NOW** in compliance with Section(s) _____ of the Code of the City of Fort Pierce, Florida, as of the _____ day of _____, 20____

I, Bob Dusanek, have personally examined the property described in the Code Enforcement Board order dated 4/11/2007, in the above mentioned case, and find that said property is **NOT** in compliance with Section(s) 103.2 of the Code of the City of Fort Pierce, Florida as of the 26 day of October, 2007

Bob Dusanek

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Bob Dusanek (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 26 day of October, 2007

MY COMMISSION EXPIRES:

Lois Caudill
My Commission DD342030
Expires September 20, 2008

Lois Caudill
NOTARY PUBLIC - STATE OF FLORIDA

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

REGULAR MAIL

October 26, 2007

John B. & Susan Culverhouse
1635 Thumb Point Drive
Ft. Pierce, FL 34949

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Special Master or Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing stating a detailed reason as to why you disagree**. This correspondence should be mailed to our office within **twenty (20) days** from receipt of this letter. If we should receive a response from you, then your case will be scheduled before the Special Master or the Code Enforcement Board for a Massey hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at **(772) 460-2200, extension 213.**

Sincerely,

Lois Caudill

Lois Caudill
Executive Assistant

/lc

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO : Peggy Arraiz, Code Compliance Manager

THROUGH : Nicholas C. Mimms, P.E., City Manager

FROM : James M. Messer, City Attorney

RE : Resolution Review

DATE : May 15, 2018

The Office of the City Attorney was requested to review the attached memorandum setting demolition hearing for the Property Owner of 1635 Thumbpoint Drive.

Following a review of the Resolution, it appears to conform to the standard format as previously approved. There are currently no additional additions, deletions or corrections needed prior to execution as to form and correctness.

If you have any further questions or concerns you may contact Attorney Iola Mosley.

cc: Peggy Arraiz, Code Compliance Manager

RECEIVED
TIME
MAY 16 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

RECEIVED
TIME
MAY 3 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

CITY ATTORNEY USE ONLY	
Date Received:	05/10/18
Assigned To:	~~[illegible]~~ TM
File:	
Due Date:	05/18/18
Hours:	

RECEIVED
MAY 10 2018
By

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER NCM

RE: RESOLUTION REVIEW

DATE: MAY 10, 2018

Service Required: (please circle or underline)

Review Documents	**Draft Document**	**Written Opinion Requested**
Attend Meetings	**Advise**	**Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** Review the attached Resolution to establish a condemnation hearing for 1636 Thumb Point Drive (Culverhouse) before the City Commission. Because this demolition is under the nuisance guidelines, I have deleted any reference to Unsafe Buildings and the International Property Maintenance Code. I also had to re-type to fit the correct format, so a spelling check would be greatly appreciated also.

2. **Time considerations and their significance:** On June 4, 2018 agenda.

3. **Are City funds required? If so, list approvals obtained for expenditure of funds:** N/A

4. **List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):**

   - Proposed Resolution for review

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

RESOLUTION NO. 18-R26

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT **1635 THUMB POINT DR** IN FORT PIERCE, FLORIDA IS A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT ALL PARTIES OF INTEREST MUST SHOW CAUSE WHY THE STRUCTURE SHOULD NOT **CONDEMNED AND DEMOLISHED IN ACCORDANCE WITH THE CHARTER OF THE CITY OF FORT PIERCE**; AND NOTIFYING ALL PARTIES OF POTENTIAL ACTION BY THE CITY OF FORT PIERCE FOR FAILURE TO ACT; AND THAT A **PUBLIC HEARING BE HELD AT THE REGULARLY SCHEDULED CITY COMMISSION MEETING ON JUNE 18, 2018 AT 6:30 PM,** IN THE CITY COMMISSION CHAMBERS LOCATED AT 100 N US HWY 1, FORT PIERCE, FLORIDA; AND PROVIDING FOR NOTICE TO ALL PARTIES; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the building or structure located at 1635 THUMB POINT DR has been declared a nuisance in accordance with Chapter 16-49 of the City Code of Ordinances; and

WHEREAS, the City Commission determines that buildings or structures that have been declared a nuisance constitute a menace to the business, health and safety of the community; and

WHEREAS, there shall be a public hearing before the City Commission whereby any and all interested parties may appear and show cause as to why said building or structure should not be condemned and its removal or destruction required.; and.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida;

SECTION 1. That the City Commission determines that the building or structure located on the said lot, tract, or parcel of land within the City of Fort Pierce, St. Lucie County, Florida, described as follows:

1635 THUMB POINT DR
THUMB POINT BLK 1 LOT 30 (OR 258-845)
2401-605-0030-000/3

Is a nuisance that constitutes a menace to the business, health and safety of the community.

SECTION 2. The owners, agents, or any person, firm or corporation having a lien on, or interest in, said building or structure, which lien or interest is a matter of record in the public records of St. Lucie County, Florida, show cause, if any, before

HARBOR FEDERAL SAVINGS BANK
PO BOX 249
FT PIERCE, FL, 34954

SECTION 3. Should the interested parties fail to show cause as to why the building or structure should not be condemned and its removal or destruction required and fail to comply with any order of the City Commission requiring such removal or destruction, the City of Fort Pierce shall provide for its removal or destruction, the cost of which shall constitute a lien up on said property.

SECTION 4. This matter will be heard at the regularly scheduled meeting of the City Commission of the City of Fort Pierce on June 18, 2018 at 6:30 PM in the City Commission Chambers located at 100 N US Hwy 1, Fort Pierce, Florida.

SECTION 5. The hereinbefore named persons, firms, or corporations, shall be provided notice of the scheduled hearing by mailing a certified copy of this resolution by registered or certified mail at least ten (10) days prior to the date of said hearing by the City Clerk for the City of Fort Pierce, Florida.

SECTION 6. This resolution shall be effective immediately upon final adoption by the Commission.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 20____.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
James M. Messer, Esq.
City Attorney

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

RECEIVED
TIME
MAR 07 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

TO : **Nicholas Mimms, City Manager**

FROM : **Peggy Arraiz, Code Compliance Manager**

SUBJECT : **1635 Thumb Point Drive**

DATE : **February 28, 2018**

As requested, below is a summary of the events that have taken place at 1635 Thumb Point Drive.

Background – 2004 to 2007

- The residence at this location was severely damaged by the twin hurricanes of 2004.
- May 2005 – the property was cited due to the unsafe condition of the building, a damaged fence and stagnant water in the pool.
- June 2005 – the Building Official John Alcorn initiated action to demolish the building, which was appealed by Mr. & Mrs. Culverhouse.
- The appeal was scheduled for August 30, 2005.
    - M/M Culverhouse requested continuation to September 27, 2005 – granted.
    - M/M Culverhouse requested continuation to October 25, 2005 – granted.
    - M/M Culverhouse requested continuation to November 29, 2005 – granted.
    - M/M Culverhouse requested continuation in December 2005 – granted.
    - M/M Culverhouse requested continuation to February 2006 – granted.
    - M/M Culverhouse requested continuation to June 2006.
- March 2007 - Due to no action to the property, the matter was scheduled before the Special Magistrate on April 11, 2007.
- Property was found in violation, given 120 days to apply for a permit. Failure would result in a $250.00 per day fine.
- Fines started on October 26, 2007 and a Lien was recorded on November 20, 2007.

Actions – 2009 to 2014

- March 2009 – a new condemnation order was signed by Building Official Marc Meyers due to no action taken by the owner.
- April 2009 – a permit application was submitted to rehabilitate the structure.
- December 2009 – the permit expired without the work being completed.
- June 2010 – another permit application was submitted to rehabilitate the structure.
- At the request of M/M Culverhouse, a lien reduction hearing was scheduled for September 8, 2010.
    - M/M Culverhouse requested continuation to November 10, 2010 – granted.
    - M/M Culverhouse requested continuation to January 12, 2011.
    - M/M Culverhouse requested continuation – granted (no reduction hearing ever heard)

- August 2011 – the permit expired without the work being completed.
- July 2013 – multiple complaints from neighbors that the shell of a building was being used for storage, but no action taken because our code only addresses outside storage.
- October 2013 – demolition permit application submitted.
    - January 2014 – contractor requested a thirty (30) day extension to the permit – granted.
    - February 2014 – contactor requested an additional extension to the permit – granted.
- December 2013 – multiple complaints from neighbors about the outside storage at the property, but due to an active demolition permit, no action could be taken.
- February 2014 – The structure that was damaged in 2004 was demolished.
- March 2014 – application to rebuild a single family residence was submitted and approved in August 2014.
- June 2014 – multiple complaints from neighbors received due to the condition of the property but no action could be taken due to an active building permit.
- July 2015 – A petition signed by forty-five (45) of the neighboring property owners was submitted to the City requesting the City take action to compel the owners to bring the property into compliance.

Current status – 2016 to present

- January 2016, Staff received a request to issue a partial release of properties previously owned by M/M Culverhouse located in St. Lucie County from the spreading lien attached to 1635 Thumb Point Drive.
    - Staff and the Special Magistrate both recommended approval of the request to the City Commission with the stipulation that the lien would remain against 1635 Thumb Point Drive.
    - The City Commission also approved the request with payment of $5,000.00 and that the lien would remain in affect against 1635 Thumb Point Drive.
    - The City Attorney finalized an agreement to release all liens from 1635 Thumb Point Drive as part of the settlement of $5,000.00.
- February 2016 – Mr. Culverhouse and Mr. Steve Weaver submitted an action plan outlining steps to be taken with specific deadlines. Building Official Marc Meyers agreed with the submitted action plan with the stipulation that failure to comply with the timeframe would result in the revocation of the permit, the condemnation of the structure and the demolition of all the structural elements. Per this timeline, house would be completed by Fall 2016.
- April 2016 – Mr. Culverhouse was notified that they had not fulfilled their agreement but granted a one week extension to bring up to date.
- March 2017 – due to the owner's failure to comply with the stipulated timeline and no action being taken, staff recommended the City foreclose upon the lien. At this time, we learned of the agreement to fully release all liens from the property.
- December 2017 – the permit from 2014 was set to expire without the work being completed.
    - A 30 day extension was requested on December 8, 2017 – granted.
    - A 30 day extension was requested on January 16, 2018 – granted.

  - January 25, 2018 – received an approved inspection for a tie beam.
  - Permit continued to July 2018.
- January 2018 – at the direction of the City Manager, the property was posted as a nuisance and a new condemnation was initiated under the newly adopted Rules of Procedure for Condemnation and Demolition, which provide for the condemnation of a structure due to its adverse impact on the neighborhood.
  - Mr. Culverhouse appealed the Declaration of Nuisance and the appeal was scheduled for March 21, 2018.
  - Mr. Culverhouse requested an extension – granted.
  - New appeal date is scheduled for April 18, 2018. This agreed upon date has been documented in a signed stipulation, approved by the Special Magistrate and recorded with the Clerk of Court of St. Lucie County.

Summary

- 2004 – house damaged by hurricanes
- 2007 – found in violation by the Special Magistrate
- 2014 – house demolished
- 2014 – permit to rebuild approved
- 2016 – owner submits timeline to complete construction
- 2018 – property declared a nuisance and condemnation of building initiated

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

RECEIVED
TIME
MAR 14 2017
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

CITY ATTORNEY USE ONLY

Date Received:	
Assigned To:	
File:	
Due Date:	
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER

RE: REQUEST TO INITIATE FORECLOSURE
1635 THUMB POINT DRIVE - CULVERHOUSE

DATE: MARCH 14, 2017

Service Required: (please circle or underline)

Review Documents **Draft Document** **Written Opinion Requested**

Attend Meetings **Advise** **Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** There is a property located at 1635 Thumb Point Drive that has had code enforcement violations existing since 2004. Due to the owner not taking affirmative action to remove or rebuild the house at this location during the past 12 years, staff is recommending that the City initiate foreclosure proceedings against the owner.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** The property will continue to present a nuisance condition to the surrounding area.

3. **Time considerations and their significance:** This matter has been ongoing for 12 years – code enforcement initiated their case in 2005.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** Maybe?

5. **Factual background:**

   - Address: 1626 Thumb Point Drive, Fort Pierce, FL 34949 AKA PID # 2401-605-0030-000/3
   - Lien filed in the names of John B & Susan Culverhouse. Current owners are John B Culverhouse Sr and John B. Culverhouse Jr.

- Over the past 12 years, a permit to rebuild would be obtained but expire due to no work being done and then a new permit would be obtained and that permit would expire due to no work being done.
- Currently there is an active permit that was obtained in 2014. The permit has remained active by the builder obtaining a single inspection every six months, which per the FL Building Code automatically extends the life of the permit an additional six months.
- There has not been any substantial improvement made to the property to remedy the nuisance conditions present.

6. List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):

- Property Tax card dated 3/14/2017 showing that the property is not a homesteaded property.
- FL State Statute 162.09(3) – allows for foreclosure of lien after remaining unpaid for 3 months
- Ordinance Number 2-247 – allows for foreclosure of lien after remaining unpaid for 1 year
- Notice of Violation for unsafe building dated 5/5/2005.
- Notice of Violation hearing for 4/11/2007 with related minutes.
- Order Determining Violation dated 4/17/2007.
- Affidavit of Non-Compliance dated 10/26/2007.
- Massey Letter dated 10/26/2007.
- Order Assessing Fine and Imposing Lien recorded in Book 2910 Page 27 on 11/30/2007.
- Notice of Lien letter dated 12/7/2007.
- Affidavit of Compliance dated 4/27/2009.
- Affidavit of Non-Compliance dated 1/4/2010.
- Follow up Massey Notice dated 4/22/2010.
- Affidavit of Compliance dated 6/1/2010.
- Affidavit of Non-Compliance dated 8/2/2011.
- Affidavit of Compliance dated 8/22/2014.
- Case summary and fines due.

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1635 THUMB POINT DR	Parcel ID: 2401-605-0030-000-3	Account #: 15212	Sec/Town/Range: 01/35S/40E
Map ID: 24/01E	Zoning: R1	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

John B Culverhouse Sr
John B Culverhouse Jr

1635 Thumb Point DR
Fort Pierce, FL 34949

Legal Description

THUMB POINT BLK 1 LOT 30 (OR 258-845; 3848-1748)

Current Values

Just/Market:	$482,300	Assessed:	$482,300
Exemptions:	$500	Taxable:	$481,800

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$482,300	$482,300	$500	$481,800
2015	$407,200	$287,840	$50,000	$237,840
2014	$404,200	$285,556	$50,000	$235,556

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-22-2016	3848 / 1748	0311	QC	Culverhouse John B	$100
09-01-1976	0258 / 0845	XX00	CV		$125,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.33
Land Size (SF):	14,560
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
RES POOL AVG	1	578	1977
CONC DOCK	1	320	1977
POOL DK-AVG	1	590	1977
SEAWALL CONC	1	110	1999
CHAINLINK 4'	1	225	2006

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

162.09 Administrative fines; costs of repair; liens.—

(1) An enforcement board, upon notification by the code inspector that an order of the enforcement board has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in s. 162.06(4), the enforcement board shall notify the local governing body, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the local governing body to make further repairs or to maintain the property and does not create any liability against the local governing body for any damages to the property if such repairs were completed in good faith. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

(2)(a) A fine imposed pursuant to this section shall not exceed $250 per day for a first violation and shall not exceed $500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000 per violation.

(b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and
3. Any previous violations committed by the violator.

(c) An enforcement board may reduce a fine imposed pursuant to this section.

(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines in excess of the limits set forth in paragraph (a). Such fines shall not exceed $1,000 per day per violation for a first violation, $5,000 per day per violation for a repeat violation, and up to $15,000 per violation if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs pursuant to subsection (1). Any ordinance imposing such fines shall include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines, including, but not limited to, those factors set forth in paragraph (b).

(3) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the local governing body, and the local governing body may execute a satisfaction or release of lien entered pursuant to this section. After 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under s. 4, Art. X of the State Constitution. The money judgment provisions of this section shall not apply to real property or personal property which is covered under s. 4(a), Art. X of the State Constitution.

History.—s. 1, ch. 80-300; s. 8, ch. 82-37; s. 2, ch. 85-150; s. 8, ch. 86-201; s. 2, ch. 87-391; s. 8, ch. 89-268; s. 4, ch. 94-291; s. 1, ch. 95-297; s. 5, ch. 99-360; s. 1, ch. 2000-125; s. 65, ch. 2004-11.

Note.—Former s. 166.059.

Sec. 2-247. - Administrative fines; liens.

The enforcement board, upon notification by the code inspector that a previous order of the enforcement board has not been complied with by the set time, may order the violator to pay a fine not to exceed two hundred fifty dollars ($250.00) for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists or, if the violator does not own the land, upon any other real or personal property owned by the violator and may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but shall not be deemed otherwise to be a judgment of a court except for enforcement purposes. After one year from the filing of any such lien which remains unpaid, the enforcement board may authorize the city attorney to foreclose on the lien.

(Code 1960, § 2-28; Ord. No. H-241, 12-6-82)

State Law reference— Similar provisions, F.S. § 162.09.

CITY OF FORT PIERCE
Florida

BUILDING & COMMUNITY RESPONSE DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

5/05/05 **Tax ID#: 240160500300003** **Case #: CDEF2005-1201**

John B and Susan D Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

ADDRESS: 1635 THUMB POINT DR

The above building or structure has been found unsafe per City Ordinances, Florida Building Code (FBC) s.3401.6 and the Standard Unsafe Building Abatement Code s.101.6. The following required actions must be taken:

- ☐ Evidence of extensive exterior and interior damage suggests substantial renovation is required to prevent further deterioration. (30 days to initiate)
- ☐ Fences must be repaired or replaced to provide a locked barrier around the pool. (15 days)
- ☐ Stagnant water must be treated to prevent the growth of algae or breeding of mosquitoes. (15 days)

If the building(s) is to be repaired, drawings prepared by a Florida licensed engineer or architect addressing the deficiencies will be required with the building permit application unless otherwise approved by the Building Official.

If the above required actions are not started and completed by the time specified, the building or structure will be ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. The repair/rehabilitation of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate condemnation proceedings in accordance with codes, with all costs incurred charged against the owner of record.**

Any person having any legal interest in the property may appeal this notice by the Building Official to the Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 30 calendar days from the date of the notice with a $200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

If you have any questions regarding this notice, please contact the Building Department (772) 460-2200, Ext. 214.

John Alcorn, Director
Division of Building and Community Response

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE
STATE OF FLORIDA

IN THE MATTER OF: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

Case # : 7-62
Regular presentation X
Repeat Violator_____

NOTICE OF VIOLATION HEARING

The Code Enforcement Officer contends that the following violation(s) continues to exist:

Ordinance #: 103.2 SBCCI Housing Code **Description: VISIBLE BUILDING CODE VIOLATIONS**

Comments: SUBAC Letter sent 5/6/05
5-10-05 C/C RECEIVED
Reinspect scheduled. Check for permits.
6/13/05 No change send letter telling condemnation is proceeding.
6/20/05- spoke w/ Brad (John) 465-7572 - he stated application is in house (survey and subst. improv. packet) - I told him his application would be reviewed and he would be contacted.-kk
C/C RECEIVED 6-20-05

The brief legal description of the real property upon which violation(s) occurred is:

Tax ID # : 240160500300003 **ADDRESS:** 1635 THUMB POINT DR
Legal Description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

You are hereby notified that the Code Enforcement Board has scheduled the above referenced matter for hearing on the 11 day of April 20 07 at 8:30 A.M. in the City Hall Commission Chambers located at 100 North U.S. #1, Fort Pierce, Florida.

YOU ARE HEREBY REQUIRED TO APPEAR BEFORE THE BOARD AT SAID TIME AND PLACE TO ANSWER AND DEFEND AGAINST SAID ALLEGATION(S). If you fail to attend, the Board may make its decisions based solely upon the evidence presented by the Code Enforcement Officer.

If you are found to be in violation, the Board has jurisdiction to impose a fine of not more than $250 per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed $500 per day may be imposed. If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the enforcement board even if the violation has been corrected prior to the hearing.

Any decision of the Board may be appealed. The verbatim transcript of the hearing is necessary for an appeal. **ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS/HER COST TO ARRANGE FOR SAME.**

Please be advised that the procedures of the Board are governed by the Rules of the Code Enforcement Board and the Code of Ordinances of the City of Fort Pierce, Florida. Copies of Rules and Ordinances may be obtained at the Office of the City Clerk, 100 North U.S. #1, Fort Pierce, Florida.

Please govern yourself accordingly.

FORT PIERCE CODE ENFORCEMENT BOARD

By: Bob Dusanek
Bob Dusanek Code Enforcement Officer, (772) 460-2200 Ext. 278

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the Notice of Violation Hearing was mailed to the above named alleged violator at the address stated above, this 22 day of March 20 07.

By: Barbara Nelson

CODE ENFORCEMENT BOARD MEETING **APRIL 11, 2007**

DISMISSED AT THAT TIME IF THEY HAVE MET WITH THE URBAN FORESTER. THE AMENDED MOTION WAS AGREEABLE WITH THE SECOND. THE MOTION AND AMENDED MOTIONS WERE VOTED ON AND APPROVED BY THE 6 MEMBERS PRESENT.

Item #2 Officer: Bob Dusanek

Case #7-62 103.2 SBCCI Housing Code - Visible Building Code Violations

RE: 1635 Thumb Point Drive

John B & Susan D. Culverhouse
1635 Thumb Point Dr.
Ft. Pierce, FL 34949

Bob Dusanek CEB case #7-62. Was initiated on 5-5-2005. The address is 1635 Thumb Point Dr. The owner is John B. & Susan D. Culverhouse of that same address. The section that was cited was 103.2, the SBCCI Housing Description and the Visible Code Violations. We sent out a unsafe housing on that and Mr. Culverhouse has appeared before the Construction Board of Appeals and has had several extensions, and that is the reason that this was brought to. The house is in very bad shape. Mr. Culverhouse, I believe will testify that he has a settlement check and that they will be working with the Building Department to actually demolish and rebuild the house.

Misty Minton swore in John Culverhouse.

John Culverhouse our home was substantially destroyed by hurricane Frances on September 4, 2004. We haven't lived there since that time. Basically, I want to thank, the city has really been great to us, giving us time to bring our lawsuit against our insurance carrier to resolution. Our insurance carrier offered about $100,000, our claim was in excess of $700,000. We recently settled with our carrier for half a million and the check is at our attorney's office, Buck Cosell's office in Vero Beach. We're supposed to go up and sign it tomorrow. It'll be put in his trust account then he can write on it in about 15 days. In other words, he can give us the money in about 15 days. I have spoken to a contractor about 3 weeks ago, Mr. inaudible and John Foster, who is an architect, has been on the property with me in the last 3 weeks. What we want to do is to attempt to, sense it suffered damage, 50% or more of the pre-hurricane assessed value, it has to be brought up, of course, to the height requirements of the building code and the FEMA requirements, which we want to do because we never want to go through what we went through again. We don't want to demolish the structure because we want to find out, there are certain things that can be done with the first floor, like parking and other things that will still comply with the code. What we want to do is reinforce the structure and go up a couple of floors for the first living floor, complies with the height requirements of the building code and FEMA. It's just that we've lived there since 1976 and we had so many happy memories with family memories with family members who have passed on and we really just don't want to tear it down. We want to try to incorporate what's there into a new house. We to come home because we've been living down in Port St. Lucie and other places, nice places, but there's no place like Ft. Pierce.

Misty Minton Mr. Culverhouse, how much time do you think you're going to need?

John Culverhouse I would ask for, to come back before you within 60 days and then that would give us time to get the settlement to hopefully, and then engage a contractor. I've also engaged an artist/designer to do plans. He's doing plans now to inaudible Russell, who is working on plans for us. We have to get core borings and everything else to determine how to reinforce the structure and see what is feasible. I'd like to be able to talk to Mr. Dusanek and Mr. Meyers and find out what we can do with the existing structure, the first floor, the concrete structure, as opposed to tearing it down. So, I would ask for 60 days for us to come back and show you that we are moving forward to be able to work towards pulling the permits to be able to start the rebuilding process.

Misty Minton Mr. Dusanek, is this acceptable to the city?

Bob Dusanek yes it is, but if there are drawings being done or just being started Attorney Culverhouse, it may take a lot longer than the 60 days to get into the permitting process.

Misty Minton I think he's asking 60 or we could do 90. He just want to show . . . .

Bob Dusanek what I'm saying is, if he gets into the permitting process, this will be a mute point that he is rebuilding the structure. So, that if we'd go 90 to 120 days for him to get into the permitting process, which I think is reasonable, then when the permits and everything is applied for, we could just basically dismiss the case.

John George Mr. Dusanek, because we don't have any pictures before use to see the property, is the property secured?

Bob Dusanek it is secured and it has a fence around it. I don't believe there's anybody getting into it.

Misty Minton Mr. Dusanek, is your recommendation that we give him a continuance for up to a 120 days or do we give him 120 days to apply for some type of permitting?

Bob Dusanek why don't we do that. Why don't we give him 120 days and if the a permit has been issued or is in process, we can continue it at that time until that permit would be issued, and that would save coming back before you and having Mr. Culverhouse take from his valuable time to come here.

Misty Minton also, you have the option of giving him a 90 day extension if he is having problems with architects, or as long as Mr. Culverhouse is aware of that.

Bob Dusanek we have received a lot of complaints from the people on the beach about this, and that is one of the reasons it's here. I tried to explain to the people that he had been suing his insurance company and that kind of thing. When I delivered the letter to him last week, I was glad to hear that they were in the settlement process.

Misty Minton Mr. Culverhouse, is this agreeable?

John Culverhouse yes ma'am it is.

Chris Dzadovsky I just want to make sure I'm clear on, we'll put it in the process with the motion as to oppose to a continuance. That way we can make sure that it comes back and things are in motion. If we continue then nothing gets done in 120 days, then we start the process.

DELORES HINES MADE A MOTION IN REGARDS TO JOHN B. & SUSAN D. CULVERHOUSE, IN CASE #7-62, I MOVE THAT THIS BOARD DETERMINE THAT MR. & MRS. CULVERHOUSE BE FOUND IN VIOLATION OF CODE 103-2, BECAUSE OF THE VISIBILITY DEPRECIATION OF THE BUILDING, ETC. THE PARTY HAS ASKED FOR, WE SHOULD GIVE 120 DAYS TO SHOW THAT THE PARTY HAS GONE FORWARD IN SOME KIND OF WAY TO BRING THE PROPERTY UP TO CODE. FAILING TO DO THIS WHICH WOULD BE A VIOLATION AND A FINE OF $150 A DAY AFTER 120 DAYS.

Misty Minton is your motion, just to clarify, asking that they have applied for permits?

THE MOTION WAS AMENDED THAT THEY APPLY FOR THE PERMITS. I UNDERSTAND THAT THE BUILDING HAS BEEN SECURED. THEY ARE IN THE PROCESS OF GETTING CONTRACTORS AND PLANS, ETC. THE MOTION WAS SECONDED BY PAUL FRISCHKORN.

Chris Dzadovsky are we going for $150 a day or $250 a day after the violation comes back into effect?

THE MOTION WAS AMENDED TO FINE THE VIOLATORS $250 A DAY.

John Culverhouse Madam Chairman, I know the public discussion has ended, but I'm concerned of being found in violation. We will admit the violation, stipulate that if we haven't begun to apply for a permit with that 120 days, that we will consent to being found in violation, but I would . . . . .

Attorney Walker that's what the motion is.

John Culverhouse my problem is, because I sit on Board of this city that I'm seeking reappointment to, the Historic Preservation Board, I would hate to have that come up against me, that my wife and I are in violation of that, and also, what I would ask for is that if possible to be continued for that time period. We will sign a confession, a consent that if we don't do that, that the fines can start at that time period. I appreciate it that if the finding of a violation could be deferred.

Misty Minton I appreciate what you're saying Mr. Culverhouse. We'll let the Board discuss this and see what we can do.

Paul Frischkorn let me do a minor amendment.

Misty Minton we first have a motion. Do we have to vote on the motion before us before we continue to amend it, sir?

Attorney Walker Madam Chair, there's been a main motion made. There's been a second to that motion. During the course of discussion, a motion to amend is in order.

PAUL FRISCHKORN AMENDED THE MOTION, IF HE IS NOT IN THE PERMITTING PROCESS, THEN WE GO FORWARD WITH THE FINDING OF GUILT. THAT GIVES HIM 4 MONTHS TO GET THE PROGRAM GOING. THAT'S THE WHOLE PRINCIPLE OF IT. HE WANTS THIS OVER WITH TOO.

Misty Minton so you're saying that the record would not show that a . . .

Paul Frischkorn he's not been found guilty at this point, but in 120 days then he's a bad boy.

Misty Minton you're saying that a violation would not exist until 120 days if permits have been processed.

Paul Frischkorn a violation does exist, there's no question about that, but the fine and the . . . .

Misty Minton if we find that a violation does exist, as far as I'm concerned, Mr. Walker, isn't that on the record?

Paul Frischkorn he's thrown himself on the floor.

Misty Minton I understand that Mr. Frischkorn.

Attorney Walker Madam Chair, there is considerable latitude and flexibility given to the Board on how exactly it wishes to structure this. It would be within the Board's discretion if it elected to do so to provide that if at the end of 120 that there was a violation and that if at the end of 120 days permit had not been made application for, that at that time the violation would become ripe and that a fine would immediately begin running from that date, but that until that 120 day period had past, there would be a withholding of an adjudication of violation.

Misty Minton so we have an amendment to hold the violation . . . .

Attorney Walker perhaps I can restate what I was attempting to get out. As I understand the sense of the movevant here, the movevant wishes to amend the main motion by providing an amendment which holds that adjudication is to be withheld for a period of 120 days, and then upon certification at the end of that 120 days by the Building Department, that an application has not been made for a permit, then at the end of that 120 day period, the respondent would then be found in violation and at that point a per diem fine would immediately begin to run. Have I correctly stated the sense of the motion to amend?

Misty Minton it was very clear. Does the maker of the motion and the second approve of this amendment and the mover of the amendment?

THE MOTION AND THE AMENDMENT WERE AGREEABLE WITH THE SECOND.

Chris Dzadovsky in this particular citing it talks about Ordinance 103.2. Does that make a difference in our proceedings? I think the attorney would probably have to, because are the Building Codes in the SBCCI Housing Code different than our building codes?

Attorney Walker our Code of Ordinances incorporates a series of building codes, the Florida Building Code, the Unsafe Building Code, and the SBCCI Housing Code is another one of those codes, and they are all incorporated by reference.

THE MOTION AND THE AMENDMENT WERE VOTED ON AND APPROVED BY THE 6 MEMBERS PRESENT.

- - - - - -

Item #3 Officer: Shaun Coss

Case #7-24 Sections: 5-368 Property Maintenance, 16-46, 16-47, 16-48(1)(5) Outside Storage

RE: 2802 S. U.S. Hwy. 1

Amal & Thabet Hasan
2802 S. U.S. Hwy. 1
Ft. Pierce, FL 34982

Shaun Coss this is Code Enforcement Board case #7-24. The case was initiated by Shirley Kirby and Ricky Duncan and taken over by myself on September 28, 2006. Location of the violation is 2802 S. U.S. Hwy. 1, owned by Amal & Thabet Hasan, 2802 S. U.S. Hwy. 1. Violations are 5-368 property maintenance, 16-46, 16-47, 16-48(1)(5) outside storage.

Attorney Walker Madam Chair, it would be my recommendation that once the case is called, that under our rule that the Chair then calls the respondent forward to see if the charge is contested.

Misty Minton before it's read into the record?

Attorney Walker then if it's not contested, whether or not there is agreement with the time recommended, and if it isn't contested and there is agreement, then a motion can immediately be made based upon the admitted finding and the time that is agreed to for compliance. That way Board experience shows we can avoid the time that is otherwise necessary for presentation of a case.

Ammar Nofal identified himself for the record.

Misty Minton are you in agreement with the charges that have been brought against your property?

Ammar Nofal yes ma'am.

Misty Minton can you have the violation corrected with 45 days?

Ammar Nofal actually, I explained the situation. I was here 2 months ago for that same hearing. I got a letter, we can get it done by the end of this year.

Misty Minton you're not in agreement with the 45 days?

Ammar Nofal no, I can't get it done in 45 days.

Chris Dzadovsky Madam Chair, this came before us and there is some history.

Misty Minton we'll get to that I'm sure. Mr. Coss, proceed with presenting the case.

Shaun Coss there was a Board Order February 14, 2007.

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE, FLORIDA

CEB CASE # 7-62

RE: Violation of Section(s) 103.2 SBCCI Housing Code Description: Visible Building Code Violations

Violator: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl. 34949-3570

LEGAL DESCRIPTION: 1635 Thumb Point Dr.
THUMB POINT BLK 1 LOT 30 (OR 258-845)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Code Enforcement Board pursuant to Florida Statutes 162.07 on 4-11-07, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that John B & Susan D. Culverhouse failed to _____

in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 120** days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of $ 250 **.

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

The violator is responsible for notifying the Code Enforcement Division promptly at (772) 460-2200, extension 278, when the violation is corrected.

DONE AND ORDERED this 17 day of April, 2007.

MISTY MINTON, VICE-CHAIRMAN
CODE ENFORCEMENT BOARD

I CERTIFY THAT THE ABOVE ORDER WAS MAILED TO THE RESPONDENT ON THIS 17 DAY OF April, 2007.

Barbara Dennis

Barbara Dennis

** 120 days to apply for permit
** $250.00 per day fine would start if an application has not been made for a permit, and the respondent would be found in violation.

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

CEB Case No. 7-62

Case No. 5-1201

1635 Thumb Point Dr.
PROPERTY ADDRESS

IN THE MATTER OF:

John B. & Susan Culverhouse

I, _____, have personally examined the property described in the Code Enforcement Board order dated _____, in the above mentioned case, and find that said property is **NOW** in compliance with Section(s) _____ of the Code of the City of Fort Pierce, Florida, as of the _____ day of _____, 20____

_____

I, Bob Dusanek, have personally examined the property described in the Code Enforcement Board order dated 4/11/2007, in the above mentioned case, and find that said property is **NOT** in compliance with Section(s) 103.2 of the Code of the City of Fort Pierce, Florida as of the 26 day of October, 2007

Bob Dusanek

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Bob Dusanek (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 26 day of October, 2007

MY COMMISSION EXPIRES:

Lois Caudill
My Commission DD342030
Expires September 20, 2008

Lois Caudill
NOTARY PUBLIC - STATE OF FLORIDA

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

REGULAR MAIL

October 26, 2007

John B. & Susan Culverhouse
1635 Thumb Point Drive
Ft. Pierce, FL 34949

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Special Master or Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing stating a detailed reason as to why you disagree**. This correspondence should be mailed to our office within **twenty (20) days** from receipt of this letter. If we should receive a response from you, then your case will be scheduled before the Special Master or the Code Enforcement Board for a Massey hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at **(772) 460-2200, extension 213.**

Sincerely,

Lois Caudill

Lois Caudill
Executive Assistant

/lc

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE

CEB CASE # 7-62

RE: Violations of Section(s) 103.2 SBCCI Housing Code

Violator: John B. & Susan Culverhouse
1635 Thumb Point Drive
Ft. Pierce, FL 34949

Property Address 1635 Thumb Point Dr.

Tax ID # 2401-605-0030-000/3

Legal description: Thumb Point
Blk 1 Lot 30

ORDER ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE having come before the Code Enforcement Board pursuant to Florida Statute 162.09 on April 11, 2007 upon notification by the code inspector that the Board's Order herein dated April 17, 2007 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of $ 250 from October 26, 2007 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the Public Records of St. Lucie county and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit to foreclose on this lien, whichever occurs first. The lien arising from this fine runs in favor of the City of Fort Pierce, a municipal corporation, and the City of Fort Pierce may execute a satisfaction or release of lien. This Order shall not be deemed to be a Court judgment except for enforcement purposes and may be foreclosed as further provided by law.

DONE AND ORDERED this 20th day of November, 2007

Chairman, Code Enforcement Board

ATTEST:

CITY CLERK

Dated: 11-20-07

Return to: Code Enforcement Division
P.O. Box 1480
Fort Pierce, FL 34954

PREPARED BY: James T. Walker, Esq. Assistant City Attorney, P.O. Box 1480, Fort Pierce, Florida 34954

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORDS ON FILE IN THIS OFFICE.

CITY CLERK

DATE Nov 26 2007

(CITY SEAL)

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3138478 11/30/2007 at 09:38 AM
OR BOOK 2910 PAGE 27 - 27 Doc Type: LIEN
RECORDING: $10.00

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

CERTIFIED MAIL

December 7, 2007

John B. & Susan Culverhouse
1625 Thumb Point Drive
Ft. Pierce, FL 34949

CEB Case No.: 7-62

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

Since you have not complied with the Special Magistrate's/Code Enforcement Board's Order in a timely manner, the penalty of $ 10,500 has accrued and continues to accrue at $250 per day until the property comes into compliance.

Attached please find a copy of the Order Assessing Fine and Imposing Lien on the above referenced property which has been recorded in the public records of St. Lucie County, Florida. If there is no compliance and/or the outstanding penalty is not paid within three (3) months of the date of recording, this lien may be subject to foreclosure proceedings and the property sold to enforce the penalty.

If you have any questions regarding what needs to be done to bring the property into compliance, please contact Officer Bob Dusanek at (772) 460-2200 extension 278.

Sincerely,

Lois Caudill
Executive Assistant

/lc

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 37

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 27th day of April, 2009.

STOP Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 21st day of April, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466579 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1429 - 1429 Doc Type: AFF
RECORDING: $10.00

File Name: C0034897

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 4th day of January, 2010.

Start Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of April, 2010.

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466578 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1428 - 1428 Doc Type: AFF
RECORDING: $10.00

File Name: C0034898

City of Fort Pierce, Florida
Building and Code Enforcement
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 460-2200
FAX #: (772) 468-0457

April 22, 2010

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Property address: 1635 THUMB POINT DR

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree.** This correspondence must be mailed to our office within **twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Code Enforcement Board for a hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at (772) 460-2200, ext. 284.

Sincerely,

Karen Bruno
Secretary to the Code Enforcement Board

File Name: C0034944

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 1st day of June, 2010.

Stop
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 10th day of June, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3486356 06/21/2010 at 11:20 AM
OR BOOK 3206 PAGE 2056 - 2056 Doc Type: ORD
RECORDING: $10.00

File Name: C0035621

AFFIDAVIT OF NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3710866 06/05/2012 at 02:41 PM
OR BOOK 3396 PAGE 1666 - 1666 Doc Type: AFF
RECORDING: $10.00

Book: 2910

Page: 27

Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 2nd day of August, 2011.

Restart Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of May, 2012.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # DD823583
EXPIRES: November 13, 2012
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

File Name: C0043457

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4055129 OR BOOK 3731 PAGE 1203, Recorded 04/02/2015 at 10:13 AM

AFFIDAVIT OF COMPLIANCE
SPECIAL MAGISTRATE
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Isaac Saucedo, have personally examined the property described in the Special Magistrate's order dated April 11, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 22 day of August, 2014.

Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Isaac Saucedo, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 30th day of March, 2015.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

File Name: C0058961

PREPARED 3/14/17, 15:22:39
PROGRAM CE200L
CITY OF FT PIERCE BLDG & CODE DIVISION

CASE HISTORY REPORT
CASE NUMBER 05-00001201

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION 2401-605-0030-000/3 1635 THUMB POINT DR FT PIERCE FL 34949	5/05/05 Isaac Saucedo	FINES/LIENS RUNNING	8/10/15

NARRATIVE:	
	SUBAC Letter sent 5/6/05 5/05/05
	Time Stamp: 04/27/2007 02:47 PM BOBD ---------- 4/27/07
	I added correct tax id #, owner, changed case type and 4/27/07
	inspector. Please refer to ptwin cases for more 4/27/07
	information. Owners have settled with insurance company and 4/27/07
	are anxious to get back home. 4/27/07
	Time Stamp: 06/26/2007 03:54 PM BOBD ---------- 6/26/07
	I passed by today and no changes have been made, roof 6/26/07
	missing and interior has been demolished. 6/26/07
	Time Stamp: 09/25/2007 10:34 AM BOBD ---------- 6/26/07
	This narrative concerns 1569 Thumb Point Dr not 1635. 6/26/07
	Time Stamp: 09/24/2007 02:27 PM BOBD ---------- 9/24/07
	John Foster is still working with owner and contractor to 9/24/07
	rebuild structure. 9/24/07
	Time Stamp: 10/23/2007 02:59 PM BOBD ---------- 10/23/07
	Brad Culverhouse announced last night at Historic 10/23/07
	Preservation Board meeting that he has retained Chairman 10/23/07
	John Foster as the person to design the rebuilding of his 10/23/07
	structure and mr. Foster agreed. I spoke with Mr. foster 10/23/07
	last week and he said he would send a fax stating the above 10/23/07
	and plans should be submitted in thirty (30) days. 10/23/07
	Time Stamp: 12/04/2007 11:43 AM BOBD ---------- 12/04/07
	No changed, check with the building department. 12/04/07
	Time Stamp: 01/03/2008 08:10 AM BOBD ---------- 1/03/08
	P e-mail from Kristie John Foster has meet with Marc about 1/03/08
	concerns that building and planning may have, no plans have 1/03/08
	been submitted at this time. 1/03/08
	Time Stamp: 02/04/2008 12:58 PM BOBD ---------- 2/04/08
	I changed inspector to Melody and set inspection for 2-20. 2/04/08
	same - Time Stamp: 02/27/2008 08:49 AM MELODY 2/27/08
	---------- 2/27/08
	same Time Stamp: 03/17/2008 10:02 AM MELODY 3/17/08
	---------- 3/17/08
	4/11/08 same Time Stamp: 04/11/2008 11:17 AM MELODY 4/11/08
	---------- 4/11/08
	same Time Stamp: 05/06/2008 04:16 PM MELODY 5/06/08
	---------- 5/06/08
	same Time Stamp: 06/04/2008 04:10 PM MELODY 6/04/08
	---------- 6/04/08
	same Time Stamp: 07/02/2008 04:21 PM MELODY 7/02/08
	---------- 7/02/08
	same Time Stamp: 08/04/2008 04:22 PM MELODY 8/04/08
	---------- 8/04/08
	inspection 9/4/08 same Time Stamp: 09/08/2008 04:27 PM 9/08/08
	MELODY ---------- 9/08/08
	same Time Stamp: 10/05/2008 02:55 PM MELODY 10/05/08

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION 2401-605-0030-000/3 1635 THUMB POINT DR FT PIERCE FL 34949	5/05/05 Isaac Saucedo	FINES/LIENS RUNNING	8/10/15

NARRATIVE:

----------	10/05/08
November 4, 2008 3:18:31 PM melody.	11/04/08
same	11/04/08
December 4, 2008 3:31:28 PM melody.	12/04/08
same	12/04/08
January 9, 2009 10:28:14 AM melody.	1/09/09
same	1/09/09
February 3, 2009 3:13:20 PM melody.	2/03/09
same	2/03/09
March 2, 2009 4:29:01 PM melody.	3/02/09
same	3/02/09
April 9, 2009 10:06:27 AM melody.	4/09/09
same	4/09/09
May 20, 2009 10:47:39 AM melody.	5/20/09
same condition - steve weaver advises he is working with mr	5/20/09
culverhouse to restore house	5/20/09
June 16, 2009 3:15:35 PM melody.	6/16/09
contractor steve weaver has dumpster on site - work may be	6/16/09
starting on this property?	6/16/09
July 9, 2009 4:30:59 PM melody.	7/09/09
same condition	7/09/09
July 9, 2009 4:32:06 PM melody.	7/09/09
same condition	7/09/09
August 12, 2009 4:37:43 PM melody.	8/12/09
same condition	8/12/09
September 4, 2009 11:14:02 AM melody.	9/04/09
no action taken on house - transfer to shaun	9/04/09
October 12, 2009 4:09:38 PM shaun.	10/12/09
SAME	10/12/09
January 21, 2010 4:19:27 PM shaun.	1/21/10
HAS DUMPSTER STORAGE UNIT AND PORTA POTTY THERE, PERMIT IS	1/21/10
STILL ACTIVE. WILL CONTINUE TO MONITOR	1/21/10
April 20, 2010 1:17:43 PM shaun.	4/20/10
SAME AS LAST TIME	4/20/10
April 21, 2010 10:26:06 AM shaun.	4/21/10
PER PEGGY I AM DOING A AFF OF COMPLIANCE TO STOP THE FINES	4/21/10
ON 4-27-2009 SINCE HE COMPLIED WITH THE ORDER BY APPLYING	4/21/10
FOR A PERMIT, AND THEN RE-STARTING THE FINES ON 1-4-10 WHEN	4/21/10
THE PERMIT EXPIRED.	4/21/10
June 9, 2010 4:05:43 PM shaun.	6/09/10
PERMIT WAS APPLIED FOR AGAIN ON 6-1-2010, SO STOPPING FINES	6/09/10
AGAIN.	6/09/10
September 7, 2010 3:35:58 PM shaun.	9/07/10
PERMIT 10-1195 WAS ISSUED IN JUNE. WORK HAS STARTED ON THE	9/07/10
PROPERTY. PEGGY IS GOING TO RECOMMEND NOT REDUCING THE FINE	9/07/10
AT THIS TIME AND RECOMMENDING TO WAIT UNTIL THE PROPERTY IS	9/07/10

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION 2401-605-0030-000/3 1635 THUMB POINT DR FT PIERCE FL 34949	5/05/05 Isaac Saucedo	FINES/LIENS RUNNING	8/10/15

NARRATIVE:

BROUGHT INTO COMPLIANCE.	9/07/10
November 10, 2010 4:08:48 PM shaun.	11/10/10
WAS SUPPOSE TO GO IN FRONT OF THE CEB TODAY FOR REDUCTION	11/10/10
REQUEST BUT CULVERHOUSE REQUESTED A CONTINUANCE, SHOULD GO	11/10/10
IN JAN.	11/10/10
January 10, 2011 4:01:08 PM shaun.	1/10/11
HOUSE IS IN THE PROCESS OF DEMO, WAS SUPPOSE TO GO TO THE	1/10/11
CEB FOR A REQUEST TO REDUCE/RESCIND LIEN ON WED BUT PEGGY	1/10/11
HAS GRANTED THE REQUEST FOR THE EXTENSION.	1/10/11
April 13, 2011 8:56:42 AM shaun.	4/13/11
WORK IN PROGRESS	4/13/11
October 18, 2011 4:06:29 PM shaun.	10/18/11
DOESN'T LOOK LIKE ANYTHING HAS REALLY BEEN DONE IN A WHILE,	10/18/11
NOWHERE NEAR COMPLETION.	10/18/11
April 25, 2012 9:20:04 AM shaun.	4/25/12
STATUS QUO, FINE CONTINUES TO ACCRUE	4/25/12
May 21, 2012 1:15:41 PM peggy.	5/21/12
Permit #10-1195 expired 8/1/2011 and no new permits have	5/21/12
been applied for or obtained. Fines restarted again on	5/21/12
8/2/2011. Will send a new letter.	5/21/12
November 27, 2012 4:44:11 PM shaun.	11/27/12
SAME, NO ADDITIONAL PERMITS HAVE BEEN APPLIED FOR.	11/27/12
May 28, 2013 4:40:36 PM shaun.	5/28/13
SAME.	5/28/13
December 4, 2013 10:59:37 AM shaun.	12/04/13
EVERYTHING IS THE SAME, FINES WILL CONTINUE TO ACCRUE.	12/04/13
January 27, 2014 9:45:44 AM shaun.	1/27/14
TRANSFERRING THIS CASE TO ISAAC SINCE THIS IS HIS NEW AREA.	1/27/14
January 29, 2014 1:08:40 PM shaun.	1/29/14
house is in the process of being torn down, fines will	1/29/14
continue	1/29/14
February 24, 2014 10:59:45 AM isaucedo.	2/24/14
SETTING FURTURE INSPECTION, CHECK WITH BUILDING TO SEE IF	2/24/14
DEMOLITION PERMIT HAS BEEN RENEWED..	2/24/14
March 12, 2014 3:57:41 PM isaucedo.	3/12/14
PROPERTY LOOK THE SAME FINES WILL CONTINUE TO RUN	3/12/14
April 14, 2014 11:33:53 AM isaucedo.	4/14/14
CONTINUES TO LOOK THE SAME	4/14/14
May 7, 2014 3:24:54 PM isaucedo.	5/07/14
CONTINUES TO LOOK THE SAMES. FINES WILL CONTINUE	5/07/14
June 25, 2014 1:36:17 PM isaucedo.	6/25/14
continue to look the same. fines will continue to run. will	6/25/14
set up a new inspection a month from today due to their is	6/25/14
another open case on this property	6/25/14
July 25, 2014 11:07:26 AM ISAUCEDO.	7/25/14
CONTINUES TO LOOK THE SAME, FINES WILL CONTINUE TO RUN.	7/25/14

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION 2401-605-0030-000/3 1635 THUMB POINT DR FT PIERCE FL 34949	5/05/05 Isaac Saucedo	FINES/LIENS RUNNING	8/10/15

NARRATIVE:

September 4, 2014 1:33:31 PM isaucedo.	9/04/14
PROPERTY CONTINUES TO LOOK THE SAME AND FINES WILL CONTINUE	9/04/14
TO RUN.	9/04/14
October 28, 2014 4:42:41 PM isaucedo.	10/28/14
Continues to look the same	10/28/14
December 23, 2014 10:56:05 AM isaucedo.	12/23/14
property continues to look the same, fines will continue to	12/23/14
run and will set a new inspection date.	12/23/14
February 23, 2015 2:23:48 PM isaucedo.	2/23/15
Same, fines will continue to run.	2/23/15
March 26, 2015 3:41:37 PM isaucedo.	3/26/15
case has been complied	3/26/15
February 10, 2016 4:25:15 PM peggy.	2/10/16
Request for a partial lien reduction went before CEB for	2/10/16
approval. Lot is in SLC and was sold in 2012 and resold in	2/10/16
2015. The current owner found the cloud on the title, which	2/10/16
was missed by the title company. They are offering $5000 to	2/10/16
have two agricultural parcels released from the lien on this	2/10/16
property. The CEB accepted the offer with the understanding	2/10/16
that by releasing these parcels, the lien still remains in	2/10/16
affect on the Thumb Point property. Matter being forwarded	2/10/16
to the City Commission for final approval.	2/10/16
March 22, 2016 11:21:37 AM colleen.	3/22/16
City Commission approved the partial release of lien	3/22/16
contingent upon receiving a check for $5,000.	3/22/16
	3/22/16
Check was received today and remitted to the Finance Dept.	3/22/16
Papers were prepared to obtain the partial release of lien.	3/22/16
April 28, 2016 2:32:40 PM colleen.	4/28/16
Partial release of lien was recorded on 4/27/16	4/28/16
book 3862 page 379 Mailed to Mr. Fee and Mr. Culverhouse on	4/28/16
4/28/16	4/28/16
Lien and fines are still attached by Culverhouse.	4/28/16
June 8, 2016 10:34:46 AM peggy.	6/08/16
Spoke with Dennis Murphy and Tom Kiernan of Culpepper and	6/08/16
Terppening. 772-464-3537 / EM dmurphy@ct-eng.com or	6/08/16
tkiernan@ct-eng.com.	6/08/16
	6/08/16
Gentleman said that Mr. C is pursuing cleaning up the	6/08/16
property, replatting and resolving the code violation. Title	6/08/16
is being transferred to the son via quit claim deed. (copy	6/08/16
placed in file). Actively under construction at this time.	6/08/16

NOTICE NAMES: JOHN B & SUSAN CULVERHOUSE OWNER

HISTORY:

SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
6/13/05	Initial Inspection	COMPLETED	6/13/05		

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION 2401-605-0030-000/3 1635 THUMB POINT DR FT PIERCE FL 34949	5/05/05 Isaac Saucedo	FINES/LIENS RUNNING	8/10/15

6/13/05	Initial Inspection	COMPLETED	6/13/05	
	RSLT TEXT: 6/13/05 No change send letter teliing condemnation is procee ding.			6/13/05 6/13/05
6/28/05	Follow-up Inspection	COMPLETED	6/28/05	
	RSLT TEXT: 6/28/05 No change, check in 7 days.			6/28/05
7/05/05	Follow-up Inspection	COMPLETED	7/05/05	
	RSLT TEXT: 7/5/05 No change.			7/05/05
7/18/05	Follow-up Inspection	COMPLETED	7/18/05	
	RSLT TEXT: 7/18/05 No change and we have not heard from the title searc h yet, check in 21 days.			7/18/05 7/18/05
8/08/05	Follow-up Inspection	COMPLETED	8/08/05	
	RSLT TEXT: 8/8/05 No change.			8/08/05
9/06/05	Follow-up Inspection	COMPLETED	9/06/05	
	RSLT TEXT: 9/6/05 No change!			9/06/05
9/12/05	Follow-up Inspection	COMPLETED	9/12/05	
	RSLT TEXT: 9/12/05 No change!			9/12/05
10/10/05	Follow-up Inspection	COMPLETED	10/10/05	
	RSLT TEXT: 10/10/05 This has been appealed and rescheduled for the end of this months meeting.			10/10/05 10/10/05
11/02/05	Follow-up Inspection	COMPLETED	11/02/05	
12/22/05	Follow-up Inspection	COMPLETED	12/22/05	
	RSLT TEXT: 12/22/05 They are still fighting with ins.			12/22/05
3/03/06	Follow-up Inspection	COMPLETED	3/03/06	
	RSLT TEXT: 3/6/06 Continued by the Construction Adjustment & Appeals Bo ard for 30 days.			3/03/06 3/03/06
6/27/06	Follow-up Inspection	COMPLETED	6/27/06	
	RSLT TEXT: 6/27/06 I spoke with owner recently and he is suing the insu rance company.			6/27/06 6/27/06
12/06/06	Follow-up Inspection	COMPLETED	12/06/06	
	RSLT TEXT: 12/6/06 I have not spoken to the owner recently, check on 1/ 12/07.			12/06/06 12/06/06
1/22/07	Follow-up Inspection	COMPLETED	1/22/07	
	RSLT TEXT: 1/22/2007 No change in tis property schedule for S.M. or C.E .B.			1/22/07 1/22/07
3/02/07	Follow-up Inspection	COMPLETED	3/02/07	

CASE TYPE / TAX ID # / ADDRESS		DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION		5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3				
1635 THUMB POINT DR		Isaac Saucedo		
FT PIERCE	FL 34949			
3/02/07	Follow-up Inspection	COMPLETED 3/02/07		
	RSLT TEXT: 3/2/07 No change property scheduled for 3/14/07 hearing.			3/02/07
3/07/07	Follow-up Inspection	COMPLETED 3/07/07		
	RSLT TEXT: 3/7/07 There has not been any changes with this property and			3/07/07
	I did not get paperwork back to Barbara in a timely manner			3/07/07
	therefore; I have scheduled this case for the April 11, 2007			3/07/07
	C.E.B. hearing.			3/07/07
5/25/07	Follow-up Inspection	COMPLETED 5/29/07	Bob Dusanek	
6/26/07	Follow-up Inspection	COMPLETED 6/26/07	Bob Dusanek	
7/26/07	Follow-up Inspection	COMPLETED 8/20/07	Bob Dusanek	
9/20/07	Follow-up Inspection	COMPLETED 9/24/07	Bob Dusanek	
10/20/07	Follow-up Inspection	COMPLETED 10/23/07	Bob Dusanek	
4/11/07	CODE ENFORCEMENT BOARD	COMPLETED 4/11/07		
	NARRATIVE: 120 days to apply for permit, $250 per day fine would start			10/26/07
	if an application has not been made for a permit, and the			10/26/07
	respondent would be found in violation			10/26/07
10/26/07	FINES RUNNING	COMPLETED 10/26/07		
	NARRATIVE: fine of $250 a day begins			10/26/07
10/26/07	WAITING FOR FINES TO BE PAID	COMPLETED 10/26/07		
	NARRATIVE: waiting for fines to be paid			10/26/07
12/04/07	Follow-up Inspection	COMPLETED 12/04/07	Bob Dusanek	
1/04/08	Follow-up Inspection	COMPLETED 1/03/08	Bob Dusanek	
12/06/07	LIEN	OPEN		
	LIEN INFO: 000000762 3138478			0/00/00
2/20/08	Follow-up Inspection	COMPLETED 2/18/08	Melody Sanderson	
3/17/08	Follow-up Inspection	COMPLETED 3/17/08	Melody Sanderson	
4/14/08	Follow-up Inspection	COMPLETED 4/11/08	Melody Sanderson	
5/05/08	Follow-up Inspection	COMPLETED 5/05/08	Melody Sanderson	
6/02/08	Follow-up Inspection	COMPLETED 6/03/08	Melody Sanderson	
7/02/08	Follow-up Inspection	COMPLETED 7/02/08	Melody Sanderson	
9/02/08	Follow-up Inspection	COMPLETED 9/04/08	Melody Sanderson	
10/06/08	Follow-up Inspection	COMPLETED 10/05/08	Melody Sanderson	
11/03/08	Follow-up Inspection	COMPLETED 11/04/08	Melody Sanderson	
12/01/08	Follow-up Inspection	COMPLETED 12/04/08	Melody Sanderson	
1/05/09	Follow-up Inspection	COMPLETED 1/09/09	Melody Sanderson	
2/02/09	Follow-up Inspection	COMPLETED 2/03/09	Melody Sanderson	
3/02/09	Follow-up Inspection	COMPLETED 3/02/09	Melody Sanderson	
4/06/09	Follow-up Inspection	COMPLETED 4/09/09	Melody Sanderson	
5/04/09	Follow-up Inspection	COMPLETED 5/20/09	Melody Sanderson	
6/15/09	Follow-up Inspection	COMPLETED 6/16/09	Melody Sanderson	
7/06/09	Follow-up Inspection	COMPLETED 7/09/09	Melody Sanderson	
8/10/09	Follow-up Inspection	COMPLETED 8/12/09	Melody Sanderson	
9/14/09	Follow-up Inspection	COMPLETED 9/04/09	Melody Sanderson	

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION 2401-605-0030-000/3 1635 THUMB POINT DR FT PIERCE FL 34949	5/05/05 Isaac Saucedo	FINES/LIENS RUNNING	8/10/15

HISTORY: SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
10/12/09	Follow-up Inspection	COMPLETED	10/12/09	Shaun Coss	.10
1/18/10	Follow-up Inspection	COMPLETED	1/21/10	Shaun Coss	.10
4/19/10	Follow-up Inspection	COMPLETED	4/19/10	Shaun Coss	.10
4/21/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	4/21/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
4/21/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	4/21/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
4/22/10	CEB MASSEY IN VIOLATION STILL	ISSUED	4/22/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
7/19/10	Follow-up Inspection	COMPLETED	6/09/10	Shaun Coss	.10
6/09/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	6/09/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

HISTORY: SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
6/10/10	CEB LIEN REDUCTION HEARING	ISSUED	6/10/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
9/07/10	Follow-up Inspection	COMPLETED	9/07/10	Shaun Coss	.10
11/08/10	CEB CONTINUED RESCHEDULED	ISSUED	11/08/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
1/10/11	Follow-up Inspection	COMPLETED	1/10/11	Shaun Coss	.10
4/11/11	Follow-up Inspection	COMPLETED	4/13/11	Shaun Coss	.10
10/17/11	Follow-up Inspection	COMPLETED	10/18/11	Shaun Coss	
4/23/12	Follow-up Inspection	COMPLETED	4/25/12	Shaun Coss	
5/22/12	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	5/22/12		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
5/22/12	CEB SUBJECT TO FORECLOSURE LTR	ISSUED	5/22/12		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

EMail:

11/26/12	Follow-up Inspection	COMPLETED	11/27/12	Shaun Coss
5/27/13	Follow-up Inspection	COMPLETED	5/28/13	Shaun Coss
12/02/13	Follow-up Inspection	COMPLETED	12/04/13	Shaun Coss
6/09/14	Follow-up Inspection	COMPLETED	1/29/14	Isaac Saucedo
5/07/14	Follow-up Inspection	COMPLETED	5/07/14	Isaac Saucedo
6/25/14	Follow-up Inspection	COMPLETED	6/25/14	Isaac Saucedo
7/25/14	Follow-up Inspection	COMPLETED	7/25/14	Isaac Saucedo
9/03/14	Follow-up Inspection	COMPLETED	9/03/14	Isaac Saucedo
10/29/14	Follow-up Inspection	COMPLETED	10/28/14	Isaac Saucedo
12/23/14	Follow-up Inspection	COMPLETED	12/23/14	Isaac Saucedo
2/25/15	Follow-up Inspection	COMPLETED	2/23/15	Isaac Saucedo
3/26/15	SM AFFIDAVIT OF COMPLIANCE	ISSUED	3/26/15	

Respond to: Date: 0/00/00
Send to: PROPERTY OWNER
Mail tracking #:
Name/address: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949
Telephone:
Fax:
EMail:

3/26/15	CLOSE CASE	COMPLETED	3/26/15

TOTAL TIME: .70

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	RESOLVED
	8/20/07	PROPERTY MAINTENANCE	1	PM	COMPLIED	3/26/15

LOCATION:
(2) AS PER THE CITY ORDINANCE, EVERY BUILDING SHALL BE KEPT IN A REASONABLY CLEAN AND SANITARY CONDITION FREE FROM RODENTS, INSECTS AND VERMINS
(3) AS PER THE CITY ORDINANCE, ALL ROOFS EXTERIOR WALLS, DOORS, WINDOWS AND CHIMNEYS SHALL BE SO MAINTAINED AS TO KEEP WATER FROM ENTERING THE BUILDING.
(4) AS PER THE CITY ORDINANCE, THE EXTERIOR OF STRUCTURE NEEDS TO BE PAINTED. WOOD/TRIM/WALLS/FASCIA IS/ARE CHIPPED, PEELING, WEATHERED, STAINED, FADED.
(7) AS PER THE CITY ORDINANCE, STEPS, WALKS, DRIVEWAYS AND SIMILAR PAVED AREAS OF ANY PREMISES SHALL BE MAINTAINED IN A REASONABLY CLEAN AND SANITARY CONDITION, FREE FROM ANY HOLES, SUBSTANTIAL CRACKING OR HAZARD.

NARRATIVE:		
08/20/2007 01:36 PM BOBD ----------		8/20/07
Added violation, talked to John, they received money around		8/20/07
7/24/07; Larry Kosoy has been retainrd as contractor and		8/20/07
plans are being worked on. I suggested to John that Larry		8/20/07
submitt a letter to Building Department on the progress, he		8/20/07
said he would have Larry do that.		8/20/07

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

FINES:

DESCRIPTION	CHARGE	PAID	BILLED	LIEN AMT	LIEN PAID
CODE ENFORCE BD FINES - 1	137250.00	.00	.00	.00	.00
CODE ENFORCE BD FINES - 2	37000.00	.00	.00	.00	.00
CODE ENFORCE BD FINES - 3	279000.00	.00	.00	.00	.00
RECORD AFF OF NON-COMP	20.00	.00	.00	.00	.00
RECORD ACK. OF COMPLIANCE	30.00	.00	.00	.00	.00
RECORD OF LIEN	10.00	.00	.00	.00	.00

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Case General Information

Case status:	FL FINES/LIENS RUNNING
Status date:	8/10/2015
Case type:	CE CODE ENFORCEMENT VIOLATION
Reported date:	5/05/2005
Origination:	IP INSPECTION
Default inspector:	IS Isaac Saucedo
Credit balance:	.00

Owner Information

Owner name:	JOHN B & SUSAN CULVERHOUSE
Address:	1635 THUMB POINT DR
City:	FT PIERCE, FL 34949
Phone:	0
Notice:	Y
Flip:	

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
PROPERTY MAINTENANCE	CM		1	8/20/2007	3/26/2015

Case Data

Description	Data

Active Inspections

Type	Insp ID	Schedule Date

No scheduled inspections exist

Type	Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount	Lien paid
CF	CODE ENFORCE BD FINES - 1	137250.00	137250.00	.00	10/26/2007	4/27/2009	250.00	.00	.00
C2	CODE ENFORCE BD FINES - 2	37000.00	37000.00	.00	1/04/2010	6/01/2010	250.00	.00	.00
C3	CODE ENFORCE BD FINES - 3	279000.00	279000.00	.00	8/02/2011	8/22/2014	250.00	.00	.00
N1	RECORD AFF OF NON-COMP	20.00	20.00	.00	3/26/2015		.00	.00	.00
RC	RECORD ACK. OF COMPLIANCE	30.00	30.00	.00	4/23/2010		.00	.00	.00
RL	RECORD OF LIEN	10.00	10.00	.00	3/26/2015		.00	.00	.00

Type Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount
Lien paid							
(Continued)							
.00							
	453310.00	453310.00	.00				.00
.00							

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

TO: **Paul Thomas, Building Official**

FROM: **Shaun Coss, Building Department Coordinator**

RE: **1635 Thumb Point Drive- Inspection History**

DATE: **1/18/2018**

Per your request, attached are the inspection reports for the renovation permit from 2009, Permit 9-632. That permit was replaced by permit 10-1195 to include an addition. That permit expired and the structure was demolished under permit 13-3149. The inspection report for the current permit for reconstruction, 14-607 is also attached.

Inspection Results Key:
AP- Approved
AE- Approved with Exception
CA- Cancelled
DA- Disapproved
DP- Disapproved with Penalty

RECEIVED
TIME
JAN 18 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

Prepared 1/18/18,10:40:38 Application Inquiry-(BPN200I001) Page 1
Program HTDFTAL Screen detail for Program: BP BPN200I, Inspection history
User ID SHAUN Application 09-00000632

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	REHAB SINGLE FAMILY RESIDENCE
Application status:	APPROVED
Status Date:	5/14/2009
Application type:	RESIDENTIAL, REPAIRS & ALT NO CO
Application date:	4/27/2009
Tenant name/number:	J. BRAD CULVERHOUSE
Valuation:	120000
Square footage:	4362
Public building:	NO
Reviewed by:	MM Z-MARC MEYERS
Pin number:	790624
Entered by:	SKELLER

Contractor Information

Contractor Name:	OWNER
Contractor Number:	10-00005100
Type:	OWNER BUILDER
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	NOT REQUIRED	12/31/2012
STATE LICENSE - CN	NOT REQUIRED	12/31/2012
WORKMAN'S COMP INSURANCE	NOT REQUIRED	12/31/2012

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq	Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000 BLDG 02	2006898	BLDG, DRYWALL	0001	IA	7/02/2009	AP	7/02/2009

Prepared 1/18/18,10:40:51 Application Inquiry-(BPN200I001) Page 1
Program HTDFTAL Screen detail for Program: BP BPN200I, Inspection history
User ID SHAUN Application 10-00001195

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	RENOVATION AND ADDITION
Application status:	APPROVED
Status Date:	6/16/2010
Application type:	RESIDENTIAL, ADDITIONS
Application date:	6/01/2010
Tenant name/number:	BRAD CULVERHOUSE
Valuation:	150000
Square footage:	301
Public building:	NO
Reviewed by:	MM Z-MARC MEYERS
Pin number:	962055
Entered by:	SKELLER

Contractor Information

Contractor Name:	OWNER
Contractor Number:	11-00005100
Type:	OWNER BUILDER
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	NOT REQUIRED	9/30/2020
STATE LICENSE - CN	NOT REQUIRED	9/30/2020
WORKMAN'S COMP INSURANCE	NOT REQUIRED	9/30/2020

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq	Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000 ELR	00 2114791	ELEC, UNDERGROUND ELECTRICAL	0001	DH	1/14/2011	AP	2/02/2011
000 000 ELR	00	ELEC, POWER ON	0001	DH	1/14/2011	AP	1/14/2011

Prepared 1/18/18,10:41:14 Application Inquiry-(BPN200I001) Page 1
Program HTDFTAL Screen detail for Program: BP BPN200I, Inspection history
User ID SHAUN Application 13-00003149

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	demo of a single family residence
Application status:	CLOSED
Status Date:	1/18/2018
Application type:	DEMOLITIONS
Application date:	10/23/2013
Tenant name/number:	JOHN CULVERHOUSE
Valuation:	7000
Square footage:	0
Public building:	NO
Reviewed by:	BL BUILDING
Pin number:	842884
Entered by:	KIM

Contractor Information

Contractor Name:	REALTIME PROPERTY & DEVELOPMEN
Contractor Number:	18-00019010
Type:	GENERAL CONTRACTOR (
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	04GL000957094	7/22/2018
STATE LICENSE - CN	CGC1505490	8/31/2018
WORKMAN'S COMP INSURANCE	EXEMPT	7/14/2019

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq	Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000 D1	01 2765709	BLDG, DEMOLITION FINAL	0001	GFA	2/02/2016	AP	2/02/2016

Prepared 1/18/18,10:41:23 Application Inquiry-(BPN200I001) Page 1
Program HTDFTAL Screen detail for Program: BP BPN200I, Inspection history
User ID SHAUN Application 14-00000607

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	EXISTING STEMWALL / RE-CONSTRUCT SINGLE FAMILY
Application status:	APPROVED
Status Date:	8/22/2014
Application type:	RESIDENTIAL, SINGLE FAMILY DWELLING
Application date:	3/06/2014
Tenant name/number:	BRAD CULVERHOUSE
Valuation:	411484
Square footage:	6530
Public building:	NO
Reviewed by:	MM Z-MARC MEYERS
Pin number:	164008
Entered by:	SKELLER

Contractor Information

Contractor Name:	FOGLIA CONTRACTING CORP
Contractor Number:	18-00027647
Type:	GENERAL CONTRACTOR (
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	GLP001624909	10/20/2018
STATE LICENSE - CN	CGC038434	8/31/2018
WORKMAN'S COMP INSURANCE	WCV002778808	10/20/2018

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq	Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000 BLDG 01	2762318	BLDG, TIE BEAM	0001	C2G	1/12/2018	CA	1/12/2018
000 000 BLDG 01		BLDG, STEM WALL	0001	KG	2/13/2015	AE	2/13/2015

Str/Seq Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
	(Continued)					
2481120						
000 000 BLDG 01 2621589	BLDG, SLAB	0001	KG	8/16/2016	AE	8/16/2016
000 000 BLDG 01 2520383	BLDG, FOOTING/STEEL	0001	GFA	8/07/2015	AP	8/07/2015
000 000 BLDG 01 2565398	BLDG, FOOTING/STEEL	0002	GFA	2/02/2016	DP	2/02/2016
000 000 BLDG 01 2576812	BLDG, FOOTING/STEEL	0003	KG	3/03/2016	AE	3/04/2016
000 000 BLDG 01 2622074	BLDG, FILL COMPACTION	0001	C2G	6/23/2016	AP	6/23/2016
000 000 BLDG 01 2604866	BLDG, FORM BOARD SURVEY	0001	GFA	6/06/2016	AP	6/06/2016
000 000 BLDG 01 2654470	BLDG, REBAR	0001	KG	12/28/2016	AE	12/28/2016
000 000 BLDG 01 2650349	BLDG, STEEL	0001	KG	12/12/2016	CA	12/12/2016
000 000 BLDG 01 2699882	BLDG, FILL CELL	0001	KG	6/13/2017	AE	6/14/2017
000 000 BLDG 01 2604098	BLDG, ELEVATION CERTIFICATE-UN	0001	KK	6/02/2016	AE	6/02/2016
000 000 BLDG 01 2481111	BLDG, WIRE LATH	0001	KG	2/13/2015	CA	2/13/2015
000 000 ELR 00 2576213	ELEC, TEMPORARY POLE	0001	KG	3/02/2016	AP	3/03/2016
000 000 PLR 00 2597532	PLBG, ROUGH IN	0001	GFA	5/09/2016	AP	5/09/2016

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: NICHOLAS MIMMS, CITY MANAGER

THROUGH: James Messer, Esq., City Attorney

FROM: Iola T Mosley, Esq., Assistant City Attorney

RE: Request to Initiate Foreclosure
1635 Thumb Point Drive- Culverhouse

DATE: March 27, 2017

Pursuant to your request, this office has reviewed the subject file. In my opinion, the Department has a reasonable legal basis to proceed with a foreclosure based on the fines accrued between October 2007 and April 2009, as well as the option to pursue a money judgement on the accrued amount.

The Department will need to obtain the authorization of the City Commission in order for this office to file the lawsuit.

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

RECEIVED
TIME
MAR 14 2017
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

RECEIVED
MAR 15 2017
By

COPY
CITY ATTORNEY USE ONLY

Date Received:	3/15/17
Assigned To:	IM
File:	
Due Date:	3/25/17
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER

RE: REQUEST TO INITIATE FORECLOSURE
1635 THUMB POINT DRIVE - CULVERHOUSE

DATE: MARCH 14, 2017

Service Required: (please circle or underline)

Review Documents | **Draft Document** | **Written Opinion Requested**

Attend Meetings | **Advise** | **Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** There is a property located at 1635 Thumb Point Drive that has had code enforcement violations existing since 2004. Due to the owner not taking affirmative action to remove or rebuild the house at this location during the past 12 years, staff is recommending that the City initiate foreclosure proceedings against the owner.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** The property will continue to present a nuisance condition to the surrounding area.

3. **Time considerations and their significance:** This matter has been ongoing for 12 years – code enforcement initiated their case in 2005.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** Maybe?

5. **Factual background:**

   - Address: 1626 Thumb Point Drive, Fort Pierce, FL 34949 AKA PID # 2401-605-0030-000/3
   - Lien filed in the names of John B & Susan Culverhouse. Current owners are John B Culverhouse Sr and John B. Culverhouse Jr.

- Over the past 12 years, a permit to rebuild would be obtained but expire due to no work being done and then a new permit would be obtained and that permit would expire due to no work being done.
- Currently there is an active permit that was obtained in 2014. The permit has remained active by the builder obtaining a single inspection every six months, which per the FL Building Code automatically extends the life of the permit an additional six months.
- There has not been any substantial improvement made to the property to remedy the nuisance conditions present.

6. List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):

- Property Tax card dated 3/14/2017 showing that the property is not a homesteaded property.
- FL State Statute 162.09(3) – allows for foreclosure of lien after remaining unpaid for 3 months
- Ordinance Number 2-247 – allows for foreclosure of lien after remaining unpaid for 1 year
- Notice of Violation for unsafe building dated 5/5/2005.
- Notice of Violation hearing for 4/11/2007 with related minutes.
- Order Determining Violation dated 4/17/2007.
- Affidavit of Non-Compliance dated 10/26/2007.
- Massey Letter dated 10/26/2007.
- Order Assessing Fine and Imposing Lien recorded in Book 2910 Page 27 on 11/30/2007.
- Notice of Lien letter dated 12/7/2007.
- Affidavit of Compliance dated 4/27/2009.
- Affidavit of Non-Compliance dated 1/4/2010.
- Follow up Massey Notice dated 4/22/2010.
- Affidavit of Compliance dated 6/1/2010.
- Affidavit of Non-Compliance dated 8/2/2011.
- Affidavit of Compliance dated 8/22/2014.
- Case summary and fines due.

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1635 THUMB POINT DR	Parcel ID: 2401-605-0030-000-3	Account #: 15212	Sec/Town/Range: 01/35S/40E
Map ID: 24/01E	Zoning: R1	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

John B Culverhouse Sr
John B Culverhouse Jr

1635 Thumb Point DR
Fort Pierce, FL 34949

Legal Description

THUMB POINT BLK 1 LOT 30 (OR 258-845; 3848-1748)

Current Values

Just/Market:	$482,300	Assessed:	$482,300
Exemptions:	$500	Taxable:	$481,800

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$482,300	$482,300	$500	$481,800
2015	$407,200	$287,840	$50,000	$237,840
2014	$404,200	$285,556	$50,000	$235,556

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-22-2016	3848 / 1748	0311	QC	Culverhouse John B	$100
09-01-1976	0258 / 0845	XX00	CV		$125,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.33
Land Size (SF):	14,560
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
RES POOL AVG	1	578	1977
CONC DOCK	1	320	1977
POOL DK-AVG	1	590	1977
SEAWALL CONC	1	110	1999
CHAINLINK 4'	1	225	2006

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

162.09 Administrative fines; costs of repair; liens.—

(1) An enforcement board, upon notification by the code inspector that an order of the enforcement board has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in s. 162.06(4), the enforcement board shall notify the local governing body, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the local governing body to make further repairs or to maintain the property and does not create any liability against the local governing body for any damages to the property if such repairs were completed in good faith. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

(2)(a) A fine imposed pursuant to this section shall not exceed $250 per day for a first violation and shall not exceed $500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000 per violation.

(b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and
3. Any previous violations committed by the violator.

(c) An enforcement board may reduce a fine imposed pursuant to this section.

(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines in excess of the limits set forth in paragraph (a). Such fines shall not exceed $1,000 per day per violation for a first violation, $5,000 per day per violation for a repeat violation, and up to $15,000 per violation if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs pursuant to subsection (1). Any ordinance imposing such fines shall include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines, including, but not limited to, those factors set forth in paragraph (b).

(3) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the local governing body, and the local governing body may execute a satisfaction or release of lien entered pursuant to this section. After 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under s. 4, Art. X of the State Constitution. The money judgment provisions of this section shall not apply to real property or personal property which is covered under s. 4(a), Art. X of the State Constitution.

History.—s. 1, ch. 80-300; s. 8, ch. 82-37; s. 2, ch. 85-150; s. 8, ch. 86-201; s. 2, ch. 87-391; s. 8, ch. 89-268; s. 4, ch. 94-291; s. 1, ch. 95-297; s. 5, ch. 99-360; s. 1, ch. 2000-125; s. 65, ch. 2004-11.

Note.—Former s. 166.059.

Sec. 2-247. - Administrative fines; liens.

The enforcement board, upon notification by the code inspector that a previous order of the enforcement board has not been complied with by the set time, may order the violator to pay a fine not to exceed two hundred fifty dollars ($250.00) for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists or, if the violator does not own the land, upon any other real or personal property owned by the violator and may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but shall not be deemed otherwise to be a judgment of a court except for enforcement purposes. After one year from the filing of any such lien which remains unpaid, the enforcement board may authorize the city attorney to foreclose on the lien.

(Code 1960, § 2-28; Ord. No. H-241, 12-6-82)

State Law reference— Similar provisions, F.S. § 162.09.

CITY OF FORT PIERCE
Florida

BUILDING & COMMUNITY RESPONSE DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

5/05/05 **Tax ID#: 240160500300003** **Case #: CDEF2005-1201**

John B and Susan D Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

ADDRESS: 1635 THUMB POINT DR

The above building or structure has been found unsafe per City Ordinances, Florida Building Code (FBC) s.3401.6 and the Standard Unsafe Building Abatement Code s.101.6. The following required actions must be taken:

- ❑ Evidence of extensive exterior and interior damage suggests substantial renovation is required to prevent further deterioration. (30 days to initiate)
- ❑ Fences must be repaired or replaced to provide a locked barrier around the pool. (15 days)
- ❑ Stagnant water must be treated to prevent the growth of algae or breeding of mosquitoes. (15 days)

If the building(s) is to be repaired, drawings prepared by a Florida licensed engineer or architect addressing the deficiencies will be required with the building permit application unless otherwise approved by the Building Official.

If the above required actions are not started and completed by the time specified, the building or structure will be ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. The repair/rehabilitation of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate condemnation proceedings in accordance with codes, with all costs incurred charged against the owner of record.**

Any person having any legal interest in the property may appeal this notice by the Building Official to the Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 30 calendar days from the date of the notice with a $200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

If you have any questions regarding this notice, please contact the Building Department (772) 460-2200, Ext. 214.

John Alcorn, Director
Division of Building and Community Response

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE
STATE OF FLORIDA

IN THE MATTER OF: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

Case # : 7-62
Regular presentation X
Repeat Violator_____

NOTICE OF VIOLATION HEARING

The Code Enforcement Officer contends that the following violation(s) continues to exist:

Ordinance #: 103.2 SBCCI Housing Code **Description:** VISIBLE BUILDING CODE VIOLATIONS

Comments: SUBAC Letter sent 5/6/05
5-10-05 C/C RECEIVED
Reinspect scheduled. Check for permits.
6/13/05 No change send letter telling condemnation is proceeding.
6/20/05- spoke w/ Brad (John) 465-7572 - he stated application is in house (survey and subst. improv. packet) - I told him his application would be reviewed and he would be contacted.-kk
C/C RECEIVED 6-20-05

The brief legal description of the real property upon which violation(s) occurred is:

Tax ID # : 240160500300003 **ADDRESS:** 1635 THUMB POINT DR
Legal Description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

You are hereby notified that the Code Enforcement Board has scheduled the above referenced matter for hearing on the 11 day of April 20 07 at 8:30 A.M. in the City Hall Commission Chambers located at 100 North U.S. #1, Fort Pierce, Florida.

YOU ARE HEREBY REQUIRED TO APPEAR BEFORE THE BOARD AT SAID TIME AND PLACE TO ANSWER AND DEFEND AGAINST SAID ALLEGATION(S). If you fail to attend, the Board may make its decisions based solely upon the evidence presented by the Code Enforcement Officer.

If you are found to be in violation, the Board has jurisdiction to impose a fine of not more than $250 per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed $500 per day may be imposed. If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the enforcement board even if the violation has been corrected prior to the hearing.

Any decision of the Board may be appealed. The verbatim transcript of the hearing is necessary for an appeal. **ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS/HER COST TO ARRANGE FOR SAME.**

Please be advised that the procedures of the Board are governed by the Rules of the Code Enforcement Board and the Code of Ordinances of the City of Fort Pierce, Florida. Copies of Rules and Ordinances may be obtained at the Office of the City Clerk, 100 North U.S. #1, Fort Pierce, Florida.

Please govern yourself accordingly.

FORT PIERCE CODE ENFORCEMENT BOARD

By: Bob Dusanek
Bob Dusanek Code Enforcement Officer, (772) 460-2200 Ext. 278

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the Notice of Violation Hearing was mailed to the above named alleged violator at the address stated above, this 22 day of March 2007.

By: Barbara Lehman

CODE ENFORCEMENT BOARD MEETING **APRIL 11, 2007**

DISMISSED AT THAT TIME IF THEY HAVE MET WITH THE URBAN FORESTER. THE AMENDED MOTION WAS AGREEABLE WITH THE SECOND. THE MOTION AND AMENDED MOTIONS WERE VOTED ON AND APPROVED BY THE 6 MEMBERS PRESENT.

Item #2

Officer: Bob Dusanek

Case #7-62

103.2 SBCCI Housing Code - Visible Building Code Violations

RE: 1635 Thumb Point Drive

John B & Susan D. Culverhouse
1635 Thumb Point Dr.
Ft. Pierce, FL 34949

Bob Dusanek CEB case #7-62. Was initiated on 5-5-2005. The address is 1635 Thumb Point Dr. The owner is John B. & Susan D. Culverhouse of that same address. The section that was cited was 103.2, the SBCCI Housing Description and the Visible Code Violations. We sent out a unsafe housing on that and Mr. Culverhouse has appeared before the Construction Board of Appeals and has had several extensions, and that is the reason that this was brought to. The house is in very bad shape. Mr. Culverhouse, I believe will testify that he has a settlement check and that they will be working with the Building Department to actually demolish and rebuild the house.

Misty Minton swore in John Culverhouse.

John Culverhouse our home was substantially destroyed by hurricane Frances on September 4, 2004. We haven't lived there since that time. Basically, I want to thank, the city has really been great to us, giving us time to bring our lawsuit against our insurance carrier to resolution. Our insurance carrier offered about $100,000, our claim was in excess of $700,000. We recently settled with our carrier for half a million and the check is at our attorney's office, Buck Cosell's office in Vero Beach. We're supposed to go up and sign it tomorrow. It'll be put in his trust account then he can write on it in about 15 days. In other words, he can give us the money in about 15 days. I have spoken to a contractor about 3 weeks ago, Mr. inaudible and John Foster, who is an architect, has been on the property with me in the last 3 weeks. What we want to do is to attempt to, sense it suffered damage, 50% or more of the pre-hurricane assessed value, it has to be brought up, of course, to the height requirements of the building code and the FEMA requirements, which we want to do because we never want to go through what we went through again. We don't want to demolish the structure because we want to find out, there are certain things that can be done with the first floor, like parking and other things that will still comply with the code. What we want to do is reinforce the structure and go up a couple of floors for the first living floor, complies with the height requirements of the building code and FEMA. It's just that we've lived there since 1976 and we had so many happy memories with family memories with family members who have passed on and we really just don't want to tear it down. We want to try to incorporate what's there into a new house. We to come home because we've been living down in Port St. Lucie and other places, nice places, but there's no place like Ft. Pierce.

Misty Minton Mr. Culverhouse, how much time do you think you're going to need?

John Culverhouse I would ask for, to come back before you within 60 days and then that would give us time to get the settlement to hopefully, and then engage a contractor. I've also engaged an artist/designer to do plans. He's doing plans now to inaudible Russell, who is working on plans for us. We have to get core borings and everything else to determine how to reinforce the structure and see what is feasible. I'd like to be able to talk to Mr. Dusanek and Mr. Meyers and find out what we can do with the existing structure, the first floor, the concrete structure, as opposed to tearing it down. So, I would ask for 60 days for us to come back and show you that we are moving forward to be able to work towards pulling the permits to be able to start the rebuilding process.

Misty Minton Mr. Dusanek, is this acceptable to the city?

Bob Dusanek yes it is, but if there are drawings being done or just being started Attorney Culverhouse, it may take a lot longer than the 60 days to get into the permitting process.

Misty Minton I think he's asking 60 or we could do 90. He just want to show . . . .

Bob Dusanek what I'm saying is, if he gets into the permitting process, this will be a mute point that he is rebuilding the structure. So, that if we'd go 90 to 120 days for him to get into the permitting process, which I think is reasonable, then when the permits and everything is applied for, we could just basically dismiss the case.

John George Mr. Dusanek, because we don't have any pictures before use to see the property, is the property secured?

Bob Dusanek it is secured and it has a fence around it. I don't believe there's anybody getting into it.

Misty Minton Mr. Dusanek, is your recommendation that we give him a continuance for up to a 120 days or do we give him 120 days to apply for some type of permitting?

Bob Dusanek why don't we do that. Why don't we give him 120 days and if the a permit has been issued or is in process, we can continue it at that time until that permit would be issued, and that would save coming back before you and having Mr. Culverhouse take from his valuable time to come here.

Misty Minton also, you have the option of giving him a 90 day extension if he is having problems with architects, or as long as Mr. Culverhouse is aware of that.

Bob Dusanek we have received a lot of complaints from the people on the beach about this, and that is one of the reasons it's here. I tried to explain to the people that he had been suing his insurance company and that kind of thing. When I delivered the letter to him last week, I was glad to hear that they were in the settlement process.

Misty Minton Mr. Culverhouse, is this agreeable?

John Culverhouse yes ma'am it is.

Chris Dzadovsky I just want to make sure I'm clear on, we'll put it in the process with the motion as to oppose to a continuance. That way we can make sure that it comes back and things are in motion. If we continue then nothing gets done in 120 days, then we start the process.

DELORES HINES MADE A MOTION IN REGARDS TO JOHN B. & SUSAN D. CULVERHOUSE, IN CASE #7-62, I MOVE THAT THIS BOARD DETERMINE THAT MR. & MRS. CULVERHOUSE BE FOUND IN VIOLATION OF CODE 103-2, BECAUSE OF THE VISIBILITY DEPRECIATION OF THE BUILDING, ETC. THE PARTY HAS ASKED FOR, WE SHOULD GIVE 120 DAYS TO SHOW THAT THE PARTY HAS GONE FORWARD IN SOME KIND OF WAY TO BRING THE PROPERTY UP TO CODE. FAILING TO DO THIS WHICH WOULD BE A VIOLATION AND A FINE OF $150 A DAY AFTER 120 DAYS.

Misty Minton is your motion, just to clarify, asking that they have applied for permits?

THE MOTION WAS AMENDED THAT THEY APPLY FOR THE PERMITS. I UNDERSTAND THAT THE BUILDING HAS BEEN SECURED. THEY ARE IN THE PROCESS OF GETTING CONTRACTORS AND PLANS, ETC. THE MOTION WAS SECONDED BY PAUL FRISCHKORN.

Chris Dzadovsky are we going for $150 a day or $250 a day after the violation comes back into effect?

THE MOTION WAS AMENDED TO FINE THE VIOLATORS $250 A DAY.

John Culverhouse Madam Chairman, I know the public discussion has ended, but I'm concerned of being found in violation. We will admit the violation, stipulate that if we haven't begun to apply for a permit with that 120 days, that we will consent to being found in violation, but I would . . . . .

Attorney Walker that's what the motion is.

John Culverhouse my problem is, because I sit on Board of this city that I'm seeking reappointment to, the Historic Preservation Board, I would hate to have that come up against me, that my wife and I are in violation of that, and also, what I would ask for is that if possible to be continued for that time period. We will sign a confession, a consent that if we don't do that, that the fines can start at that time period. I appreciate it that if the finding of a violation could be deferred.

Misty Minton I appreciate what you're saying Mr. Culverhouse. We'll let the Board discuss this and see what we can do.

Paul Frischkorn let me do a minor amendment.

Misty Minton we first have a motion. Do we have to vote on the motion before us before we continue to amend it, sir?

Attorney Walker Madam Chair, there's been a main motion made. There's been a second to that motion. During the course of discussion, a motion to amend is in order.

PAUL FRISCHKORN AMENDED THE MOTION, IF HE IS NOT IN THE PERMITTING PROCESS, THEN WE GO FORWARD WITH THE FINDING OF GUILT. THAT GIVES HIM 4 MONTHS TO GET THE PROGRAM GOING. THAT'S THE WHOLE PRINCIPLE OF IT. HE WANTS THIS OVER WITH TOO.

Misty Minton so you're saying that the record would not show that a . . .

Paul Frischkorn he's not been found guilty at this point, but in 120 days then he's a bad boy.

Misty Minton you're saying that a violation would not exist until 120 days if permits have been processed.

Paul Frischkorn a violation does exist, there's no question about that, but the fine and the . . . .

Misty Minton if we find that a violation does exist, as far as I'm concerned, Mr. Walker, isn't that on the record?

Paul Frischkorn he's thrown himself on the floor.

Misty Minton I understand that Mr. Frischkorn.

Attorney Walker Madam Chair, there is considerable latitude and flexibility given to the Board on how exactly it wishes to structure this. It would be within the Board's discretion if it elected to do so to provide that if at the end of 120 that there was a violation and that if at the end of 120 days permit had not been made application for, that at that time the violation would become ripe and that a fine would immediately begin running from that date, but that until that 120 day period had past, there would be a withholding of an adjudication of violation.

Misty Minton so we have an amendment to hold the violation . . . .

Attorney Walker perhaps I can restate what I was attempting to get out. As I understand the sense of the movevant here, the movevant wishes to amend the main motion by providing an amendment which holds that adjudication is to be withheld for a period of 120 days, and then upon certification at the end of that 120 days by the Building Department, that an application has not been made for a permit, then at the end of that 120 day period, the respondent would then be found in violation and at that point a per diem fine would immediately begin to run. Have I correctly stated the sense of the motion to amend?

Misty Minton it was very clear. Does the maker of the motion and the second approve of this amendment and the mover of the amendment?

THE MOTION AND THE AMENDMENT WERE AGREEABLE WITH THE SECOND.

Chris Dzadovsky in this particular citing it talks about Ordinance 103.2. Does that make a difference in our proceedings? I think the attorney would probably have to, because are the Building Codes in the SBCCI Housing Code different than our building codes?

Attorney Walker our Code of Ordinances incorporates a series of building codes, the Florida Building Code, the Unsafe Building Code, and the SBCCI Housing Code is another one of those codes, and they are all incorporated by reference.

THE MOTION AND THE AMENDMENT WERE VOTED ON AND APPROVED BY THE 6 MEMBERS PRESENT.

- - - - - -

Item #3 Officer: Shaun Coss

Case #7-24 Sections: 5-368 Property Maintenance, 16-46, 16-47, 16-48(1)(5) Outside Storage

RE: 2802 S. U.S. Hwy. 1

Amal & Thabet Hasan
2802 S. U.S. Hwy. 1
Ft. Pierce, FL 34982

Shaun Coss this is Code Enforcement Board case #7-24. The case was initiated by Shirley Kirby and Ricky Duncan and taken over by myself on September 28, 2006. Location of the violation is 2802 S. U.S. Hwy. 1, owned by Amal & Thabet Hasan, 2802 S. U.S. Hwy. 1. Violations are 5-368 property maintenance, 16-46, 16-47, 16-48(1)(5) outside storage.

Attorney Walker Madam Chair, it would be my recommendation that once the case is called, that under our rule that the Chair then calls the respondent forward to see if the charge is contested.

Misty Minton before it's read into the record?

Attorney Walker then if it's not contested, whether or not there is agreement with the time recommended, and if it isn't contested and there is agreement, then a motion can immediately be made based upon the admitted finding and the time that is agreed to for compliance. That way Board experience shows we can avoid the time that is otherwise necessary for presentation of a case.

Ammar Nofal identified himself for the record.

Misty Minton are you in agreement with the charges that have been brought against your property?

Ammar Nofal yes ma'am.

Misty Minton can you have the violation corrected with 45 days?

Ammar Nofal actually, I explained the situation. I was here 2 months ago for that same hearing. I got a letter, we can get it done by the end of this year.

Misty Minton you're not in agreement with the 45 days?

Ammar Nofal no, I can't get it done in 45 days.

Chris Dzadovsky Madam Chair, this came before us and there is some history.

Misty Minton we'll get to that I'm sure. Mr. Coss, proceed with presenting the case.

Shaun Coss there was a Board Order February 14, 2007.

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE

CEB CASE # 7-62

RE: Violations of Section(s) 103.2 SBCCI Housing Code

Violator: John B. & Susan Culverhouse
1635 Thumb Point Drive
Ft. Pierce, FL 34949

Property Address 1635 Thumb Point Dr.

Tax ID # 2401-605-0030-000/3

Legal description: Thumb Point
Blk 1 Lot 30

ORDER ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE having come before the Code Enforcement Board pursuant to Florida Statute 162.09 on April 11, 2007 upon notification by the code inspector that the Board's Order herein dated April 17, 2007 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of $ 250 from October 26, 2007 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the Public Records of St. Lucie county and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit to foreclose on this lien, whichever occurs first. The lien arising from this fine runs in favor of the City of Fort Pierce, a municipal corporation, and the City of Fort Pierce may execute a satisfaction or release of lien. This Order shall not be deemed to be a Court judgment except for enforcement purposes and may be foreclosed as further provided by law.

DONE AND ORDERED this 20th day of November, 2007

Chairman, Code Enforcement Board

ATTEST:

CITY CLERK

Dated: 11-20-07

Return to: Code Enforcement Division
P.O. Box 1480
Fort Pierce, Fl. 34954

PREPARED BY: James T. Walker, Esq. Assistant City Attorney, P.O. Box 1480, Fort Pierce, Florida 34954

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORDS ON FILE IN THIS OFFICE

CITY CLERK

DATE Nov. 26 2007

(CITY SEAL)

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3138478 11/30/2007 at 09:38 AM
OR BOOK 2910 PAGE 27 - 27 Doc Type: LIEN
RECORDING: $10.00

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

CERTIFIED MAIL

December 7, 2007

John B. & Susan Culverhouse
1625 Thumb Point Drive
Ft. Pierce, FL 34949

CEB Case No.: 7-62

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

Since you have not complied with the Special Magistrate's/Code Enforcement Board's Order in a timely manner, the penalty of $ 10,500 has accrued and continues to accrue at $250 per day until the property comes into compliance.

Attached please find a copy of the Order Assessing Fine and Imposing Lien on the above referenced property which has been recorded in the public records of St. Lucie County, Florida. If there is no compliance and/or the outstanding penalty is not paid within three (3) months of the date of recording, this lien may be subject to foreclosure proceedings and the property sold to enforce the penalty.

If you have any questions regarding what needs to be done to bring the property into compliance, please contact Officer Bob Dusanek at (772) 460-2200 extension 278.

Sincerely,

Lois Caudill
Executive Assistant

/lc

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 3910

Page: 37

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 27th day of April, 2009.

STOP Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 21st day of April, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466579 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1429 - 1429 Doc Type: AFF
RECORDING: $10.00

File Name: C0034897

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 4th day of January, 2010.

Start
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of April, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466578 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1428 - 1428 Doc Type: AFF
RECORDING: $10.00

File Name: C0034898

City of Fort Pierce, Florida
Building and Code Enforcement
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 460-2200
FAX #: (772) 468-0457

April 22, 2010

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Property address: 1635 THUMB POINT DR

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree.** This correspondence must be mailed to our office within **twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Code Enforcement Board for a hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at (772) 460-2200, ext. 284.

Sincerely,

Karen Bruno
Secretary to the Code Enforcement Board

File Name: C0034944

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 1st day of June, 2010.

Stop
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 10th day of June, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3486356 06/21/2010 at 11:20 AM
OR BOOK 3206 PAGE 2056 - 2056 Doc Type: ORD
RECORDING: $10.00

File Name: C0035621

AFFIDAVIT OF NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3710866 06/05/2012 at 02:41 PM
OR BOOK 3396 PAGE 1666 - 1666 Doc Type: AFF
RECORDING: $10.00

Book: 2910

Page: 27

Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 2nd day of August, 2011.

Restart Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of May, 2012.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # DD823583
EXPIRES: November 13, 2012
1-800-3-NOTARY Fl. Notary Discount Assoc, Co.

File Name: C0043457

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4055129 OR BOOK 3731 PAGE 1203, Recorded 04/02/2015 at 10:13 AM

AFFIDAVIT OF COMPLIANCE
SPECIAL MAGISTRATE
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Isaac Saucedo, have personally examined the property described in the Special Magistrate's order dated April 11, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 22 day of August, 2014.

Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Isaac Saucedo, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 30th day of March, 2015.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

File Name: C0058961

PREPARED 3/14/17, 15:22:39 CASE HISTORY REPORT PAGE 1
PROGRAM CE200L CASE NUMBER 05-00001201
CITY OF FT PIERCE BLDG & CODE DIVISION

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:		
	SUBAC Letter sent 5/6/05	5/05/05
	Time Stamp: 04/27/2007 02:47 PM BOBD ----------	4/27/07
	I added correct tax id #, owner, changed case type and	4/27/07
	inspector. Please refer to ptwin cases for more	4/27/07
	information. Owners have settled with insurance company and	4/27/07
	are anxious to get back home.	4/27/07
	Time Stamp: 06/26/2007 03:54 PM BOBD ----------	6/26/07
	I passed by today and no changes have been made, roof	6/26/07
	missing and interior has been demolished.	6/26/07
	Time Stamp: 09/25/2007 10:34 AM BOBD ----------	6/26/07
	This narrative concerns 1569 Thumb Point Dr not 1635.	6/26/07
	Time Stamp: 09/24/2007 02:27 PM BOBD ----------	9/24/07
	John Foster is still working with owner and contractor to	9/24/07
	rebuild structure.	9/24/07
	Time Stamp: 10/23/2007 02:59 PM BOBD ----------	10/23/07
	Brad Culverhouse announced last night at Historic	10/23/07
	Preservation Board meeting that he has retained Chairman	10/23/07
	John Foster as the person to design the rebuilding of his	10/23/07
	structure and mr. Foster agreed. I spoke with Mr. foster	10/23/07
	last week and he said he would send a fax stating the above	10/23/07
	and plans should be submitted in thirty (30) days.	10/23/07
	Time Stamp: 12/04/2007 11:43 AM BOBD ----------	12/04/07
	No changed, check with the building department.	12/04/07
	Time Stamp: 01/03/2008 08:10 AM BOBD ----------	1/03/08
	P e-mail from Kristie John Foster has meet with Marc about	1/03/08
	concerns that building and planning may have, no plans have	1/03/08
	been submitted at this time.	1/03/08
	Time Stamp: 02/04/2008 12:58 PM BOBD ----------	2/04/08
	I changed inspector to Melody and set inspection for 2-20.	2/04/08
	same - Time Stamp: 02/27/2008 08:49 AM MELODY	2/27/08
	----------	2/27/08
	same Time Stamp: 03/17/2008 10:02 AM MELODY	3/17/08
	----------	3/17/08
	4/11/08 same Time Stamp: 04/11/2008 11:17 AM MELODY	4/11/08
	----------	4/11/08
	same Time Stamp: 05/06/2008 04:16 PM MELODY	5/06/08
	----------	5/06/08
	same Time Stamp: 06/04/2008 04:10 PM MELODY	6/04/08
	----------	6/04/08
	same Time Stamp: 07/02/2008 04:21 PM MELODY	7/02/08
	----------	7/02/08
	same Time Stamp: 08/04/2008 04:22 PM MELODY	8/04/08
	----------	8/04/08
	inspection 9/4/08 same Time Stamp: 09/08/2008 04:27 PM	9/08/08
	MELODY ----------	9/08/08
	same Time Stamp: 10/05/2008 02:55 PM MELODY	10/05/08

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:	
----------	10/05/08
November 4, 2008 3:18:31 PM melody.	11/04/08
same	11/04/08
December 4, 2008 3:31:28 PM melody.	12/04/08
same	12/04/08
January 9, 2009 10:28:14 AM melody.	1/09/09
same	1/09/09
February 3, 2009 3:13:20 PM melody.	2/03/09
same	2/03/09
March 2, 2009 4:29:01 PM melody.	3/02/09
same	3/02/09
April 9, 2009 10:06:27 AM melody.	4/09/09
same	4/09/09
May 20, 2009 10:47:39 AM melody.	5/20/09
same condition - steve weaver advises he is working with mr	5/20/09
culverhouse to restore house	5/20/09
June 16, 2009 3:15:35 PM melody.	6/16/09
contractor steve weaver has dumpster on site - work may be	6/16/09
starting on this property?	6/16/09
July 9, 2009 4:30:59 PM melody.	7/09/09
same condition	7/09/09
July 9, 2009 4:32:06 PM melody.	7/09/09
same condition	7/09/09
August 12, 2009 4:37:43 PM melody.	8/12/09
same condition	8/12/09
September 4, 2009 11:14:02 AM melody.	9/04/09
no action taken on house - transfer to shaun	9/04/09
October 12, 2009 4:09:38 PM shaun.	10/12/09
SAME	10/12/09
January 21, 2010 4:19:27 PM shaun.	1/21/10
HAS DUMPSTER STORAGE UNIT AND PORTA POTTY THERE, PERMIT IS	1/21/10
STILL ACTIVE. WILL CONTINUE TO MONITOR	1/21/10
April 20, 2010 1:17:43 PM shaun.	4/20/10
SAME AS LAST TIME	4/20/10
April 21, 2010 10:26:06 AM shaun.	4/21/10
PER PEGGY I AM DOING A AFF OF COMPLIANCE TO STOP THE FINES	4/21/10
ON 4-27-2009 SINCE HE COMPLIED WITH THE ORDER BY APPLYING	4/21/10
FOR A PERMIT, AND THEN RE-STARTING THE FINES ON 1-4-10 WHEN	4/21/10
THE PERMIT EXPIRED.	4/21/10
June 9, 2010 4:05:43 PM shaun.	6/09/10
PERMIT WAS APPLIED FOR AGAIN ON 6-1-2010, SO STOPPING FINES	6/09/10
AGAIN.	6/09/10
September 7, 2010 3:35:58 PM shaun.	9/07/10
PERMIT 10-1195 WAS ISSUED IN JUNE. WORK HAS STARTED ON THE	9/07/10
PROPERTY. PEGGY IS GOING TO RECOMMEND NOT REDUCING THE FINE	9/07/10
AT THIS TIME AND RECOMMENDING TO WAIT UNTIL THE PROPERTY IS	9/07/10

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:		
	BROUGHT INTO COMPLIANCE.	9/07/10
	November 10, 2010 4:08:48 PM shaun.	11/10/10
	WAS SUPPOSE TO GO IN FRONT OF THE CEB TODAY FOR REDUCTION	11/10/10
	REQUEST BUT CULVERHOUSE REQUESTED A CONTINUANCE, SHOULD GO	11/10/10
	IN JAN.	11/10/10
	January 10, 2011 4:01:08 PM shaun.	1/10/11
	HOUSE IS IN THE PROCESS OF DEMO, WAS SUPPOSE TO GO TO THE	1/10/11
	CEB FOR A REQUEST TO REDUCE/RESCIND LIEN ON WED BUT PEGGY	1/10/11
	HAS GRANTED THE REQUEST FOR THE EXTENSION.	1/10/11
	April 13, 2011 8:56:42 AM shaun.	4/13/11
	WORK IN PROGRESS	4/13/11
	October 18, 2011 4:06:29 PM shaun.	10/18/11
	DOESN'T LOOK LIKE ANYTHING HAS REALLY BEEN DONE IN A WHILE,	10/18/11
	NOWHERE NEAR COMPLETION.	10/18/11
	April 25, 2012 9:20:04 AM shaun.	4/25/12
	STATUS QUO, FINE CONTINUES TO ACCRUE	4/25/12
	May 21, 2012 1:15:41 PM peggy.	5/21/12
	Permit #10-1195 expired 8/1/2011 and no new permits have	5/21/12
	been applied for or obtained. Fines restarted again on	5/21/12
	8/2/2011. Will send a new letter.	5/21/12
	November 27, 2012 4:44:11 PM shaun.	11/27/12
	SAME, NO ADDITIONAL PERMITS HAVE BEEN APPLIED FOR.	11/27/12
	May 28, 2013 4:40:36 PM shaun.	5/28/13
	SAME.	5/28/13
	December 4, 2013 10:59:37 AM shaun.	12/04/13
	EVERYTHING IS THE SAME, FINES WILL CONTINUE TO ACCRUE.	12/04/13
	January 27, 2014 9:45:44 AM shaun.	1/27/14
	TRANSFERRING THIS CASE TO ISAAC SINCE THIS IS HIS NEW AREA.	1/27/14
	January 29, 2014 1:08:40 PM shaun.	1/29/14
	house is in the process of being torn down, fines will	1/29/14
	continue	1/29/14
	February 24, 2014 10:59:45 AM isaucedo.	2/24/14
	SETTING FURTURE INSPECTION, CHECK WITH BUILDING TO SEE IF	2/24/14
	DEMOLITION PERMIT HAS BEEN RENEWED..	2/24/14
	March 12, 2014 3:57:41 PM isaucedo.	3/12/14
	PROPERTY LOOK THE SAME FINES WILL CONTINUE TO RUN	3/12/14
	April 14, 2014 11:33:53 AM isaucedo.	4/14/14
	CONTINUES TO LOOK THE SAME	4/14/14
	May 7, 2014 3:24:54 PM isaucedo.	5/07/14
	CONTINUES TO LOOK THE SAMES. FINES WILL CONTINUE	5/07/14
	June 25, 2014 1:36:17 PM isaucedo.	6/25/14
	continue to look the same. fines will continue to run. will	6/25/14
	set up a new inspection a month from today due to their is	6/25/14
	another open case on this property	6/25/14
	July 25, 2014 11:07:26 AM ISAUCEDO.	7/25/14
	CONTINUES TO LOOK THE SAME, FINES WILL CONTINUE TO RUN.	7/25/14

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:		
	September 4, 2014 1:33:31 PM isaucedo.	9/04/14
	PROPERTY CONTINUES TO LOOK THE SAME AND FINES WILL CONTINUE	9/04/14
	TO RUN.	9/04/14
	October 28, 2014 4:42:41 PM isaucedo.	10/28/14
	Continues to look the same	10/28/14
	December 23, 2014 10:56:05 AM isaucedo.	12/23/14
	property continues to look the same, fines will continue to	12/23/14
	run and will set a new inspection date.	12/23/14
	February 23, 2015 2:23:48 PM isaucedo.	2/23/15
	Same, fines will continue to run.	2/23/15
	March 26, 2015 3:41:37 PM isaucedo.	3/26/15
	case has been complied	3/26/15
	February 10, 2016 4:25:15 PM peggy.	2/10/16
	Request for a partial lien reduction went before CEB for	2/10/16
	approval. Lot is in SLC and was sold in 2012 and resold in	2/10/16
	2015. The current owner found the cloud on the title, which	2/10/16
	was missed by the title company. They are offering $5000 to	2/10/16
	have two agricultural parcels released from the lien on this	2/10/16
	property. The CEB accepted the offer with the understanding	2/10/16
	that by releasing these parcels, the lien still remains in	2/10/16
	affect on the Thumb Point property. Matter being forwarded	2/10/16
	to the City Commission for final approval.	2/10/16
	March 22, 2016 11:21:37 AM colleen.	3/22/16
	City Commission approved the partial release of lien	3/22/16
	contingent upon receiving a check for $5,000.	3/22/16
		3/22/16
	Check was received today and remitted to the Finance Dept.	3/22/16
	Papers were prepared to obtain the partial release of lien.	3/22/16
	April 28, 2016 2:32:40 PM colleen.	4/28/16
	Partial release of lien was recorded on 4/27/16	4/28/16
	book 3862 page 379 Mailed to Mr. Fee and Mr. Culverhouse on	4/28/16
	4/28/16	4/28/16
	Lien and fines are still attached by Culverhouse.	4/28/16
	June 8, 2016 10:34:46 AM peggy.	6/08/16
	Spoke with Dennis Murphy and Tom Kiernan of Culpepper and	6/08/16
	Terppening. 772-464-3537 / EM dmurphy@ct-eng.com or	6/08/16
	tkiernan@ct-eng.com.	6/08/16
		6/08/16
	Gentleman said that Mr. C is pursuing cleaning up the	6/08/16
	property, replatting and resolving the code violation. Title	6/08/16
	is being transferred to the son via quit claim deed. (copy	6/08/16
	placed in file). Actively under construction at this time.	6/08/16

NOTICE NAMES: JOHN B & SUSAN CULVERHOUSE OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	6/13/05	Initial Inspection	COMPLETED	6/13/05		

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

6/13/05	Initial Inspection	COMPLETED	6/13/05	
	RSLT TEXT: 6/13/05 No change send letter teliing condemnation is procee ding.			6/13/05 6/13/05
6/28/05	Follow-up Inspection	COMPLETED	6/28/05	
	RSLT TEXT: 6/28/05 No change, check in 7 days.			6/28/05
7/05/05	Follow-up Inspection	COMPLETED	7/05/05	
	RSLT TEXT: 7/5/05 No change.			7/05/05
7/18/05	Follow-up Inspection	COMPLETED	7/18/05	
	RSLT TEXT: 7/18/05 No change and we have not heard from the title searc h yet, check in 21 days.			7/18/05 7/18/05
8/08/05	Follow-up Inspection	COMPLETED	8/08/05	
	RSLT TEXT: 8/8/05 No change.			8/08/05
9/06/05	Follow-up Inspection	COMPLETED	9/06/05	
	RSLT TEXT: 9/6/05 No change!			9/06/05
9/12/05	Follow-up Inspection	COMPLETED	9/12/05	
	RSLT TEXT: 9/12/05 No change!			9/12/05
10/10/05	Follow-up Inspection	COMPLETED	10/10/05	
	RSLT TEXT: 10/10/05 This has been appealed and rescheduled for the end of this months meeting.			10/10/05 10/10/05
11/02/05	Follow-up Inspection	COMPLETED	11/02/05	
12/22/05	Follow-up Inspection	COMPLETED	12/22/05	
	RSLT TEXT: 12/22/05 They are still fighting with ins.			12/22/05
3/03/06	Follow-up Inspection	COMPLETED	3/03/06	
	RSLT TEXT: 3/6/06 Continued by the Construction Adjustment & Appeals Bo ard for 30 days.			3/03/06 3/03/06
6/27/06	Follow-up Inspection	COMPLETED	6/27/06	
	RSLT TEXT: 6/27/06 I spoke with owner recently and he is suing the insu rance company.			6/27/06 6/27/06
12/06/06	Follow-up Inspection	COMPLETED	12/06/06	
	RSLT TEXT: 12/6/06 I have not spoken to the owner recently, check on 1/ 12/07.			12/06/06 12/06/06
1/22/07	Follow-up Inspection	COMPLETED	1/22/07	
	RSLT TEXT: 1/22/2007 No change in tis property schedule for S.M. or C.E .B.			1/22/07 1/22/07
3/02/07	Follow-up Inspection	COMPLETED	3/02/07	

CASE TYPE — DATE ESTABLISHED — STATUS — STATUS DATE
TAX ID #
ADDRESS — INSPECTOR — TENANT NAME — TENANT NBR

CODE ENFORCEMENT VIOLATION — 5/05/05 — FINES/LIENS RUNNING — 8/10/15
2401-605-0030-000/3
1635 THUMB POINT DR — Isaac Saucedo
FT PIERCE FL 34949

3/02/07	Follow-up Inspection		COMPLETED	3/02/07		
	RSLT TEXT: 3/2/07 No change property scheduled for 3/14/07 hearing.					3/02/07
3/07/07	Follow-up Inspection		COMPLETED	3/07/07		
	RSLT TEXT: 3/7/07 There has not been any changes with this property and					3/07/07
	I did not get paperwork back to Barbara in a timely manner					3/07/07
	therefore; I have scheduled this case for the April 11, 2007					3/07/07
	C.E.B. hearing.					3/07/07
5/25/07	Follow-up Inspection		COMPLETED	5/29/07	Bob Dusanek	
6/26/07	Follow-up Inspection		COMPLETED	6/26/07	Bob Dusanek	
7/26/07	Follow-up Inspection		COMPLETED	8/20/07	Bob Dusanek	
9/20/07	Follow-up Inspection		COMPLETED	9/24/07	Bob Dusanek	
10/20/07	Follow-up Inspection		COMPLETED	10/23/07	Bob Dusanek	
4/11/07	CODE ENFORCEMENT BOARD		COMPLETED	4/11/07		
	NARRATIVE: 120 days to apply for permit, $250 per day fine would start					10/26/07
	if an application has not been made for a permit, and the					10/26/07
	respondent would be found in violation					10/26/07
10/26/07	FINES RUNNING		COMPLETED	10/26/07		
	NARRATIVE: fine of $250 a day begins					10/26/07
10/26/07	WAITING FOR FINES TO BE PAID		COMPLETED	10/26/07		
	NARRATIVE: waiting for fines to be paid					10/26/07
12/04/07	Follow-up Inspection		COMPLETED	12/04/07	Bob Dusanek	
1/04/08	Follow-up Inspection		COMPLETED	1/03/08	Bob Dusanek	
12/06/07	LIEN		OPEN			
	LIEN INFO: 000000762 3138478					0/00/00
2/20/08	Follow-up Inspection		COMPLETED	2/18/08	Melody Sanderson	
3/17/08	Follow-up Inspection		COMPLETED	3/17/08	Melody Sanderson	
4/14/08	Follow-up Inspection		COMPLETED	4/11/08	Melody Sanderson	
5/05/08	Follow-up Inspection		COMPLETED	5/05/08	Melody Sanderson	
6/02/08	Follow-up Inspection		COMPLETED	6/03/08	Melody Sanderson	
7/02/08	Follow-up Inspection		COMPLETED	7/02/08	Melody Sanderson	
9/02/08	Follow-up Inspection		COMPLETED	9/04/08	Melody Sanderson	
10/06/08	Follow-up Inspection		COMPLETED	10/05/08	Melody Sanderson	
11/03/08	Follow-up Inspection		COMPLETED	11/04/08	Melody Sanderson	
12/01/08	Follow-up Inspection		COMPLETED	12/04/08	Melody Sanderson	
1/05/09	Follow-up Inspection		COMPLETED	1/09/09	Melody Sanderson	
2/02/09	Follow-up Inspection		COMPLETED	2/03/09	Melody Sanderson	
3/02/09	Follow-up Inspection		COMPLETED	3/02/09	Melody Sanderson	
4/06/09	Follow-up Inspection		COMPLETED	4/09/09	Melody Sanderson	
5/04/09	Follow-up Inspection		COMPLETED	5/20/09	Melody Sanderson	
6/15/09	Follow-up Inspection		COMPLETED	6/16/09	Melody Sanderson	
7/06/09	Follow-up Inspection		COMPLETED	7/09/09	Melody Sanderson	
8/10/09	Follow-up Inspection		COMPLETED	8/12/09	Melody Sanderson	
9/14/09	Follow-up Inspection		COMPLETED	9/04/09	Melody Sanderson	

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	10/12/09	Follow-up Inspection	COMPLETED	10/12/09	Shaun Coss	.10
	1/18/10	Follow-up Inspection	COMPLETED	1/21/10	Shaun Coss	.10
	4/19/10	Follow-up Inspection	COMPLETED	4/19/10	Shaun Coss	.10
	4/21/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	4/21/10		
	Respond to:		Date: 0/00/00			
	Send to:	PROPERTY OWNER				
	Mail tracking #:					
	Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
	Telephone:					
	Fax:					
	EMail:					
	4/21/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	4/21/10		
	Respond to:		Date: 0/00/00			
	Send to:	PROPERTY OWNER				
	Mail tracking #:					
	Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
	Telephone:					
	Fax:					
	EMail:					
	4/22/10	CEB MASSEY IN VIOLATION STILL	ISSUED	4/22/10		
	Respond to:		Date: 0/00/00			
	Send to:	PROPERTY OWNER				
	Mail tracking #:					
	Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
	Telephone:					
	Fax:					
	EMail:					
	7/19/10	Follow-up Inspection	COMPLETED	6/09/10	Shaun Coss	.10
	6/09/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	6/09/10		
	Respond to:		Date: 0/00/00			
	Send to:	PROPERTY OWNER				
	Mail tracking #:					
	Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
	Telephone:					
	Fax:					
	EMail:					

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

HISTORY: SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
6/10/10	CEB LIEN REDUCTION HEARING	ISSUED	6/10/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
9/07/10	Follow-up Inspection	COMPLETED	9/07/10	Shaun Coss	.10
11/08/10	CEB CONTINUED RESCHEDULED	ISSUED	11/08/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
1/10/11	Follow-up Inspection	COMPLETED	1/10/11	Shaun Coss	.10
4/11/11	Follow-up Inspection	COMPLETED	4/13/11	Shaun Coss	.10
10/17/11	Follow-up Inspection	COMPLETED	10/18/11	Shaun Coss	
4/23/12	Follow-up Inspection	COMPLETED	4/25/12	Shaun Coss	
5/22/12	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	5/22/12		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
5/22/12	CEB SUBJECT TO FORECLOSURE LTR	ISSUED	5/22/12		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					

PREPARED 3/14/17, 15:22:39 — CASE HISTORY REPORT — PAGE 9
PROGRAM CE200L — CASE NUMBER 05-00001201
CITY OF FT PIERCE BLDG & CODE DIVISION

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION 2401-605-0030-000/3 1635 THUMB POINT DR FT PIERCE FL 34949	5/05/05 Isaac Saucedo	FINES/LIENS RUNNING	8/10/15

EMail:

11/26/12	Follow-up Inspection	COMPLETED	11/27/12	Shaun Coss
5/27/13	Follow-up Inspection	COMPLETED	5/28/13	Shaun Coss
12/02/13	Follow-up Inspection	COMPLETED	12/04/13	Shaun Coss
6/09/14	Follow-up Inspection	COMPLETED	1/29/14	Isaac Saucedo
5/07/14	Follow-up Inspection	COMPLETED	5/07/14	Isaac Saucedo
6/25/14	Follow-up Inspection	COMPLETED	6/25/14	Isaac Saucedo
7/25/14	Follow-up Inspection	COMPLETED	7/25/14	Isaac Saucedo
9/03/14	Follow-up Inspection	COMPLETED	9/03/14	Isaac Saucedo
10/29/14	Follow-up Inspection	COMPLETED	10/28/14	Isaac Saucedo
12/23/14	Follow-up Inspection	COMPLETED	12/23/14	Isaac Saucedo
2/25/15	Follow-up Inspection	COMPLETED	2/23/15	Isaac Saucedo
3/26/15	SM AFFIDAVIT OF COMPLIANCE	ISSUED	3/26/15	

Respond to:
Send to: PROPERTY OWNER
Mail tracking #:
Name/address: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949
Telephone:
Fax:
EMail:

3/26/15	CLOSE CASE	COMPLETED	3/26/15	

Date: 0/00/00

TOTAL TIME: .70

VIOLATIONS:

DATE	DESCRIPTION	QTY	CODE	STATUS	RESOLVED
8/20/07	PROPERTY MAINTENANCE LOCATION:	1	PM	COMPLIED	3/26/15

(2) AS PER THE CITY ORDINANCE, EVERY BUILDING SHALL BE KEPT IN A REASONABLY CLEAN AND SANITARY CONDITION FREE FROM RODENTS, INSECTS AND VERMINS
(3) AS PER THE CITY ORDINANCE, ALL ROOFS EXTERIOR WALLS, DOORS, WINDOWS AND CHIMNEYS SHALL BE SO MAINTAINED AS TO KEEP WATER FROM ENTERING THE BUILDING.
(4) AS PER THE CITY ORDINANCE, THE EXTERIOR OF STRUCTURE NEEDS TO BE PAINTED. WOOD/TRIM/WALLS/FASCIA IS/ARE CHIPPED, PEELING, WEATHERED, STAINED, FADED.
(7) AS PER THE CITY ORDINANCE, STEPS, WALKS, DRIVEWAYS AND SIMILAR PAVED AREAS OF ANY PREMISES SHALL BE MAINTAINED IN A REASONABLY CLEAN AND SANITARY CONDITION, FREE FROM ANY HOLES, SUBSTANTIAL CRACKING OR HAZARD.

NARRATIVE:		
08/20/2007 01:36 PM BOBD ----------		8/20/07
Added violation, talked to John, they received money around		8/20/07
7/24/07; Larry Kosoy has been retainrd as contractor and		8/20/07
plans are being worked on. I suggested to John that Larry		8/20/07
submitt a letter to Building Department on the progress, he		8/20/07
said he would have Larry do that.		8/20/07

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

FINES:

DESCRIPTION	CHARGE	PAID	BILLED	LIEN AMT	LIEN PAID
CODE ENFORCE BD FINES - 1	137250.00	.00	.00	.00	.00
CODE ENFORCE BD FINES - 2	37000.00	.00	.00	.00	.00
CODE ENFORCE BD FINES - 3	279000.00	.00	.00	.00	.00
RECORD AFF OF NON-COMP	20.00	.00	.00	.00	.00
RECORD ACK. OF COMPLIANCE	30.00	.00	.00	.00	.00
RECORD OF LIEN	10.00	.00	.00	.00	.00

Property Information

Address: 1635 THUMB POINT DR
FT PIERCE, FL 34949
Location ID: 1689
TAX ID #: 2401-605-0030-000/3
Alternate ID description:
Zoning: NA UNKNOWN
Subdivision:

Case General Information

Case status: FL FINES/LIENS RUNNING
Status date: 8/10/2015
Case type: CE CODE ENFORCEMENT VIOLATION
Reported date: 5/05/2005
Origination: IP INSPECTION
Default inspector: IS Isaac Saucedo
Credit balance: .00

Owner Information

Owner name: JOHN B & SUSAN CULVERHOUSE
Address: 1635 THUMB POINT DR
City: FT PIERCE, FL 34949
Phone: 0
Notice: Y
Flip:

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
PROPERTY MAINTENANCE	CM		1	8/20/2007	3/26/2015

Case Data

Description	Data

Active Inspections

Type	Insp ID	Schedule Date

No scheduled inspections exist

Type	Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount	Lien paid
CF	CODE ENFORCE BD FINES - 1	137250.00	137250.00	.00	10/26/2007	4/27/2009	250.00	.00	.00
C2	CODE ENFORCE BD FINES - 2	37000.00	37000.00	.00	1/04/2010	6/01/2010	250.00	.00	.00
C3	CODE ENFORCE BD FINES - 3	279000.00	279000.00	.00	8/02/2011	8/22/2014	250.00	.00	.00
N1	RECORD AFF OF NON-COMP	20.00	20.00	.00	3/26/2015		.00	.00	.00
RC	RECORD ACK. OF COMPLIANCE	30.00	30.00	.00	4/23/2010		.00	.00	.00
RL	RECORD OF LIEN	10.00	10.00	.00	3/26/2015		.00	.00	.00

Type	Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount	Lien paid
	(Continued)								
			453310.00	453310.00	.00			.00	.00

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE, FLORIDA

CEB CASE # 7-62

RE: Violation of Section(s) 103.2 SBCCI Housing Code Description: Visible Building Code Violations

Violator: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl. 34949-3570

LEGAL DESCRIPTION: 1635 Thumb Point Dr.
THUMB POINT BLK 1 LOT 30 (OR 258-845)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Code Enforcement Board pursuant to Florida Statutes 162.07 on 4-11-07, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that John B & Susan D. Culverhouse failed to _____

in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 120** days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of $ 250 **.

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

The violator is responsible for notifying the Code Enforcement Division promptly at (772) 460-2200, extension 278, when the violation is corrected.

DONE AND ORDERED this 17 day of April, 2007.

MISTY MINTON, VICE-CHAIRMAN
CODE ENFORCEMENT BOARD

I CERTIFY THAT THE ABOVE ORDER WAS MAILED TO THE RESPONDENT ON THIS 17 DAY OF April, 2007.

Barbara Dennis

** 120 days to apply for permit
** $250.00 per day fine would start if an application has not been made for a permit, and the respondent would be found in violation.

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

CEB Case No. 7-62

Case No. 5-1201

IN THE MATTER OF:

John B. & Susan Culverhouse

1635 Thumb Point Dr.
PROPERTY ADDRESS

I, _____, have personally examined the property described in the Code Enforcement Board order dated _____, in the above mentioned case, and find that said property is **NOW** in compliance with Section(s) _____ of the Code of the City of Fort Pierce, Florida, as of the _____ day of _____, 20____

I, Bob Dusanek, have personally examined the property described in the Code Enforcement Board order dated 4/11/2007, in the above mentioned case, and find that said property is **NOT** in compliance with Section(s) 103.2 of the Code of the City of Fort Pierce, Florida as of the 26 day of October, 2007

Bob Dusanek

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Bob Dusanek (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 26 day of October, 2007

MY COMMISSION EXPIRES:

Lois Caudill
My Commission DD342030
Expires September 20, 2008

Lois Caudill
NOTARY PUBLIC - STATE OF FLORIDA

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

REGULAR MAIL

October 26, 2007

John B. & Susan Culverhouse
1635 Thumb Point Drive
Ft. Pierce, FL 34949

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Special Master or Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing stating a detailed reason as to why you disagree**. This correspondence should be mailed to our office within **twenty (20) days** from receipt of this letter. If we should receive a response from you, then your case will be scheduled before the Special Master or the Code Enforcement Board for a Massey hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at **(772) 460-2200, extension 213.**

Sincerely,

Lois Caudill

Lois Caudill
Executive Assistant

/lc

INTEROFFICE MEMORANDUM

FROM THE OFFICE OF THE

CITY MANAGER

TO : Robert V. Schwerer, City Attorney

FROM : Nicholas C. Mimms, P.E., City Manager

RE : **RELEASE OF PARTIAL LIEN - 1635 THUMBPOINT DRIVE**

DATE : March 24, 2016

Please review the attached documentation and prepare a partial release of lien on properties PID #1211-111-0001-000-9 and PID # 1214-111-0001-000-8. The lien will remain against 1635 Thumbpoint Drive until it has been satisfied.

If you have any questions or need additional information, please contact me.

NM:aw

c: Peggy Arraiz, Code Compliance Manager
Colleen Greer, Executive Assistant

Attachment

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

CITY ATTORNEY USE ONLY

Date Received:	
Assigned To:	
File:	
Due Date:	
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER

RE: REQUEST TO INITIATE FORECLOSURE
1635 THUMB POINT DRIVE - CULVERHOUSE

DATE: MARCH 14, 2017

Service Required: (please circle or underline)

Review Documents	**Draft Document**	**Written Opinion Requested**
Attend Meetings	**Advise**	**Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** There is a property located at 1635 Thumb Point Drive that has had code enforcement violations existing since 2004. Due to the owner not taking affirmative action to remove or rebuild the house at this location during the past 12 years, staff is recommending that the City initiate foreclosure proceedings against the owner.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** The property will continue to present a nuisance condition to the surrounding area.

3. **Time considerations and their significance:** This matter has been ongoing for 12 years – code enforcement initiated their case in 2005.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** Maybe?

5. **Factual background:**

   - Address: 1626 Thumb Point Drive, Fort Pierce, FL 34949 AKA PID # 2401-605-0030-000/3
   - Lien filed in the names of John B & Susan Culverhouse. Current owners are John B Culverhouse Sr and John B. Culverhouse Jr.

- Over the past 12 years, a permit to rebuild would be obtained but expire due to no work being done and then a new permit would be obtained and that permit would expire due to no work being done.
- Currently there is an active permit that was obtained in 2014. The permit has remained active by the builder obtaining a single inspection every six months, which per the FL Building Code automatically extends the life of the permit an additional six months.
- There has not been any substantial improvement made to the property to remedy the nuisance conditions present.

6. List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):

- Property Tax card dated 3/14/2017 showing that the property is not a homesteaded property.
- FL State Statute 162.09(3) – allows for foreclosure of lien after remaining unpaid for 3 months
- Ordinance Number 2-247 – allows for foreclosure of lien after remaining unpaid for 1 year
- Notice of Violation for unsafe building dated 5/5/2005.
- Notice of Violation hearing for 4/11/2007 with related minutes.
- Order Determining Violation dated 4/17/2007.
- Affidavit of Non-Compliance dated 10/26/2007.
- Massey Letter dated 10/26/2007.
- Order Assessing Fine and Imposing Lien recorded in Book 2910 Page 27 on 11/30/2007.
- Notice of Lien letter dated 12/7/2007.
- Affidavit of Compliance dated 4/27/2009.
- Affidavit of Non-Compliance dated 1/4/2010.
- Follow up Massey Notice dated 4/22/2010.
- Affidavit of Compliance dated 6/1/2010.
- Affidavit of Non-Compliance dated 8/2/2011.
- Affidavit of Compliance dated 8/22/2014.
- Case summary and fines due.

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

CITY ATTORNEY USE ONLY

Date Received:	
Assigned To:	
File:	
Due Date:	
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER

RE: REQUEST TO INITIATE FORECLOSURE
1635 THUMB POINT DRIVE - CULVERHOUSE

DATE: MARCH 14, 2017

Service Required: (please circle or underline)

Review Documents	**Draft Document**	**Written Opinion Requested**
Attend Meetings	**Advise**	**Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** There is a property located at 1635 Thumb Point Drive that has had code enforcement violations existing since 2004. Due to the owner not taking affirmative action to remove or rebuild the house at this location during the past 12 years, staff is recommending that the City initiate foreclosure proceedings against the owner.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** The property will continue to present a nuisance condition to the surrounding area.

3. **Time considerations and their significance:** This matter has been ongoing for 12 years – code enforcement initiated their case in 2005.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** Maybe?

5. **Factual background:**

   - Address: 1626 Thumb Point Drive, Fort Pierce, FL 34949 AKA PID # 2401-605-0030-000/3
   - Lien filed in the names of John B & Susan Culverhouse. Current owners are John B Culverhouse Sr and John B. Culverhouse Jr.

- Over the past 12 years, a permit to rebuild would be obtained but expire due to no work being done and then a new permit would be obtained and that permit would expire due to no work being done.
- Currently there is an active permit that was obtained in 2014. The permit has remained active by the builder obtaining a single inspection every six months, which per the FL Building Code automatically extends the life of the permit an additional six months.
- There has not been any substantial improvement made to the property to remedy the nuisance conditions present.

6. List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):

- Property Tax card dated 3/14/2017 showing that the property is not a homesteaded property.
- FL State Statute 162.09(3) – allows for foreclosure of lien after remaining unpaid for 3 months
- Ordinance Number 2-247 – allows for foreclosure of lien after remaining unpaid for 1 year
- Notice of Violation for unsafe building dated 5/5/2005.
- Notice of Violation hearing for 4/11/2007 with related minutes.
- Order Determining Violation dated 4/17/2007.
- Affidavit of Non-Compliance dated 10/26/2007.
- Massey Letter dated 10/26/2007.
- Order Assessing Fine and Imposing Lien recorded in Book 2910 Page 27 on 11/30/2007.
- Notice of Lien letter dated 12/7/2007.
- Affidavit of Compliance dated 4/27/2009.
- Affidavit of Non-Compliance dated 1/4/2010.
- Follow up Massey Notice dated 4/22/2010.
- Affidavit of Compliance dated 6/1/2010.
- Affidavit of Non-Compliance dated 8/2/2011.
- Affidavit of Compliance dated 8/22/2014.
- Case summary and fines due.

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

RECEIVED
TIME
MAY 10 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

CITY ATTORNEY USE ONLY

Date Received:	
Assigned To:	
File:	
Due Date:	
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER NCM

RE: RESOLUTION REVIEW

DATE: MAY 10, 2018

Service Required: (please circle or underline)

Review Documents **Draft Document** **Written Opinion Requested**

Attend Meetings **Advise** **Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** Review the attached Resolution to establish a condemnation hearing for 1636 Thumb Point Drive (Culverhouse) before the City Commission. Because this demolition is under the nuisance guidelines, I have deleted any reference to Unsafe Buildings and the International Property Maintenance Code. I also had to re-type to fit the correct format, so a spelling check would be greatly appreciated also.

2. **Time considerations and their significance:** On June 4, 2018 agenda.

3. **Are City funds required? If so, list approvals obtained for expenditure of funds:** N/A

4. **List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):**

   - Proposed Resolution for review

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

RESOLUTION NO. 18-R26

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT **1635 THUMB POINT DR** IN FORT PIERCE, FLORIDA IS A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT ALL PARTIES OF INTEREST MUST SHOW CAUSE WHY THE STRUCTURE SHOULD NOT **CONDEMNED AND DEMOLISHED IN ACCORDANCE WITH THE CHARTER OF THE CITY OF FORT PIERCE**; AND NOTIFYING ALL PARTIES OF POTENTIAL ACTION BY THE CITY OF FORT PIERCE FOR FAILURE TO ACT; AND THAT A **PUBLIC HEARING BE HELD AT THE REGULARLY SCHEDULED CITY COMMISSION MEETING ON JUNE 18, 2018 AT 6:30 PM,** IN THE CITY COMMISSION CHAMBERS LOCATED AT 100 N US HWY 1, FORT PIERCE, FLORIDA; AND PROVIDING FOR NOTICE TO ALL PARTIES.

WHEREAS, the building or structure located at 1635 THUMB POINT DR has been declared a nuisance in accordance with Chapter 16-49 of the City Code of Ordinances; and

WHEREAS, the City Commission determines that buildings or structures that have been declared a nuisance constitute a menace to the business, health and safety of the community; and

WHEREAS, there shall be a public hearing before the City Commission whereby any and all interested parties may appear and show cause as to why said building or structure should not be condemned and its removal or destruction required.; and.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida;

SECTION 1. That the City Commission determines that the building or structure located on the said lot, tract, or parcel of land within the City of Fort Pierce, St. Lucie County, Florida, described as follows:

1635 THUMB POINT DR
THUMB POINT BLK 1 LOT 30 (OR 258-845)
2401-605-0030-000/3

Is a nuisance that constitutes a menace to the business, health and safety of the community.

SECTION 2. The owners, agents, or any person, firm or corporation having a lien on, or interest in, said building or structure, which lien or interest is a matter of record in the public records of St. Lucie County, Florida, show cause, if any, before

HARBOR FEDERAL SAVINGS BANK
PO BOX 249
FT PIERCE, FL, 34954

SECTION 3. Should the interested parties fail to show cause as to why the building or structure should not be condemned and its removal or destruction required and fail to comply with any order of the City Commission requiring such removal or destruction, the City of Fort Pierce shall provide for its removal or destruction, the cost of which shall constitute a lien up on said property.

SECTION 4. This matter will be heard at the regularly scheduled meeting of the City Commission of the City of Fort Pierce on June 18, 2018 at 6:30 PM in the City Commission Chambers located at 100 N US Hwy 1, Fort Pierce, Florida.

SECTION 5. The hereinbefore named persons, firms, or corporations, shall be provided notice of the scheduled hearing by mailing a certified copy of this resolution by registered or certified mail at least ten (10) days prior to the date of said hearing by the City Clerk for the City of Fort Pierce, Florida.

SECTION 6. This resolution shall be effective immediately upon final adoption by the Commission.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 20____.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
James M. Messer, Esq.
City Attorney

CITY OF FORT PIERCE

REQUEST FOR PUBLIC RECORDS (F.S. § 119)

Information Requested:	All correspondence regarding 1635 Thumb Point Drive

This shall serve as a response to your request for documents by providing you the following estimate:

F.S. 119.07(4)(d) provides that if the nature or volume of public records requested to be inspected or copied pursuant to this subsection is such as to require extensive use of information technology resources or extensive clerical or supervisory assistance by personnel of the agency involved, or both, the agency may charge, in addition to the actual cost of duplication, a special service charge, which shall be reasonable and shall be based on the cost incurred for such extensive use of information technology resources or the labor cost of the personnel providing the service that is actually incurred by the agency or attributable to the agency for the clerical and supervisory assistance required, or both.

RESEARCHER	**COST**	**QUANTITY**	**TOTAL**
Research Time – City Attorney's Office	$ 30.04 per hour	3.25 hours	97.63
Research Time – City Manager's Office	$ 40.54 per hour	1.5 hours	60.81
Balance Due on Initial estimate			155.84
		TOTAL DUE	314.28

Before work will commence, a fifty percent (50%) deposit of the estimated cost must be received. The undersigned does hereby agree to pay for the actual research time and documents requested prior to receiving any documents.

_____ _____

Signature Date

CITY OF FORT PIERCE

REQUEST FOR PUBLIC RECORDS (F.S. § 119)

Information Requested:	All correspondence regarding 1635 Thumb Point Drive

This shall serve as a response to your request for documents by providing you the following estimate:

F.S. 119.07(4)(d) provides that if the nature or volume of public records requested to be inspected or copied pursuant to this subsection is such as to require extensive use of information technology resources or extensive clerical or supervisory assistance by personnel of the agency involved, or both, the agency may charge, in addition to the actual cost of duplication, a special service charge, which shall be reasonable and shall be based on the cost incurred for such extensive use of information technology resources or the labor cost of the personnel providing the service that is actually incurred by the agency or attributable to the agency for the clerical and supervisory assistance required, or both.

RESEARCHER	**COST**	**QUANTITY**	**TOTAL**
Research Time – City Clerk's Office	$ 22.53 per hour	2.5 hours	56.32
Research Time – City Manager's Office	$ 40.54 per hour	1.0 hours	40.54
Research Time – Building Department	$ 25.25 per hour	7.0 hours	176.75
Research Time – Code Enforcement	$ 25.38 per hour	1.5 hours	38.07
Copies of Code Enforcement File	$ 0.15 per page	188	28.20
		TOTAL DUE	339.88

Before work will commence, a fifty percent (50%) deposit of the estimated cost must be received. The undersigned does hereby agree to pay for the actual research time and documents requested prior to receiving any documents.

_____ _____

Signature Date

CITY OF FORT PIERCE

REQUEST FOR PUBLIC RECORDS (F.S. § 119)

Information Requested:	All correspondence regarding 1635 Thumb Point Drive

This shall serve as a response to your request for documents by providing you the following estimate:

F.S. 119.07(4)(d) provides that if the nature or volume of public records requested to be inspected or copied pursuant to this subsection is such as to require extensive use of information technology resources or extensive clerical or supervisory assistance by personnel of the agency involved, or both, the agency may charge, in addition to the actual cost of duplication, a special service charge, which shall be reasonable and shall be based on the cost incurred for such extensive use of information technology resources or the labor cost of the personnel providing the service that is actually incurred by the agency or attributable to the agency for the clerical and supervisory assistance required, or both.

RESEARCHER	**COST**	**QUANTITY**	**TOTAL**
Research Time – City Clerk's Office	$ 22.53 per hour	2.5 hours	56.32
Research Time – City Manager's Office	$ 40.54 per hour	1.0 hours	40.54
Research Time – Building Department	$ 25.25 per hour	7.0 hours	176.75
Research Time – Code Enforcement	$ 25.38 per hour	1.5 hours	38.07
Copies of Code Enforcement File	$ 0.15 per page	188	28.20
		TOTAL DUE	339.88

Before work will commence, a fifty percent (50%) deposit of the estimated cost must be received. The undersigned does hereby agree to pay for the actual research time and documents requested prior to receiving any documents.

_____ _____

Signature Date

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

TO : Nicholas Mimms, City Manager

FROM : Peggy Arraiz, Code Compliance Manager

SUBJECT : 1635 Thumb Point Drive

DATE : February 28, 2018

As requested, below is a summary of the events that have taken place at 1635 Thumb Point Drive.

Background – 2004 to 2007

- The residence at this location was severely damaged by the twin hurricanes of 2004.
- May 2005 – the property was cited due to the unsafe condition of the building, a damaged fence and stagnant water in the pool.
- June 2005 – the Building Official John Alcorn initiated action to demolish the building, which was appealed by Mr. & Mrs. Culverhouse.
- The appeal was scheduled for August 30, 2005.
    - M/M Culverhouse requested continuation to September 27, 2005 – granted.
    - M/M Culverhouse requested continuation to October 25, 2005 – granted.
    - M/M Culverhouse requested continuation to November 29, 2005 – granted.
    - M/M Culverhouse requested continuation in December 2005 – granted.
    - M/M Culverhouse requested continuation to February 2006 – granted.
    - M/M Culverhouse requested continuation to June 2006.
- March 2007 - Due to no action to the property, the matter was scheduled before the Special Magistrate on April 11, 2007.
- Property was found in violation, given 120 days to apply for a permit. Failure would result in a $250.00 per day fine.
- Fines started on October 26, 2007 and a Lien was recorded on November 20, 2007.

Actions – 2009 to 2014

- March 2009 – a new condemnation order was signed by Building Official Marc Meyers due to no action taken by the owner.
- April 2009 – a permit application was submitted to rehabilitate the structure.
- December 2009 – the permit expired without the work being completed.
- June 2010 – another permit application was submitted to rehabilitate the structure.
- At the request of M/M Culverhouse, a lien reduction hearing was scheduled for September 8, 2010.
    - M/M Culverhouse requested continuation to November 10, 2010 – granted.
    - M/M Culverhouse requested continuation to January 12, 2011.

    - M/M Culverhouse requested continuation – granted (no reduction hearing ever heard)
- August 2011 – the permit expired without the work being completed.
- July 2013 – multiple complaints from neighbors that the shell of a building was being used for storage, but no action taken because our code only addresses outside storage.
- October 2013 – demolition permit application submitted.
    - January 2014 – contractor requested a thirty (30) day extension to the permit – granted.
    - February 2014 – contactor requested an additional extension to the permit – granted.
- December 2013 – multiple complaints from neighbors about the outside storage at the property, but due to an active demolition permit, no action could be taken.
- February 2014 – The structure that was damaged in 2004 was demolished.
- March 2014 – application to rebuild a single family residence was submitted and approved in August 2014.
- June 2014 – multiple complaints from neighbors received due to the condition of the property but no action could be taken due to an active building permit.
- July 2015 – A petition signed by forty-five (45) of the neighboring property owners was submitted to the City requesting the City take action to compel the owners to bring the property into compliance.

Current status – 2016 to present

- January 2016, Staff received a request to issue a partial release of properties previously owned by M/M Culverhouse located in St. Lucie County from the spreading lien attached to 1635 Thumb Point Drive.
    - Staff and the Special Magistrate both recommended approval of the request to the City Commission with the stipulation that the lien would remain against 1635 Thumb Point Drive.
    - The City Commission also approved the request with payment of $5,000.00 and that the lien would remain in affect against 1635 Thumb Point Drive.
    - The City Attorney finalized an agreement to release all liens from 1635 Thumb Point Drive as part of the settlement of $5,000.00.
- February 2016 – Mr. Culverhouse and Mr. Steve Weaver submitted an action plan outlining steps to be taken with specific deadlines. Building Official Marc Meyers agreed with the submitted action plan with the stipulation that failure to comply with the timeframe would result in the revocation of the permit, the condemnation of the structure and the demolition of all the structural elements. Per this timeline, house would be completed by Fall 2016.
- April 2016 – Mr. Culverhouse was notified that they had not fulfilled their agreement but granted a one week extension to bring up to date.
- March 2017 – due to the owner's failure to comply with the stipulated timeline and no action being taken, staff recommended the City foreclose upon the lien. At this time, we learned of the agreement to fully release all liens from the property.

- December 2017 – the permit from 2014 was set to expire without the work being completed.
    - A 30 day extension was requested on December 8, 2017 – granted.
    - A 30 day extension was requested on January 16, 2018 – granted.
    - January 25, 2018 – received an approved inspection for a tie beam.
    - Permit continued to July 2018.
- January 2018 – at the direction of the City Manager, the property was posted as a nuisance and a new condemnation was initiated under the newly adopted Rules of Procedure for Condemnation and Demolition, which provide for the condemnation of a structure due to its adverse impact on the neighborhood.
    - Mr. Culverhouse appealed the Declaration of Nuisance and the appeal was scheduled for March 21, 2018.
    - Mr. Culverhouse requested an extension – granted.
    - New appeal date is scheduled for April 18, 2018. This agreed upon date has been documented in a signed stipulation, approved by the Special Magistrate and recorded with the Clerk of Court of St. Lucie County.

Summary

- 2004 – house damaged by hurricanes
- 2007 – found in violation by the Special Magistrate
- 2014 – house demolished
- 2014 – permit to rebuild approved
- 2016 – owner submits timeline to complete construction
- 2018 – property declared a nuisance and condemnation of building initiated