



RECEIVED

CITY OF FORT PIERCE  
PLANNING & ZONING

*Serving Indian River County*

1986 31<sup>st</sup> Avenue, Suite 100, Vero Beach, Florida 32960 / Phone 772-257-5390 / Fax 772-492-8732  
www.Womenscarecenter.org / Womenscarecenterirc@gmail.com

February 6, 2020

Ms. Maria Lewicka, AICP  
Historic Preservation Planner  
City of Fort Pierce  
100 North U.S. Highway 1  
Fort Pierce, FL 34950

**BY HAND-DELIVERY**

Re: 1009 Delaware Ave., Fort Pierce, FL

Dear Ms. Lewicka:

Enclosed please find Women's Care Center's Affidavit of Economic Hardship with affidavits in support of Women's Care Center's Affidavit of Economic Hardship. Section 23-65 does not indicate that a filing fee is required for this Affidavit. My assistant called to inquire about a filing fee and you indicated you would check. In order to avoid a delay, we are filing the Affidavit.

Should you have any questions or if a fee is required, please do not hesitate to contact me directly at (772) 489-7275.

Sincerely,

Women's Care Center  
Board of Directors



*Board of Directors*

Anita Brennan / Carol Corr / Thomas Frederick / Richard Carnell / Peggy Lyons / Michele Mackett  
G. Alexander Ross, Chairman / Dr. Michaela Scott / *Treasurer*: John F. Rorick / Gerri Krempel-Rorick

*Leadership Advisory Board*

John Brennan / Thomas Corr / Carolyn Dean / Ginny Frederick / Jim & Laurie Manhardt / John & Lee Moore

*Religious Advisory Board*

Most Reverend Gerald M. Barbarito, Bishop, Diocese of Palm Beach / Rev. Kevin Nelson, St. Helen Church / Rev. John Morrissey,  
St. Sebastian Church / Rev. Fr. Richard Murphy, Holy Cross Church / Rev. John Pasquini, St. John of the Cross Church

*In Re:* City of Fort Pierce Historic Preservation Board  
1009 Delaware Avenue  
COA 19-78 Demolition

**WOMEN'S CARE CENTER OF IRC, INC.,**  
a Florida Not-for-Profit 501(c)(3) corporation

**AFFIDAVIT OF ECONOMIC HARDSHIP**

Richard M. Carnell  
Women's Care Center  
1986 31<sup>st</sup> Ave., Suite 100  
Vero Beach, FL 32950  
February 6, 2020

# WOMEN'S CARE CENTER OF IRC, INC. AFFIDAVIT OF ECONOMIC HARDSHIP

## PURSUANT TO SECTION 23-65 OF THE CITY OF FORT PIERCE CODE

Before me the undersigned authority, personally appeared, Richard M. Carnell who being duly sworn deposes and states:

1. My name is Richard M. Carnell; I am above the age of 21 years old; and competent to testify to the matters herein stated.

2. I make this Affidavit based upon my personal knowledge of the facts stated herein and know them to be true and correct.

3. At a Public Hearing on January 27, 2020, the City of Fort Pierce Historic Preservation Board denied the Women's Care Center's Certificate of Appropriateness Application for demolition.

*Sec. 23-65. - Undue economic hardship.*

*Undue economic hardship may only be considered after a property has been designated or after an application for approval to alter or demolish a structure has been denied by the historic preservation board. In any instance where there is a claim of undue economic hardship, the owner may submit, by affidavit, to the board within ten (10) days after the public hearing where an application was denied, the following information:*

(1) *For all property:*

a. *The amount paid for the property, the date of purchase and the party from whom purchased;*

**Purchased Structure and real property for \$175,000.00 on August 6, 2019 from Portfolio 55, LLC and Vandana Mangroo. Attached is a copy of the Closing Statement.**

**Purchased adjacent real estate (Lot) on June 28, 2019 for parking, stormwater and drainage from Cary R. Lubet Revocable Trust for \$35,000. Attached is a copy of the Closing Statement.**

b. *The assessed value of the land and improvements thereon, according to the two (2) most recent assessments;*

**Structure:**

**2018 assessed value - \$67,870.00**

**2019 assessed value - \$75,600.00**

**Attached is a copy of the 2018 and 2019 Real Estate Tax bills.**

**Adjacent Lot:**

**2018 assessed value – 28,400.00**

**2091 assessed value – 28,400.00**

**Attached is a copy of the 2018 and 2019 Real Estate Tax bills**

- c. *Real estate taxes for the previous two (2) years;*

**Structure:**

**2018 taxes - \$1,824.09**

**2019 taxes - \$2,037.51**

**See attached 2018 and 2019 Real Estate Tax bills.**

**Adjacent Lot:**

**2018 taxes - \$733.74**

**2019 taxes - \$760.19**

**See attached 2018 and 2019 Real Estate Tax bills.**

- d. *Annual debt service, if any, for the previous two (2) years;*

**None.**

- e. *All appraisals obtained within the previous two (2) years by the owner or applicant in connection with his purchase, financing or ownership of the property;*

**None.**

- f. *Any listing of the property for sale or rent, priced asked and offers received, if any;*

**Women’s Care Center purchased for its use on August 6, 2019 after the property had been listed for years. Structure and/or real estate is not listed.**

- g. *Any consideration by the owner as to profitable adaptive uses for the property.*

**The real estate on which the Individually Designated Historic Structure is located is not in a Historic District. In 2019, 30% of Women’s Care Center clients in Indian River County were from City of Fort Pierce/St. Lucie County zip code(s). In 2020, 24 out of 75 new clients were from City of Fort Pierce/St. Lucie County. Therefore, the best adaptive use of the vacant structure is to provide women in Fort Pierce services they are searching for by visiting Women’s Care Center in Indian River County. The use would be commercial consistent with the City’s Future Land Use Plan.**

**See attached Affidavits in Support:**

- a) Gerri Rorick;
- b) John Rorick;
- c) Holli Skrapits; and
- d) Richard M. Carnell.

Further Affiant Sayeth Not.

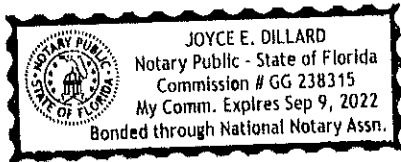
DATED this 6th day of February, 2020.



Richard M. Carnell

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, on this 6th day of February, 2020, by Richard Carnell who is () personally known to me or () has produced N/A as identification.

(Notarial Seal)



Notary: Joyce E. Dillard  
Print, Type or Stamp Commission  
Name of Notary Public  
My Commission expires:



**A. Settlement Statement**

UNIFORM SETTLEMENT STATEMENT

**B. Type of Loan**

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	<b>6. File Number</b> 1953.04	<b>7. Loan Number</b>	<b>8. Mortg. Ins. Case Num.</b>
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.			ID:	

**C. NOTE:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.o.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

**D. NAME OF BUYER:** WOMEN'S CARE CENTER OF IRC, INC., a Florida Not For Profit Corporation  
**Address of Buyer:** 1986-31st Avenue, Suite 100, Vero Beach, Florida 32960

**E. NAME OF SELLER:** PORTFOLIO 55, LLC, a Florida Limited Liability company and VANDANA MANGROO, a single adult  
**Address of Seller:** 301 W. Atlantic Avenue, Suite 0-5, Delray Beach, Florida 33444, 44 Cushman Trace, Debo Trlnlde TIN: 46-1555323

**F. NAME OF LENDER:**  
**Address of Lender:**

**G. PROPERTY LOCATION:** 1009 Delaware Avenue, Fort Pierce, Florida 34850  
 TIN: 65-1016552

**H. SETTLEMENT AGENT:** DAVID N. SOWERBY, P.L.  
**Place of Settlement:** 2940 South 26th Street, Fort Pierce, Florida 34981  
 Phone: 772-464-7900

**I. SETTLEMENT DATE:** 8/2/19 **DISBURSEMENT DATE:** 8/2/19

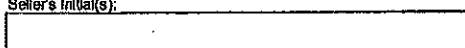
J. Summary of buyer's transaction		K. Summary of seller's transaction	
<b>100. Gross amount due from buyer:</b>		<b>400. Gross amount due to seller:</b>	
101. Contract sales price	175,000.00	401. Contract sales price	175,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (Line 1400)	1,120.50	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance:</b>		<b>Adjustments for items paid by seller in advance:</b>	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross amount due from buyer:</b>	<b>176,120.50</b>	<b>420. Gross amount due to seller:</b>	<b>175,000.00</b>
<b>200. Amounts paid or in behalf of buyer:</b>		<b>500. Reductions in amount due to seller:</b>	
201. Deposit or earnest money	6,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	4,578.69
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		508. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208.		508.	
209. Credit for Title Work and Lien Search	217.00	509.	
<b>Adjustments for items unpaid by seller:</b>		<b>Adjustments for items unpaid by seller:</b>	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/19 to 08/02/19	991.64	511. County taxes from 01/01/19 to 08/02/19	991.64
212. Assessments-FP Stormwater Mgmt from 01/01/19 to 08/02/19	30.25	512. Assessments-FP Stormwater Mgmt from 01/01/19 to 08/02/19	30.25
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total paid by/for buyer:</b>	<b>6,238.69</b>	<b>520. Total reductions in amount due seller:</b>	<b>5,600.58</b>
<b>300. Cash at settlement from/to buyer:</b>		<b>600. Cash at settlement to/from seller:</b>	
301. Gross amount due from buyer (line 120)	176,120.50	601. Gross amount due to seller (line 420)	175,000.00
302. Less amount paid by/for the buyer (line 220)	(6,238.69)	602. Less total reductions in amount due seller (line 520)	(5,600.58)
<b>303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Buyer:</b>	<b>169,881.61</b>	<b>603. Cash ( <input checked="" type="checkbox"/> To <input type="checkbox"/> From ) Seller:</b>	<b>169,399.42</b>

**Substitute Form 1099 Seller Statement:** The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

**Seller Instructions:** If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6282 and/or Schedule D (Form 1040).

**THIS SETTLEMENT STATEMENT MAY BE SIGNED IN COUNTERPART**

Buyer's Initial(s): 

Seller's Initial(s): 

L. Settlement charges				Buyer POC	Seller POC	Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales/Brokers Com. based on price	\$175,000.00 @	% =					
701.	% to						
702.	% to						
703. Commission paid at settlement							
704.	to						
800. Items payable in connection with loan:			Buyer POC	Seller POC			
801. Loan origination fee	% to						
802. Loan discount	% to						
803. Appraisal fee	to						
804. Credit report	to						
805. Lender's inspection fee	to						
806. Mortgage insurance application fee	to						
807. Assumption Fee	to						
808.	to						
809.	to						
810.	to						
811.	to						
900. Items required by lender to be paid in advance:			Buyer POC	Seller POC			
901. Interest from	to @ /day						
902. Mortgage insurance premium for	months to						
903. Hazard insurance premium for	years to						
904. Flood insurance premium for	years to						
905.	years to						
1000. Reserves deposited with lender:			Buyer POC	Seller POC			
1001. Hazard Insurance	months @	per month					
1002. Mortgage Insurance	months @	per month					
1003. City property taxes	months @	per month					
1004. County property taxes	months @	per month					
1006. Annual assessments	months @	per month					
1006. Flood Insurance	months @	per month					
1007.	months @	per month					
1008.	months @	per month					
1009. Aggregate accounting adjustment							
1100. Title charges:			Buyer POC	Seller POC			
1101. Settlement or closing fee	to DAVID N. SOWERBY, P.L.				500.00	500.00	
1102. Abstract or title search	to Westcor Land Title Insurance Company				42.50	42.50	
1103. Title examination	to						
1104. Title insurance binder	to						
1105. Document preparation	to						
1106. Notary fees	to						
1107. Attorney's Fees	to						
(Includes above item numbers:	)						
1108. Title Insurance	to Westcor Land Title Insurance Company/DAVID N. SOWERBY, P.L.				475.00	475.00	
(Includes above item numbers:	)						
1109. Lender's coverage (Premium):							
1110. Owner's coverage (Premium):	\$175,000.00 (\$950.00)						
1111. Endorse:							
1112. Standard Lien Search	to Clear Choice Tax & Lien Service				66.00	66.00	
1113. Additional Closing Fee - Foreign Transact	to DAVID N. SOWERBY, P.L.					150.00	
1200. Government recording and transfer charges:							
1201. Recording fees	Deed \$18.50 Mortgage(s)	Releases			18.50		
1202. City/county tax/stamps	Deed Mortgage(s)						
1203. State tax/stamps	Deed \$1,225.00 Mortgage(s)					1,225.00	
1204. Recording Fee (2nd Deed)	to St. Lucie County Clerk of Court				18.50		
1205. LLC Affidavit	to St. Lucie County Clerk of Court					10.00	
1300. Additional settlement charges:			Buyer POC	Seller POC			
1301. Survey	to						
1302. Pest inspection	to						
1303.	to						
1304.	to						
1305. 2018 RE Taxes	to St. Lucie County Tax Collector					2,110.19	
1306.	to						
1307.	to						
1308.	to						
1309.							
1400. Total settlement charges:					1,120.50	4,578.69	

(Enter on lines 103, Section J and 502, Section K)

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

WOMEN'S CARE CENTER OF IRC, INC.  
 By: George Alexander Ross Buyer  
 GEORGE ALEXANDER ROSS, President  
George Alexander Ross Buyer

PORTFOLIO 65, LLC  
 By: Joseph Feldkamp Seller  
 JOSEPH FELDKAMP, Managing Member  
Vandana Mangroo Seller

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.

By: David N. Sowerby  
 DAVID N. SOWERBY, P.L.  
 As Its Authorized Representative  
 Date: 8/6/19

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

DoubleTime®

Buyer/Seller  
Settlement Statement

A. Settlement Statement

B. Type of Loan

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	6. File Number 1953.04	7. Loan Number ID:	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.				

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 Address of Seller: 301 W. Atlantic Avenue, Suite 0-5, Delray Beach, Florida 33444, 44 Cuchavan Traco, Debe Trinklú TIN: 45-1655323

F. NAME OF LENDER:  
 Address of Lender:

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H. SETTLEMENT AGENT: DAVID N. SOWERBY, P.L. TIN: 65-1016552  
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205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
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214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
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303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Buyer:	169,881.81	603. Cash ( <input checked="" type="checkbox"/> To <input type="checkbox"/> From ) Seller:	169,399.42

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THIS SETTLEMENT STATEMENT MAY BE SIGNED IN COUNTERPART

Buyer's Initial(s):

Seller's Initial(s): <sup>DS</sup>

Buyer/Seller Settlement Statement				Buyer POC	Seller POC	Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
<b>I. Settlement charges</b>							
700. Total Sales/Brokers Com. based on price	\$175,000.00 @	% =					
701.	% to						
702.	% to						
<b>703. Commission paid at settlement</b>							
704.	to						
<b>800. Items payable in connection with loan:</b>							
				Buyer POC	Seller POC		
801. Loan origination fee	% to						
802. Loan discount	% to						
803. Appraisal fee	to						
804. Credit report	to						
805. Lender's inspection fee	to						
806. Mortgage insurance application fee	to						
807. Assumption Fee	to						
808.	to						
809.	to						
810.	to						
811.	to						
<b>900. Items required by lender to be paid in advance:</b>							
				Buyer POC	Seller POC		
901. Interest from	to	@	/day				
902. Mortgage insurance premium for	months to						
903. Hazard insurance premium for	years to						
904. Flood insurance premium for	years to						
905.	years to						
<b>1000. Reserves deposited with lender:</b>							
				Buyer POC	Seller POC		
1001. Hazard insurance	months @		per month				
1002. Mortgage insurance	months @		per month				
1003. City property taxes	months @		per month				
1004. County property taxes	months @		per month				
1005. Annual assessments	months @		per month				
1006. Flood insurance	months @		per month				
1007.	months @		per month				
1008.	months @		per month				
<b>1009. Aggregate accounting adjustment</b>							
				Buyer POC	Seller POC		
<b>1100. Title charges:</b>							
				Buyer POC	Seller POC		
1101. Settlement or closing fee	to DAVID N. SOWERBY, P.L.					600.00	600.00
1102. Abstract or title search	to Westcor Land Title Insurance Company					42.50	42.50
1103. Title examination	to						
1104. Title insurance binder	to						
1105. Document preparation	to						
1106. Notary fees	to						
1107. Attorney's Fees	to						
(includes above item numbers: )							
1108. Title insurance	to Westcor Land Title Insurance Company/DAVID N. SOWERBY, P.L.					476.00	475.00
(includes above item numbers: )							
<b>1109. Lender's coverage (Premium):</b>							
1110. Owner's coverage (Premium):	\$175,000.00 (\$950.00)						
<b>1111. Endorse:</b>							
1112. Standard Lien Search	to Clear Choice Tax & Lien Service					66.00	66.00
1113. Additional Closing Fee - Foreign Transact	to DAVID N. SOWERBY, P.L.						150.00
<b>1200. Government recording and transfer charges:</b>							
1201. Recording fees	Deed \$18.50 Mortgage(s)		Releases			18.50	
1202. City/county tax/stamps	Deed Mortgage(s)						
1203. State tax/stamps	Deed \$1,225.00 Mortgage(s)						1,225.00
1204. Recording Fee (2nd Deed)	to St. Lucie County Clerk of Court					18.50	
1205. LLC Affidavit	to St. Lucie County Clerk of Court						10.00
<b>1300. Additional settlement charges:</b>							
				Buyer POC	Seller POC		
1301. Survey	to						
1302. Pest Inspection	to						
1303.	to						
1304.	to						
1305. 2018 RE Taxes	to St. Lucie County Tax Collector						2,110.19
1306.	to						
1307.	to						
1308.	to						
1309.							
<b>1400. Total settlement charges:</b>							
( Enter on lines 103, Section J and 502, Section K )						1,120.50	4,578.99

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

By: WOMEN'S CARE CENTER OF IRC, INC.  
 GEORGE ALEXANDER ROSS, President

By: PORTFOLIO 65, LLC  
 JOSEPH FELDKAMP, Managing Member  
 VANDANA MANGROO

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.

By: DAVID N. SOWERBY, P.L.  
 As Its Authorized Representative

Date: 8/6/19

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code, Section 1001 and Section 1010.



Buyer/Seller  
Settlement Statement

**A. Settlement Statement**

**B. Type of Loan**

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	<b>6. File Number</b> 1953,04-B	<b>7. Loan Number</b> ID:	<b>8. Mortg. ins. Case Num.</b>
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.				

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**D. NAME OF BUYER:** WOMEN'S CARE CENTER OF IRC, INC., a Florida Not For Profit Corporation  
**Address of Buyer:** 1988-31st Avenue, Suite 100, Vero Beach, Florida 32960

**E. NAME OF SELLER:** CAREY R. LUBET, as Trustee of the Carey R. Lubet Revocable Trust, Declaration dated December 6, 2018  
**Address of Seller:** 2404 River Hammock Lane, Fort Pierce, Florida 34981 TIN: 253-72-0506

**F. NAME OF LENDER:**  
**Address of Lender:**

**G. PROPERTY LOCATION:** '0' South 11th Street, Fort Pierce, Florida 34950

**H. SETTLEMENT AGENT:** DAVID N. SOWERBY, P.L. TIN: 65-1016552  
**Place of Settlement:** 2940 South 25th Street, Fort Pierce, Florida 34981 Phone: 772-464-7900

**I. SETTLEMENT DATE:** 6/28/19 **DISBURSEMENT DATE:** 6/28/19

J. Summary of buyer's transaction		K. Summary of seller's transaction	
<b>100. Gross amount due from buyer:</b>		<b>400. Gross amount due to seller:</b>	
101. Contract sales price	35,000.00	401. Contract sales price	35,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (Line 1400)	786.75	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance:</b>		<b>Adjustments for items paid by seller in advance:</b>	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross amount due from buyer:</b>	<b>35,786.75</b>	<b>420. Gross amount due to seller:</b>	<b>35,000.00</b>
<b>200. Amounts paid or in behalf of buyer:</b>		<b>500. Reductions in amount due to seller:</b>	
201. Deposit or earnest money	3,500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	245.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller:</b>		<b>Adjustments for items unpaid by seller:</b>	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/19 to 06/28/19	335.92	511. County taxes from 01/01/19 to 06/28/19	335.92
212. Assessment-FP Stormwater Mgmt from 01/01/19 to 06/28/1	7.58	512. Assessment-FP Stormwater Mgmt from 01/01/19 to 06/28/1	7.58
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total paid by/for buyer:</b>	<b>3,843.50</b>	<b>520. Total reductions in amount due seller:</b>	<b>588.50</b>
<b>300. Cash at settlement from/to buyer:</b>		<b>600. Cash at settlement to/from seller:</b>	
301. Gross amount due from buyer (line 120)	35,786.75	601. Gross amount due to seller (line 420)	35,000.00
302. Less amount paid by/for the buyer (line 220)	(3,843.50)	602. Less total reductions in amount due seller (line 520)	(588.50)
303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Buyer:	31,943.25	603. Cash ( <input checked="" type="checkbox"/> To <input type="checkbox"/> From ) Seller:	34,411.50

**Substitute Form 1099 Seller Statement:** The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

**Seller Instructions:** If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6262 and/or Schedule D (Form 1040).

Buyer's Initial(s): GAR

Seller's Initial(s): CLF

Buyer/Seller Settlement Statement

Settlement charges		Buyer POC	Seller POC	Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales/Brokers Com. based on price	\$35,000.00 @ % =				
701.	% to				
702.	% to				
703. Commission paid at settlement					
704.	to				
800. Items payable in connection with loan		Buyer POC	Seller POC		
801. Loan origination fee	% to				
802. Loan discount	% to				
803. Appraisal fee	to				
804. Credit report	to				
805. Lender's inspection fee	to				
806. Mortgage Insurance application fee	to				
807. Assumption Fee	to				
808.	to				
809.	to				
810.	to				
811.	to				
900. Items required by lender to be paid in advance		Buyer POC	Seller POC		
901. Interest from	to @ /day				
902. Mortgage insurance premium for	months to				
903. Hazard insurance premium for	years to				
904. Flood insurance premium for	years to				
905.	years to				
1000. Reserves deposited with lender:		Buyer POC	Seller POC		
1001. Hazard insurance	months @ per month				
1002. Mortgage insurance	months @ per month				
1003. City property taxes	months @ per month				
1004. County property taxes	months @ per month				
1005. Annual assessments	months @ per month				
1006. Flood insurance	months @ per month				
1007.	months @ per month				
1008.	months @ per month				
1009. Aggregate accounting adjustment					
1100. Title charges		Buyer POC	Seller POC		
1101. Settlement or closing fee	to DAVID N. SOWERBY, P.L.			350.00	
1102. Abstract or title search	to Westcor Land Title Insurance Company			85.00	
1103. Title examination	to				
1104. Title insurance binder	to				
1105. Document preparation	to				
1106. Notary fees	to				
1107. Attorney's Fees	to				
(Includes above item numbers:	)				
1108. Title insurance	to Westcor Land Title Insurance Company/DAVID N. SOWERBY, P.L.			201.25	
(Includes above item numbers:	)				
1109. Lender's coverage (Premium):					
1110. Owner's coverage (Premium):	\$35,000.00 (\$201.25)				
1111. Endorse:					
1112.	to				
1113.	to				
1200. Government recording and transfer charges:					
1201. Recording fees	Deed \$18.50 Mortgage(s) Releases			18.50	
1202. City/county tax/stamps	Deed Mortgage(s)				
1203. State tax/stamps	Deed \$245.00 Mortgage(s)				245.00
1204.	to				
1205.	to				
1300. Additional settlement charges:		Buyer POC	Seller POC		
1301. Survey	to				
1302. Pest inspection	to				
1303.	to				
1304. Municipal Lien Search	to Clear Choice Tax & Lien Service			132.00	
1305.	to				
1306.	to				
1307.	to				
1308.	to				
1309.	to				
1400. Total settlement charges:				788.75	245.00

(Enter on lines 103, Section J and 502, Section K)

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

WOMEN'S CARE CENTER OF IRC, INC.  
 By: George Alexander Ross Buyer  
 GEORGE ALEXANDER ROSS, President  
 By: Carey R. Lubet Seller  
 CAREY R. LUBET, Trustee

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.  
 By: David N. Sowerby, P.L.  
 As Its Authorized Representative Date: 6/28/19

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.





P.O. Box 308  
Fort Pierce, FL 34954-0308  
772-462-1650  
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**2018 REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

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**ACCOUNT**  
2409-822-0003-000/6

**ESCROW**

Portfolio 55 LLC  
Vandana Mangroo  
301 W Atlantic AVE # 0-5  
Delray Beach, FL 33444-3687

1009 DELAWARE AVE, Fort Pierce  
AMENDED PLAT OF STODER'S S/D LOTS 2  
AND 3-EX W 12.5 FT OF LOT 3-

Paid \$2,110.19  
08/06/2019  
Receipt # 0020-20190806-006819

AD VALOREM TAXES						
TAXING AUTHORITY		MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
County Parks MSTU	772-462-1670	0.2313	67,870	0	67,870	15.70
Co Public Transit MSTU	772-462-1670	0.1269	67,870	0	67,870	8.61
Erosion District E	772-462-1670	0.0925	67,870	0	67,870	6.28
Law Enf, Jail, Judicial Sys	772-462-1670	3.4538	67,870	0	67,870	234.41
Co General Revenue Fund	772-462-1670	4.1077	67,870	0	67,870	278.79
Childrens Service Council	772-408-1100	0.4765	67,870	0	67,870	32.34
St Lucie Co Fire District	772-621-3338	3.0000	67,870	0	67,870	203.61
FL Inland Navigation Dist	561-627-3386	0.0320	67,870	0	67,870	2.17
City of Fort Pierce	772-467-3777	6.9000	67,870	0	67,870	468.30
School Discretionary	772-429-3970	0.7480	76,600	0	76,600	57.30
School Capital Improvemnt	772-429-3970	1.5000	76,600	0	76,600	114.90
School Reg Local Effort	772-429-3970	4.0870	76,600	0	76,600	313.06
Mosquito Control	772-462-1670	0.2164	67,870	0	67,870	14.69
S FL Wtr Mgmt District	561-686-8800	0.2936	67,870	0	67,870	19.93
<b>MILLAGE CODE</b>	<b>9022</b>	<b>TOTAL MILLAGE</b>	<b>25.2657</b>	<b>TOTAL AD VALOREM TAXES</b>	<b>\$1,770.09</b>	

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NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY		AMOUNT
FP23 Fort Pierce Stormwater Mgmt Maint	772-467-3777	54.00
<b>TOTAL ASSESSMENTS</b>		<b>\$54.00</b>

**COMBINED TAXES AND ASSESSMENTS** **\$1,824.09**

Scan to view your bill online

<b>Pay One Amount (Discount Already Deducted)</b>	<b>Face: 2,003.75</b> <b>Rate: 0.25%</b>	<b>Cert #2142</b> <b>Bidder #1895999</b>	<b>If Received By</b> <b>Please Pay</b>	<b>Aug 30, 2019</b> <b>\$0.00</b>
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**ACCOUNT**  
2409-822-0003-000/6

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**AMOUNT DUE**

I am paying the following amount (check only one box):

<input type="checkbox"/> Cert #2142	<input type="checkbox"/> Bidder #1895999
<input type="checkbox"/> If Received By	<input type="checkbox"/> Please Pay
<input type="checkbox"/> Aug 30, 2019	<input type="checkbox"/> \$0.00

**Certificate Issued: 2019**

Portfolio 55 LLC  
Vandana Mangroo  
301 W Atlantic AVE # 0-5  
Delray Beach, FL 33444-3687

Checks payable to St. Lucie County Tax Collector  
U.S. funds only through U.S. bank  
No postdated checks · Print receipt online



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**ACCOUNT**

**2409-822-0003-000/6**

**ESCROW**

Women's Care Center of IRC  
1986 31st AVE Ste 100  
Vero Beach, FL 32960-6627

1009 DELAWARE AVE, Fort Pierce  
AMENDED PLAT OF STOUDEY'S S/D LOTS 2  
AND 3-EX W 12.5 FT OF LOT 3-

\$1,996.76

01/23/2020

Paid

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**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED	
County Parks MSTU	772-462-1670	0.2313	75,600	0	75,600	17.49
Co Public Transit MSTU	772-462-1670	0.1269	75,600	0	75,600	9.59
Erosion District E	772-462-1670	0.1497	75,600	0	75,600	11.32
Law Enf, Jail, Judicial Sys	772-462-1670	3.2324	75,600	0	75,600	244.37
Co General Revenue Fund	772-462-1670	4.3077	75,600	0	75,600	325.66
Childrens Service Council	772-408-1100	0.4765	75,600	0	75,600	36.02
St Lucie Co Fire District	772-621-3338	3.0000	75,600	0	75,600	226.80
FL Inland Navigation Dist	561-627-3386	0.0320	75,600	0	75,600	2.42
City of Fort Pierce	772-467-3777	6.9000	75,600	0	75,600	521.64
School Discretionary	772-429-3970	0.7480	75,600	0	75,600	56.55
School Capital Improvemnt	772-429-3970	1.5000	75,600	0	75,600	113.40
School Reg Local Effort	772-429-3970	3.8740	75,600	0	75,600	292.87
School Voter Referendum	772-429-3970	1.0000	75,600	0	75,600	75.60
Mosquito Control	772-462-1670	0.1806	75,600	0	75,600	13.65
S FL Wtr Mgmt District	561-686-8800	0.2795	75,600	0	75,600	21.13

MILLAGE CODE 9022 TOTAL MILLAGE 26.0386 TOTAL AD VALOREM TAXES \$1,968.51



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**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
FP23 Fort Pierce Stormwater Mgmt Maint 772-467-3777	69.00
<b>TOTAL ASSESSMENTS</b>	<b>\$69.00</b>

Scan to  
view  
your  
bill  
online

**COMBINED TAXES AND ASSESSMENTS \$2,037.51**

Pay One Amount (Discount Already Deducted)	If Postmarked By Please Pay	Jan 31, 2020 \$0.00			
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**AMOUNT DUE**

I am paying the following amount (check only one box):  
Jan 31, 2020 \$0.00

Women's Care Center of IRC  
1986 31st AVE Ste 100  
Vero Beach, FL 32960-6627

Checks payable to St. Lucie County Tax Collector  
U.S. funds only through U.S. bank  
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\$744.99

ACCOUNT

2409-822-0005-000/0

ESCROW

Women's Care Center of IRC Inc  
1986 31st AVE Ste 100  
Vero Beach, FL 32960-6627

0 S 11th ST, Fort Pierce  
AMENDED PLAT OF STOUDEY'S S/D W 12 1/2  
FT OF LOT 3, LOT 4 AND W 53 FT OF N 5 1/2  
See Additional Legal on Tax Roll

01/23/2020

Paid

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**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED	
County Parks MSTU	772-462-1670	0.2313	28,400	0	28,400	6.57
Co Public Transit MSTU	772-462-1670	0.1269	28,400	0	28,400	3.60
Erosion District E	772-462-1670	0.1497	28,400	0	28,400	4.25
Law Enf, Jail, Judicial Sys	772-462-1670	3.2324	28,400	0	28,400	91.80
Co General Revenue Fund	772-462-1670	4.3077	28,400	0	28,400	122.34
Childrens Service Council	772-408-1100	0.4765	28,400	0	28,400	15.53
St Lucie Co Fire District	772-621-3338	3.0000	28,400	0	28,400	85.20
FL Inland Navigation Dist	561-627-3386	0.0320	28,400	0	28,400	0.91
City of Fort Pierce	772-467-3777	6.9000	28,400	0	28,400	195.96
School Discretionary	772-429-3970	0.7480	28,400	0	28,400	21.24
School Capital Improvemnt	772-429-3970	1.5000	28,400	0	28,400	42.60
School Req Local Effort	772-429-3970	3.8740	28,400	0	28,400	110.02
School Voter Referendum	772-429-3970	1.0000	28,400	0	28,400	28.40
Mosquito Control	772-462-1670	0.1806	28,400	0	28,400	5.13
S FL Vvtr Mgmt District	561-686-8800	0.2795	28,400	0	28,400	7.94
<b>MILLAGE CODE</b> 9022	<b>TOTAL MILLAGE</b> 26.0386	<b>TOTAL AD VALOREM TAXES</b>		<b>\$739.49</b>		

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**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
FP23 Fort Pierce Stormwater Mgmt Maint 772-467-3777	20.70
<b>TOTAL ASSESSMENTS</b>	<b>\$20.70</b>

Scan to view your bill online

**COMBINED TAXES AND ASSESSMENTS \$760.19**

Pay One Amount (Discount Already Deducted)	If Postmarked By Please Pay	Jan 31, 2020 \$0.00			
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**2019 REAL ESTATE**



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ACCOUNT

2409-822-0005-000/0

Women's Care Center of IRC Inc  
1986 31st AVE Ste 100  
Vero Beach, FL 32960-6627

**Pay online at [www.tcslc.com](http://www.tcslc.com)**  
**AMOUNT DUE**

I am paying the following amount (check only one box):

Jan 31, 2020	\$0.00
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Checks payable to St. Lucie County Tax Collector  
U.S. funds only through U.S. bank  
No postdated checks · Print receipt online



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- Credit card (2.5% convenience fee applies)
- Print your receipt instantly online!

\$704.39

**ACCOUNT**

**2409-822-0005-000/0**

**ESCROW**

Cary R Lubet  
2404 River Hammock Ln  
Fort Pierce, FL 34981-4988

0 S 11th ST, Fort Pierce  
AMENDED PLAT OF STOUDEY'S S/D W 12 1/2  
FT OF LOT 3, LOT 4 AND W 53 FT OF N 5 1/2  
See Additional Legal on Tax Roll

11/27/2018

Paid

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Receipt # 0000-20181127-025088

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED	
County Parks MSTU	772-462-1670	0.2313	28,400	0	28,400	6.57
Co Public Transit MSTU	772-462-1670	0.1269	28,400	0	28,400	3.60
Erosion District E	772-462-1670	0.0925	28,400	0	28,400	2.63
Law Enf, Jail Judicial Sys	772-462-1670	3.4538	28,400	0	28,400	98.09
Co General Revenue Fund	772-462-1670	4.1077	28,400	0	28,400	116.66
Childrens Service Council	772-408-1100	0.4765	28,400	0	28,400	13.53
St Lucie Co Fire District	772-621-3338	3.0000	28,400	0	28,400	85.20
FL Inland Navigation Dist	561-627-3386	0.0320	28,400	0	28,400	0.91
City of Fort Pierce	772-467-3777	6.9000	28,400	0	28,400	195.96
School Discretionary	772-429-3970	0.7480	28,400	0	28,400	21.24
School Capital Improvemnt	772-429-3970	1.5000	28,400	0	28,400	42.60
School Reg Local Effort	772-429-3970	4.0870	28,400	0	28,400	116.07
Mosquito Control	772-462-1670	0.2164	28,400	0	28,400	6.15
S FL Wtr Mgmt District	561-686-8800	0.2936	28,400	0	28,400	8.33
<b>MILLAGE CODE</b> 9022	<b>TOTAL MILLAGE</b> 25.2657	<b>TOTAL AD VALOREM TAXES</b>		<b>\$717.54</b>		



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**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
FP23 Fort Pierce Stormwater Mgmt Maint 772-467-3777	16.20
<b>TOTAL ASSESSMENTS</b>	<b>\$16.20</b>

Scan to  
view  
your  
bill  
online

**COMBINED TAXES AND ASSESSMENTS**

**\$733.74**

Pay One Amount  
(Discount Already Deducted)

If Postmarked By  
Please Pay

Nov 30, 2018  
\$0.00

**2018 REAL ESTATE**



P.O. Box 308  
Fort Pierce, FL 34954-0308  
772-462-1650  
www.tcslc.com

**ACCOUNT**

**2409-822-0005-000/0**

Pay online at [www.tcslc.com](http://www.tcslc.com)  
**AMOUNT DUE**

I am paying the following amount (check only one box):  
Nov 30, 2018 **\$0.00**

Cary R Lubet  
2404 River Hammock Ln  
Fort Pierce, FL 34981-4988

Checks payable to St. Lucie County Tax Collector  
U.S. funds only through U.S. bank  
No postdated checks · Print receipt online

Paid

11/27/2018

Receipt #

0000-20181127-025088

\$704.39



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

February 3, 2020

Women's Care Center of IRC, Inc.  
1986 31<sup>st</sup> Avenue, Suite 100  
Vero Beach, FL 32960

Richard Carnell  
1900 Old Dixie Highway  
Fort Pierce, FL 34946

Re: **1009 Delaware Avenue  
COA 19-78 Demolition**

Dear Applicant:

The Historic Preservation Board, at their meeting on Monday, January 27, 2020, considered your application for a Certificate of Appropriateness for the demolition of a structure located at 1009 Delaware Avenue. After deliberation, the Board voted unanimously to disapprove your application citing the following competent substantial evidence as the basis for denial: the 2005 resolution designating 1009 Delaware Avenue as a historic property and locally significant site, the feasibility of curing structural deficiencies, the increasingly rare architectural style of the structure, the close proximity of the structure to an adjacent historic district, and the lack of compatibility of the proposed replacement structure with the size, scale, and proportion of nearby historic structures.

For additional information or assistance relating to this case please contact me at (772)467-3738, or at [mlewicka@city-ftpierce.com](mailto:mlewicka@city-ftpierce.com).

Sincerely,

Maria Lewicka, AICP  
Historic Preservation Planner

cc: Jennifer Hofmeister, AICP, LCAM, Planning Director  
Paul Thomas, Building Official  
Shaun Coss, Building Department Coordinator  
Peggy Arraiz, Code Enforcement Manager

**AFFIDAVIT OF GERRI RORICK IN SUPPORT OF  
WOMEN'S CARE CENTER'S AFFIDAVIT OF ECONOMIC HARDSHIP**

Before me the undersigned authority, personally appeared, Gerri Rorick who being duly sworn deposes and states:

1. My name is Gerri Rorick: I am above the age of 21 years old; and competent to testify to the matters herein stated.

2. I make this Affidavit based upon my personal knowledge of the facts stated herein and know them to be true and correct.

3. I have served as the Executive Director of the Women's Care Center since 2013. As part of my duties and responsibilities as Executive Director, I am familiar with and knowledgeable of the costs, expenses, operations and fund raising efforts of the Women's Care Center.

4. I am an unpaid volunteer for the Women's Care Center.

5. The Women's Care Center of Indian River County is a 501(c)(3) nonprofit corporation organized and existing under the laws of the State of Florida.

6. The Women's Care Center is an outreach to women and babies providing free services, such as pregnancy testing, free ultra sounds, personal goal setting, educational classes on pregnancy and parenting, counseling and other supportive services for pregnant women along with referrals to medical and social services.

7. The Women's Care Center does not perform abortions, does not make referrals for abortions and is not a medical center.

8. On or about August 6, 2019, the Women's Care Center purchased the structure and real estate located at 1009 Delaware Ave. in Fort Pierce, Florida (the "Structure") for \$175,000.00 and separately purchased the adjacent lot for \$35,000. A true and correct copy of the Closing Statements for the purchases are attached as Exhibit "A."

9. On or about November 19, 2019, the Women's Care Center submitted a Certificate of Appropriateness Application for Demolition of the Structure to the City of Fort Pierce Historic Preservation Board.

10. On January 27, 2020 the Application was heard by the Board at a Public Hearing (the "Public Hearing").

11. I personally attended the Public Hearing on the Women's Care Center's Application, testified, and listened to the proceedings, including Staff presentation and Board comments.

12. During the Public Hearing, a Historic Preservation Board Member advised Women's Care Center representatives that the Board was "a Preservation Board" but made no mention of City Code Section 32-36 criteria for demolition.

13. The only Staff listed on the City of Fort Pierce website for the Historic Preservation Board is Maria Lewicka.

14. Prior to the Public Hearing, I, along with others on behalf of the Women's Care Center, personally met a number of times with Maria Lewicka, who I understood to be the only Staff of the Board, and the City of Fort Pierce Planning Director, Jennifer Hofmeister.

15. The Women's Care Center's rendering is based on the conversations that occurred in our meetings prior to the Public Hearing. It was recommended to the Women's Care Center that a rendering of new construction be submitted.

16. During these meetings, we were advised of the type of new structure that would be acceptable and it was suggested that an Architect be hired and the Architect appear at the Public Hearing. As a result, the Women's Care Center retained a local architect, Mike Menard, to provide a rendering consistent with the direction given (which the Board has now claimed is unacceptable and used as a grounds for denial of the Application). Mr. Menard testified at the hearing.

16. As I testified, the Staff Recommendation was a surprise to me as I understood that we had met the requests for a new structure, and the building would come down. No ever told me why the change occurred and I am unaware of any change in the condition of the Structure that would have resulted in a changed Recommendation.

17. The Historic Preservation Board denied the Application.

18. Despite the Staff recommending the type of replacement structure it would approve, the Boards denial states as a ground for denial "the lack of compatibility of the proposed replacement structure."

19. The denial of the Application will cause an economic hardship to the Women's Care Center in the event that the Women's Care Center must renovate the structure.

20. Every dollar spent on facilities is one less dollar available for women's care.

21. The Women's Care Center is a nonprofit entity relying on the charitable contributions of members of the community to fund its operations.

22. The Women's Care Center has provided over 23,000 forms of free services to over 10,000 women and babies since inception in 2013. Since January 1, 2020, 30% of the new women to whom services have been provided come from Fort Pierce/St. Lucie County zip codes. (this does not include women who already receive free services prior to January 1, 2020 from Fort Pierce/St. Lucie County)

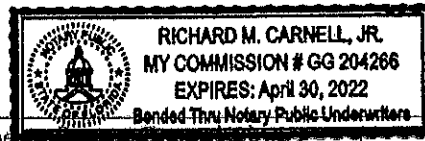
Further Affiant Sayeth Not.

DATED this 6<sup>th</sup> day of February, 2020.

Gerri Rorick  
Gerri Rorick

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, on this 6<sup>th</sup> day of February, 2020, by GERRI RORICK who is  personally known to me or ( ) has produced \_\_\_\_\_ as identification.

(Notarial Seal)



Notary: \_\_\_\_\_  
Print, Type or Stamp \_\_\_\_\_  
Name of Notary Public Richard M. Carnell, Jr.  
My Commission expires: \_\_\_\_\_



**A. Settlement Statement**

**B. Type of Loan**

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	<b>6. File Number</b> 1953.04	<b>7. Loan Number</b> ID:	<b>8. Mortg. ins. Case Num.</b>
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.				

**C. NOTE:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.s.\*)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

**D. NAME OF BUYER:** WOMEN'S CARE CENTER OF IRC, INC., a Florida Not For Profit Corporation  
**Address of Buyer:** 1986-31st Avenue, Suite 100, Vero Beach, Florida 32960

**E. NAME OF SELLER:** PORTFOLIO 65, LLC, a Florida Limited Liability company and VANDANA MANGROO, a single adult  
**Address of Seller:** 301 W. Allantio Avenue, Suite 0-5, Delray Beach, Florida 33444, 44 Cuchawan Trace, Debe Trilide TIN: 46-1555323

**F. NAME OF LENDER:**  
**Address of Lender:**

**G. PROPERTY LOCATION:** 1009 Delaware Avenue, Fort Pierce, Florida 34950

**H. SETTLEMENT AGENT:** DAVID N. SOWERBY, P.L. TIN: 66-1016552  
**Place of Settlement:** 2940 South 25th Street, Fort Pierce, Florida 34981 Phone: 772-464-7900

**I. SETTLEMENT DATE:** 8/2/19 **DISBURSEMENT DATE:** 8/2/19

<b>J. Summary of buyer's transaction</b>		<b>K. Summary of seller's transaction</b>	
<b>100. Gross amount due from buyer:</b>		<b>400. Gross amount due to seller:</b>	
<b>101. Contract sales price</b>	175,000.00	<b>401. Contract sales price</b>	175,000.00
<b>102. Personal property</b>		<b>402. Personal property</b>	
<b>103. Settlement charges to buyer (Line 1400)</b>	1,120.60	<b>403.</b>	
<b>104.</b>		<b>404.</b>	
<b>105.</b>		<b>405.</b>	
<b>Adjustments for items paid by seller in advance:</b>		<b>Adjustments for items paid by seller in advance:</b>	
<b>106. City/town taxes</b>		<b>406. City/town taxes</b>	
<b>107. County taxes</b>		<b>407. County taxes</b>	
<b>108. Assessments</b>		<b>408. Assessments</b>	
<b>109.</b>		<b>409.</b>	
<b>110.</b>		<b>410.</b>	
<b>111.</b>		<b>411.</b>	
<b>112.</b>		<b>412.</b>	
<b>120. Gross amount due from buyer:</b>	176,120.60	<b>420. Gross amount due to seller:</b>	175,000.00
<b>200. Amounts paid or in behalf of buyer:</b>		<b>500. Reductions in amount due to seller:</b>	
<b>201. Deposit or earnest money</b>	5,000.00	<b>501. Excess deposit (see Instructions)</b>	
<b>202. Principal amount of new loan(s)</b>		<b>502. Settlement charges to seller (line 1400)</b>	4,578.69
<b>203. Existing loan(s) taken subject to</b>		<b>503. Existing loan(s) taken subject to</b>	
<b>204. Principal amount of second mortgage</b>		<b>504. Payoff of first mortgage loan</b>	
<b>205.</b>		<b>505. Payoff of second mortgage loan</b>	
<b>206.</b>		<b>506. Deposits held by seller</b>	
<b>207. Principal amt of mortgage held by seller</b>		<b>507. Principal amt of mortgage held by seller</b>	
<b>208.</b>		<b>508.</b>	
<b>209. Credit for Title Work and Lien Search</b>	217.00	<b>509.</b>	
<b>Adjustments for items unpaid by seller:</b>		<b>Adjustments for items unpaid by seller:</b>	
<b>210. City/town taxes</b>		<b>510. City/town taxes</b>	
<b>211. County taxes from 01/01/19 to 08/02/19</b>	991.64	<b>511. County taxes from 01/01/19 to 08/02/19</b>	991.64
<b>212. Assessments-PP Stormwater Mgmt from 01/01/19 to 08/02/19</b>	30.25	<b>512. Assessments-PP Stormwater Mgmt from 01/01/19 to 08/02/19</b>	30.25
<b>213.</b>		<b>513.</b>	
<b>214.</b>		<b>514.</b>	
<b>215.</b>		<b>515.</b>	
<b>216.</b>		<b>516.</b>	
<b>217.</b>		<b>517.</b>	
<b>218.</b>		<b>518.</b>	
<b>219.</b>		<b>519.</b>	
<b>220. Total paid by/for buyer:</b>	6,238.69	<b>520. Total reductions in amount due seller:</b>	5,600.58
<b>300. Cash at settlement from/to buyer:</b>		<b>500. Cash at settlement to/from seller:</b>	
<b>301. Gross amount due from buyer (line 120)</b>	176,120.60	<b>501. Gross amount due to seller (line 420)</b>	175,000.00
<b>302. Less amount paid by/for the buyer (line 220)</b>	(6,238.69)	<b>502. Less total reductions in amount due seller (line 520)</b>	(5,600.58)
<b>303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Buyer:</b>	169,881.81	<b>503. Cash ( <input checked="" type="checkbox"/> To <input type="checkbox"/> From ) Seller:</b>	169,399.42

**Substitute Form 1099 Seller Statement:** The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

**Seller Instructions:** If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040).

**THIS SETTLEMENT STATEMENT MAY BE SIGNED IN COUNTERPART**

Buyer's Initial(s): 

Seller's Initial(s):

L. Settlement charges				Buyer POC	Seller POC	Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales/Brokers Com. based on price	\$175,000.00 @	% =					
701.	% to						
702.	% to						
703. Commission paid at settlement							
704.	to						
800. Items payable in connection with loan:			Buyer POC	Seller POC			
801. Loan origination fee	% to						
802. Loan discount	% to						
803. Appraisal fee	to						
804. Credit report	to						
805. Lender's inspection fee	to						
806. Mortgage insurance application fee	to						
807. Assumption Fee	to						
808.	to						
809.	to						
810.	to						
811.	to						
900. Items required by lender to be paid in advance:			Buyer POC	Seller POC			
901. Interest from	to @ /day						
902. Mortgage insurance premium for	months to						
903. Hazard insurance premium for	years to						
904. Flood insurance premium for	years to						
905.	years to						
1000. Reserves deposited with lender:			Buyer POC	Seller POC			
1001. Hazard insurance	months @	per month					
1002. Mortgage insurance	months @	per month					
1003. City property taxes	months @	per month					
1004. County property taxes	months @	per month					
1005. Annual assessments	months @	per month					
1006. Flood insurance	months @	per month					
1007.	months @	per month					
1008.	months @	per month					
1009. Aggregate accounting adjustment							
1100. Title charges:			Buyer POC	Seller POC			
1101. Settlement or closing fee	to DAVID N. SOWERBY, P.L.				500.00	500.00	
1102. Abstract or title search	to Westcor Land Title Insurance Company				42.50	42.50	
1103. Title examination	to						
1104. Title insurance binder	to						
1105. Document preparation	to						
1106. Notary fees	to						
1107. Attorney's Fees	to						
(includes above item numbers:	)						
1108. Title Insurance	to Westcor Land Title Insurance Company/DAVID N. SOWERBY, P.L.				475.00	475.00	
(includes above item numbers:	)						
1109. Lender's coverage (Premium):							
1110. Owner's coverage (Premium):	\$175,000.00 (\$950.00)						
1111. Endorse:							
1112. Standard Lien Search	to Clear Choice Tax & Lien Service				66.00	66.00	
1113. Additional Closing Fee - Foreign Transact	to DAVID N. SOWERBY, P.L.					150.00	
1200. Government recording and transfer charges:							
1201. Recording fees	Deed \$18.50 Mortgage(s) Releases				18.50		
1202. City/county tax/stamps	Deed Mortgage(s)						
1203. State tax/stamps	Deed \$1,225.00 Mortgage(s)					1,225.00	
1204. Recording Fee (2nd Deed)	to St. Lucie County Clerk of Court				18.50		
1205. LLC Affidavit	to St. Lucie County Clerk of Court					10.00	
1300. Additional settlement charges:			Buyer POC	Seller POC			
1301. Survey	to						
1302. Pest Inspection	to						
1303.	to						
1304.	to						
1305. 2018 RE Taxes	to St. Lucie County Tax Collector					2,110.19	
1306.	to						
1307.	to						
1308.	to						
1309.							
1400. Total settlement charges:					1,120.50	4,578.69	

(Enter on lines 103, Section J and 602, Section K)

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

By: WOMEN'S CARE CENTER OF IRC, INC. Buyer  
GEORGE ALEXANDER ROSS, President  
George Alexander Ross Buyer

By: PORTFOLIO 55, LLC Seller  
JOSEPH FELDKAMP, Managing Member  
VANDANA MANGROO Seller

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.

By: DAVID N. SOWERBY, P.L. David N. Sowerby Date 8/6/19  
As Its Authorized Representative

Buyer/Seller  
Settlement Statement

A. Settlement Statement

B. Type of Loan

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	6. File Number 1963.04	7. Loan Number ID:	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.," were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BUYER: WOMEN'S CARE CENTER OF IRC, INC., a Florida Not For Profit Corporation  
Address of Buyer: 1986-31st Avenue, Suite 100, Vero Beach, Florida 32980

E. NAME OF SELLER: PORTFOLIO 55, LLC, a Florida Limited Liability company and VANDANA MANGROO, a single adult  
Address of Seller: 301 W. Atlantic Avenue, Suite 0-5, Delray Beach, Florida 33444, 44 Cutchawan Trace, Dade Trlnlde TIN: 46-1655323

F. NAME OF LENDER:  
Address of Lender:

G. PROPERTY LOCATION: 1009 Delaware Avenue, Fort Pierce, Florida 34960

H. SETTLEMENT AGENT: DAVID N. SOWERBY, P.L.  
Place of Settlement: 2840 South 26th Street, Fort Pierce, Florida 34981  
TIN: 65-1016552  
Phone: 772-464-7900

I. SETTLEMENT DATE: 8/2/19 DISBURSEMENT DATE: 8/2/19

J. Summary of buyer's transaction		K. Summary of seller's transaction	
100. Gross amount due from buyer:		400. Gross amount due to seller:	
101. Contract sales price	175,000.00	401. Contract sales price	175,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (Line 1400)	1,120.60	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from buyer:	176,120.60	420. Gross amount due to seller:	175,000.00
200. Amounts paid or in behalf of buyer:		500. Reductions in amount due to seller:	
201. Deposit or earnest money	5,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	4,578.69
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208.		508.	
209. Credit for Title Work and Lien Search	217.00	509.	
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/19 to 08/02/19	991.64	511. County taxes from 01/01/19 to 08/02/19	991.64
212. Assessments-PP Stormwater Mgmt from 01/01/19 to 08/02/19	30.25	512. Assessments-PP Stormwater Mgmt from 01/01/19 to 08/02/19	30.25
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for buyer:	6,238.89	520. Total reductions in amount due seller:	5,600.58
300. Cash at settlement from/to buyer:		600. Cash at settlement to/from seller:	
301. Gross amount due from buyer (line 120)	176,120.60	601. Gross amount due to seller (line 420)	175,000.00
302. Less amount paid by/for the buyer (line 220)	(6,238.89)	602. Less total reductions in amount due seller (line 520)	(5,600.58)
303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Buyer:	169,881.61	603. Cash ( <input checked="" type="checkbox"/> To <input type="checkbox"/> From ) Seller:	169,399.42

Substitute Form 1099 Seller Statement: The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

Seller Instructions: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6262 and/or Schedule D (Form 1040).

THIS SETTLEMENT STATEMENT MAY BE SIGNED IN COUNTERPART

Buyer's Initial(s):

Seller's Initial(s): <sup>DS</sup>

Buyer's Settlement Statement

				Buyer POC	Seller POC	Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
<b>1. Settlement charges</b>							
700. Total Sales/Brokers Com. based on price	\$175,000.00 @	% =					
701.	% to						
702.	% to						
703. Commission paid at settlement							
704.	to						
<b>800. Items payable in connection with loan:</b>				Buyer POC	Seller POC		
801. Loan origination fee	% to						
802. Loan discount	% to						
803. Appraisal fee	to						
804. Credit report	to						
805. Lender's inspection fee	to						
806. Mortgage insurance application fee	to						
807. Assumption Fee	to						
808.	to						
809.	to						
810.	to						
811.	to						
<b>900. Items required by lender to be paid in advance:</b>				Buyer POC	Seller POC		
901. Interest from	to	@	/day				
902. Mortgage insurance premium for	months to						
903. Hazard insurance premium for	years to						
904. Flood insurance premium for	years to						
905.	years to						
<b>1000. Reserves deposited with lender:</b>				Buyer POC	Seller POC		
1001. Hazard insurance	months @		per month				
1002. Mortgage insurance	months @		per month				
1003. City property taxes	months @		per month				
1004. County property taxes	months @		per month				
1005. Annual assessments	months @		per month				
1006. Flood insurance	months @		per month				
1007.	months @		per month				
1008.	months @		per month				
1009. Aggregate accounting adjustment							
<b>1100. Title charges:</b>				Buyer POC	Seller POC		
1101. Settlement or closing fee	to DAVID N. SOWERBY, P.L.					500.00	500.00
1102. Abstract or title search	to Westcor Land Title Insurance Company					42.50	42.50
1103. Title examination	to						
1104. Title insurance binder	to						
1105. Document preparation	to						
1106. Notary fees	to						
1107. Attorney's Fees	to						
(Includes above item numbers: )							
1108. Title insurance	to Westcor Land Title Insurance Company/DAVID N. SOWERBY, P.L					475.00	475.00
(Includes above item numbers: )							
1109. Lender's coverage (Premium):							
1110. Owner's coverage (Premium):	\$175,000.00 (\$950.00)						
1111. Endorse:							
1112. Standard Lien Search	to Clear Choice Tax & Lien Service					66.00	66.00
1113. Additional Closing Fee - Foreign Transact	to DAVID N. SOWERBY, P.L.						160.00
<b>1200. Government recording and transfer charges:</b>							
1201. Recording fees	Deed \$18.50 Mortgage(s)		Releases			18.50	
1202. City/county tax/stamps	Deed Mortgage(s)						
1203. State tax/stamps	Deed \$1,225.00 Mortgage(s)						1,225.00
1204. Recording Fee (2nd Deed)	to St. Lucie County Clerk of Court					18.60	
1205. LLC Affidavit	to St. Lucie County Clerk of Court						10.00
<b>1300. Additional settlement charges:</b>				Buyer POC	Seller POC		
1301. Survey	to						
1302. Post Inspection	to						
1303.	to						
1304.	to						
1305. 2018 RE Taxes	to St. Lucie County Tax Collector						2,110.18
1306.	to						
1307.	to						
1308.	to						
1309.							
<b>1400. Total settlement charges:</b>						1,120.60	4,578.69

(Enter on lines 103, Section J and 502, Section K)  
 I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

WOMEN'S CARE CENTER OF IRC, INC.  
 By: \_\_\_\_\_ Buyer  
 GEORGE ALEXANDER ROSS, President  
 \_\_\_\_\_ Buyer

PORTFOLIO 55, LLC  
 By: \_\_\_\_\_ Seller  
 JOSEPH FELDKAMP, Managing Member  
 \_\_\_\_\_ Seller  
 VANDANA MANGROO  
 \_\_\_\_\_ Seller

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.  
 DAVID N. SOWERBY, P.L.  
 By: \_\_\_\_\_  
 44E80A1A130C4EF...

As Its Authorized Representative Date 8/6/19

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code, Section 1001 and Section 1010.

**A. Settlement Statement**

Buyer/Seller  
Settlement Statement

**B. Type of Loan**

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unlts.	8. File Number 1953.04-B	7. Loan Number	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.			ID:	

**C. NOTE:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.o.," were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

**D. NAME OF BUYER:** WOMEN'S CARE CENTER OF IRC, INC., a Florida Not For Profit Corporation  
Address of Buyer: 1986-31st Avenue, Suite 100, Vero Beach, Florida 32960

**E. NAME OF SELLER:** CAREY R. LUBET, as Trustee of the Carey R. Lubet Revocable Trust, Declaration dated December 6, 2016  
Address of Seller: 2404 River Hammock Lane, Fort Pierce, Florida 34981  
TIN: 253-72-0508

**F. NAME OF LENDER:**  
Address of Lender:

**G. PROPERTY LOCATION:** '0' South 11th Street, Fort Pierce, Florida 34950

**H. SETTLEMENT AGENT:** DAVID N. SOWERBY, P.L.  
Place of Settlement: 2940 South 25th Street, Fort Pierce, Florida 34981  
TIN: 65-1016552  
Phone: 772-464-7900

**I. SETTLEMENT DATE:** 6/28/19 **DISBURSEMENT DATE:** 6/28/19

J. Summary of buyer's transaction		K. Summary of seller's transaction	
<b>100. Gross amount due from buyer:</b>		<b>400. Gross amount due to seller:</b>	
101. Contract sales price	35,000.00	401. Contract sales price	35,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (Line 1400)	786.75	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance:</b>		<b>Adjustments for items paid by seller in advance:</b>	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross amount due from buyer:</b>	<b>35,786.75</b>	<b>420. Gross amount due to seller:</b>	<b>35,000.00</b>
<b>200. Amounts paid or in behalf of buyer:</b>		<b>500. Reductions in amount due to seller:</b>	
201. Deposit or earnest money	3,500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	245.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller:</b>		<b>Adjustments for items unpaid by seller:</b>	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/19 to 06/28/19	335.92	511. County taxes from 01/01/19 to 06/28/19	335.92
212. Assessment-PP Stormwater Mgmt from 01/01/19 to 06/28/1	7.58	512. Assessment-PP Stormwater Mgmt from 01/01/19 to 06/28/1	7.58
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total paid by/for buyer:</b>	<b>3,843.50</b>	<b>520. Total reductions in amount due seller:</b>	<b>688.50</b>
<b>300. Cash at settlement from/to buyer:</b>		<b>600. Cash at settlement to/from seller:</b>	
301. Gross amount due from buyer (line 120)	35,786.75	601. Gross amount due to seller (line 420)	35,000.00
302. Less amount paid by/for the buyer (line 220)	(3,843.50)	602. Less total reductions in amount due seller (line 520)	(588.50)
303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Buyer:	31,943.25	603. Cash ( <input checked="" type="checkbox"/> To <input type="checkbox"/> From ) Seller:	34,411.50

**Substitute Form 1099 Seller Statement:** The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

**Seller Instructions:** If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6262 and/or Schedule D (Form 1040).

Buyer's Initial(s): JAR

Seller's Initial(s): CLB

Buyer/Seller Settlement Statement

I. Settlement charges				Buyer POC	Seller POC	Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales/Brokers Com. based on price	\$35,000.00 @	% =					
701.	% to						
702.	% to						
703. Commission paid at settlement							
704.	to						
800. Items payable in connection with loan				Buyer POC	Seller POC		
801. Loan origination fee	% to						
802. Loan discount	% to						
803. Appraisal fee	to						
804. Credit report	to						
805. Lender's inspection fee	to						
806. Mortgage Insurance application fee	to						
807. Assumption Fee	to						
808.	to						
809.	to						
810.	to						
811.	to						
900. Items required by lender to be paid in advance				Buyer POC	Seller POC		
901. Interest from	to @ /day						
902. Mortgage insurance premium for	months to						
903. Hazard insurance premium for	years to						
904. Flood insurance premium for	years to						
905.	years to						
1000. Reserves deposited with lender				Buyer POC	Seller POC		
1001. Hazard insurance	months @ per month						
1002. Mortgage insurance	months @ per month						
1003. City property taxes	months @ per month						
1004. County property taxes	months @ per month						
1005. Annual assessments	months @ per month						
1006. Flood insurance	months @ per month						
1007.	months @ per month						
1008.	months @ per month						
1009. Aggregate accounting adjustment							
1100. Title charges				Buyer POC	Seller POC		
1101. Settlement or closing fee	to DAVID N. SOWERBY, P.L.					350.00	
1102. Abstract or title search	to Westcor Land Title Insurance Company					85.00	
1103. Title examination	to						
1104. Title insurance binder	to						
1105. Document preparation	to						
1106. Notary fees	to						
1107. Attorney's Fees	to						
(includes above item numbers:							
1108. Title insurance	to Westcor Land Title Insurance Company/DAVID N. SOWERBY, P.L.					201.25	
(includes above item numbers:							
1109. Lender's coverage (Premium):							
1110. Owner's coverage (Premium):	\$35,000.00 (\$201.25)						
1111. Endorse:							
1112.	to						
1113.	to						
1200. Government recording and transfer charges:							
1201. Recording fees	Deed \$18.50 Mortgage(s) Releases					18.50	
1202. City/county tax/stamps	Deed Mortgage(s)						
1203. State tax/stamps	Deed \$245.00 Mortgage(s)						245.00
1204.	to						
1205.	to						
1300. Additional settlement charges:				Buyer POC	Seller POC		
1301. Survey	to						
1302. Pest Inspection	to						
1303.	to						
1304. Municipal Lien Search	to Clear Choice Tax & Lien Service					132.00	
1305.	to						
1306.	to						
1307.	to						
1308.	to						
1309.							
1400. Total settlement charges:						785.75	245.00

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

WOMEN'S CARE CENTER OF IRC, INC.

By: George Alexander Ross Buyer  
 GEORGE ALEXANDER ROSS, President

Carey R. Lubet Seller  
 CAREY R. LUBET, Trustee

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.

By: David N. Sowerby  
 DAVID N. SOWERBY, P.L.  
 As Its Authorized Representative

Date: 6/28/19

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

**AFFIDAVIT OF JOHN RORICK IN SUPPORT OF  
WOMEN'S CARE CENTER'S AFFIDAVIT OF ECONOMIC HARDSHIP**

Before me the undersigned authority, personally appeared, John Rorick who being duly sworn deposes and states:

1. My name is John Rorick: I am above the age of 21 years old; and competent to testify to the matters herein stated.

2. I make this Affidavit based upon my personal knowledge of the facts stated herein and know them to be true and correct.

3. I have served as the Treasurer of the Women's Care Center since 2011. I have a finance degree from the University of Notre Dame and worked in accounting and accounting finance management at IBM for 34 years until retirement. As a result of my duties and responsibilities as Treasurer, I am familiar with and knowledgeable of the day to day, month to month and annual costs and expenses of the Women's Care Center.

4. I am and have always been an unpaid volunteer for the Women's Care Center since 2011.

5. The Women's Care Center of Indian River County is a 501(c)(3) nonprofit corporation organized and existing under the laws of the State of Florida.

6. The Women's Care Center is an outreach to women and babies providing free services, such as pregnancy testing, free ultra sounds, personal goal setting, educational classes on pregnancy and parenting, counseling and other supportive services for pregnant women along with referrals to medical and social services.

7. The Women's Care Center does not perform abortions, does not refer women for abortions and is not a medical center

8. On or about August 6, 2019, the Women's Care Center purchased the structure located at 1009 Delaware Ave. in Fort Pierce, Florida (the "Structure") from Portfolio 55 LLC in exchange for the purchase price of \$175,000.00 along with the real estate on which the Structure was placed. A true and correct copy of the Closing Statement as it is attached as Exhibit "A."

9. On or about June 28, 2019, the Women's Care Center purchased the adjacent lot for parking, stormwater, and drainage from the Carey R. Lubet Revocable Trust for \$35,000. A true and correct copy of the Closing Statement as it is attached as Exhibit "B."

10. According to the St. Lucie County Property Appraiser the assessed value of the Structure and real estate is \$75,600.00 and the assessed value of the adjacent lot is \$28,400.00. Attached as Composite Exhibit "C" is the 2019 Real Estate Tax Bills for both properties.

11. On or about November 19, 2019, the Women's Care Center submitted a completed Certificate of Appropriateness Application for demolition of the structure and detached garage/shed (the "Application") located at 1009 Delaware Ave. in Fort Pierce, Florida to the City of Fort Pierce Historic Preservation Board.

12. On January 27, 2020, the Application was heard by the Board at a Public Hearing (the "Public Hearing").

13. I personally attended the Public Hearing on the Women Care Center's Application, testified, and listened to the proceedings, including the presentation by Staff, testimony and comments by the Board.

14. During the Public Hearing, it was stated by a Board Member that the numbers provided by the Women's Care Center were "inflated". No estimates, take offs, or other documentation was submitted by Staff or any Board Member at the Public Hearing to support the statement that the Women Care Center numbers were "inflated". Equally important, the Board acknowledged that they did not access the Structure.

15. At the conclusion of the Public Hearing, the Historic Preservation Board denied the Application. The decision, among other reasons, contends that the renovation is "feasible."

16. The denial of the Application for demolition by the Board will cause an economic hardship to the Women's Care Center, for among other reasons, the Board's decision compels the Women's Care Center to either hold the non-incoming producing property that previously sat for years unoccupied with no buyers, sell the property for a loss, or renovate the Structure for a "high cost" as testified to by Staff and supported by other experts as referenced below.

17. The Women's Care Center is a nonprofit 501(c)(3) corporation relying primarily private charitable contributions of members of the community to fund its operations, including renovation to the Structure.

18. The numbers provided by the Women's Care Center to the Board are not and were not "inflated". The actual money spent by the Women's Care Center on or related to 1009 Delaware Avenue to date is as follows:

- a) \$175,000 Purchase Price
  - b) \$ 35,000 Adjacent lot for parking, stormwater and drainage
  - c) \$ 3,390 Lot clearing ?
  - d) \$ 4,000 Insurance
  - e) \$ 16,639 Project Mgmt/Architect ?
  - f) \$ 1,365 Property Taxes
  - g) \$ 217 Attorneys Fees for Closing
  - h) \$ 650 Exterminator
  - i) \$ 1,907 Settlement Charges ?
- \$238,168 TOTAL

19. Private charitable contributions are used to pay Women's Care Center staff and provide free services to women and their babies.

20. Spending money from the Women's Care Center's contributions on physical facilities such as renovations, reduces the money available to be spent on care and free services for women and babies.

21. JC Welton, a licensed residential General Contractor, has estimated that the cost of renovating the Structure to minimum City of Fort Pierce Building Code Standards will be approximately \$414,968.40. See attached Exhibit "D". This estimate includes the Alpha Foundations also known as Alpha Foundations II, Inc.'s estimated cost to repair the foundation of the Structure as to be \$71,679.53. See the attached January 27, 2020 proposal as Exhibit "E".

22. M.E.K. Contracting LLC, a licensed commercial building contractor, estimated that the cost of renovating the Structure for commercial use would be \$504,242.40 excluding other additional costs such as building architect (\$26,500), landscape architect (\$2,500), Structural engineer (\$8,000) and a percentage charged for overall project management and various unknown costs. See attached estimate as Exhibit "F". This also does not include the cost of repairing the foundation estimated to be \$71,679.53.

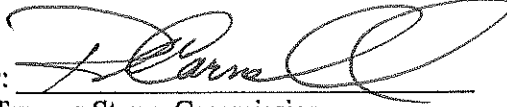
Further Affiant Sayeth Not.

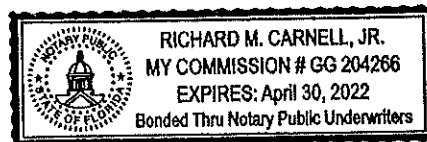
DATED this 6<sup>th</sup> day of February, 2020.

  
\_\_\_\_\_  
John Rorick

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, on this 6<sup>th</sup> day of February, 2020, by JOHN RORICK who is  personally known to me or  has produced \_\_\_\_\_ as identification.

(Notarial Seal)

Notary:   
Print, Type or Stamp Commission  
Name of Notary Public  
My Commission expires:





**A. Settlement Statement**

**B. Type of Loan**

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	6. File Number 1953.04	7. Loan Number ID:	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.				

**C. NOTE:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.o.\*)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

**D. NAME OF BUYER:** WOMEN'S CARE CENTER OF IRC, INC., a Florida Not For Profit Corporation  
**Address of Buyer:** 1988-31st Avenue, Suite 100, Vero Beach, Florida 32960

**E. NAME OF SELLER:** PORTFOLIO 65, LLC, a Florida Limited Liability company and VANDANA MANGROO, a single adult  
**Address of Seller:** 301 W. Atlantic Avenue, Suite 0-5, Delray Beach, Florida 33444, 44 Cuchawan Trace, Debe Trinde TIN: 45-1555323

**F. NAME OF LENDER:**  
**Address of Lender:**

**G. PROPERTY LOCATION:** 1009 Delaware Avenue, Fort Pierce, Florida 34950

**H. SETTLEMENT AGENT:** DAVID N. SOWERBY, P.L. TIN: 65-1016552  
**Place of Settlement:** 2940 South 26th Street, Fort Pierce, Florida 34981 Phone: 772-464-7800

**I. SETTLEMENT DATE:** 8/2/19 **DISBURSEMENT DATE:** 8/2/19

J. Summary of buyer's transaction		K. Summary of seller's transaction	
<b>100. Gross amount due from buyer:</b>		<b>400. Gross amount due to seller:</b>	
101. Contract sales price	175,000.00	401. Contract sales price	175,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (Line 1400)	1,120.50	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance:</b>		<b>Adjustments for items paid by seller in advance:</b>	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross amount due from buyer:</b>	<b>176,120.50</b>	<b>420. Gross amount due to seller:</b>	<b>175,000.00</b>
<b>200. Amounts paid or in behalf of buyer:</b>		<b>500. Reductions in amount due to seller:</b>	
201. Deposit or earnest money	5,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	4,578.69
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208.		508.	
209. Credit for Title Work and Lien Search	217.00	509.	
<b>Adjustments for items unpaid by seller:</b>		<b>Adjustments for items unpaid by seller:</b>	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/19 to 08/02/19	991.64	511. County taxes from 01/01/19 to 08/02/19	991.64
212. Assessments-PP Stormwater Mgmt from 01/01/19 to 08/02/19	30.25	512. Assessments-PP Stormwater Mgmt from 01/01/19 to 08/02/19	30.25
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total paid by/for buyer:</b>	<b>6,238.69</b>	<b>520. Total reductions in amount due seller:</b>	<b>5,600.58</b>
<b>300. Cash at settlement from/to buyer:</b>		<b>600. Cash at settlement to/from seller:</b>	
301. Gross amount due from buyer (line 120)	176,120.50	601. Gross amount due to seller (line 420)	175,000.00
302. Less amount paid by/for the buyer (line 220)	(6,238.69)	602. Less total reductions in amount due seller (line 520)	(5,600.69)
303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Buyer:	169,881.61	603. Cash ( <input checked="" type="checkbox"/> To <input type="checkbox"/> From ) Seller:	169,399.42

**Substitute Form 1099 Seller Statement:** The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

**Seller Instructions:** If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6262 and/or Schedule D (Form 1040).

**THIS SETTLEMENT STATEMENT MAY BE SIGNED IN COUNTERPART**

Buyer's Initial(s): 

Seller's Initial(s):

DoubleTime®

L. Settlement charges				Buyer POC	Seller POC	Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales/Brokers Com. based on price	\$175,000.00 @	% =					
701.	% to						
702.	% to						
703. Commission paid at settlement							
704.	to						
800. Items payable in connection with loan:				Buyer POC	Seller POC		
801. Loan origination fee	% to						
802. Loan discount	% to						
803. Appraisal fee	to						
804. Credit report	to						
805. Lender's inspection fee	to						
806. Mortgage insurance application fee	to						
807. Assumption Fee	to						
808.	to						
809.	to						
810.	to						
811.	to						
900. Items required by lender to be paid in advance:				Buyer POC	Seller POC		
901. Interest from	to @ /day						
902. Mortgage insurance premium for	months to						
903. Hazard insurance premium for	years to						
904. Flood insurance premium for	years to						
905.	years to						
1000. Reserves deposited with lender:				Buyer POC	Seller POC		
1001. Hazard insurance	months @	per month					
1002. Mortgage insurance	months @	per month					
1003. City property taxes	months @	per month					
1004. County property taxes	months @	per month					
1005. Annual assessments	months @	per month					
1006. Flood insurance	months @	per month					
1007.	months @	per month					
1008.	months @	per month					
1009. Aggregate accounting adjustment							
1100. Title charges:				Buyer POC	Seller POC		
1101. Settlement or closing fee	to DAVID N. SOWERBY, P.L.					500.00	500.00
1102. Abstract or title search	to Westcor Land Title Insurance Company					42.50	42.50
1103. Title examinator	to						
1104. Title insurance binder	to						
1105. Document preparation	to						
1106. Notary fees	to						
1107. Attorney's Fees	to						
(includes above item numbers:	)						
1108. Title insurance	to Westcor Land Title Insurance Company/DAVID N. SOWERBY, P.L.					475.00	475.00
(includes above item numbers:	)						
1109. Lender's coverage (Premium):							
1110. Owner's coverage (Premium):	\$175,000.00 (\$950.00)						
1111. Endorse:							
1112. Standard Lien Search	to Clear Choice Tax & Lien Service					66.00	66.00
1113. Additional Closing Fee - Foreign Transact	to DAVID N. SOWERBY, P.L.						150.00
1200. Government recording and transfer charges:							
1201. Recording fees	Deed \$18.50 Mortgage(s) Releases					18.50	
1202. City/county tax/stamps	Deed Mortgage(s)						
1203. State tax/stamps	Deed \$1,225.00 Mortgage(s)						1,225.00
1204. Recording Fee (2nd Deed)	to St. Lucie County Clerk of Court					18.50	
1205. LLC Affidavit	to St. Lucie County Clerk of Court						10.00
1300. Additional settlement charges:				Buyer POC	Seller POC		
1301. Survey	to						
1302. Pest inspection	to						
1303.	to						
1304.	to						
1305. 2018 RE Taxes	to St. Lucie County Tax Collector						2,110.19
1306.	to						
1307.	to						
1308.	to						
1309.							
1400. Total settlement charges:						1,120.50	4,578.89

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

By: George Alexander Ross, President Buyer  
George Alexander Ross Buyer

By: PORTFOLIO 55, LLC Seller  
JOSEPH FELDKAMP, Managing Member Seller  
VANDANA MANGROO Seller

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.

By: DAVID N. SOWERBY, P.L. David N. Sowerby Date: 8/6/19  
As Its Authorized Representative

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Buyer/Seller  
Settlement Statement

A. Settlement Statement

B. Type of Loan

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	6. File Number 1953.04	7. Loan Number ID:	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 6. Conv. Ins.				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BUYER: WOMEN'S CARE CENTER OF IRC, INC., a Florida Not For Profit Corporation  
Address of Buyer: 1986-31st Avenue, Suite 100, Vero Beach, Florida 32900

E. NAME OF SELLER: PORTFOLIO 55, LLC, a Florida Limited Liability company and VANDANA MANGROO, a single adult  
Address of Seller: 301 W. Allanilo Avenue, Suite 0-5, Delray Beach, Florida 33444, 44 Cuchawan Treca, Daba Trlnide TIN: 46-1655323

F. NAME OF LENDER:  
Address of Lender:

G. PROPERTY LOCATION: 1009 Delaware Avenue, Fort Pierce, Florida 34960

H. SETTLEMENT AGENT: DAVID N. SOWERBY, P.L.  
Place of Settlement: 2940 South 26th Street, Fort Pierce, Florida 34981 TIN: 65-1016552  
Phone: 772-464-7900

I. SETTLEMENT DATE: 8/2/19 DISBURSEMENT DATE: 8/2/19

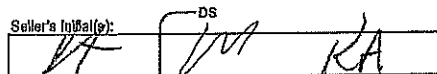
J. Summary of buyer's transaction		K. Summary of seller's transaction	
100. Gross amount due from buyer:		400. Gross amount due to seller:	
101. Contract sales price	176,000.00	401. Contract sales price	175,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (Line 1400)	1,120.50	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from buyer:	176,120.50	420. Gross amount due to seller:	175,000.00
200. Amounts paid or in behalf of buyer:		500. Reductions in amount due to seller:	
201. Deposit or earnest money	6,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	4,578.69
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208.		508.	
209. Credit for Title Work and Lien Search	217.00	509.	
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/19 to 08/02/19	991.64	511. County taxes from 01/01/19 to 08/02/19	991.64
212. Assessments-PP Stormwater Mgmt from 01/01/19 to 08/02/19	30.25	512. Assessments-PP Stormwater Mgmt from 01/01/19 to 08/02/19	30.25
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for buyer:	6,238.89	520. Total reductions in amount due seller:	6,600.58
300. Cash at settlement from/to buyer:		600. Cash at settlement to/from seller:	
301. Gross amount due from buyer (line 120)	176,120.50	601. Gross amount due to seller (line 420)	175,000.00
302. Less amount paid by/for the buyer (line 220)	(6,238.89)	602. Less total reductions in amount due seller (line 520)	(6,600.58)
303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Buyer:	169,881.61	603. Cash ( <input checked="" type="checkbox"/> To <input type="checkbox"/> From ) Seller:	169,399.42

Substitute Form 1099 Seller Statement: The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

Seller instructions: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6282 and/or Schedule D (Form 1040).

THIS SETTLEMENT STATEMENT MAY BE SIGNED IN COUNTERPART

Buyer's Initial(s):  
\_\_\_\_\_

Seller's Initial(s): <sup>DS</sup>  


Buyer POC				Seller POC		Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
L. Settlement charges							
700. Total Sales/Brokers Com. based on price	\$175,000.00 @	% =					
701.	% to						
702.	% to						
703. Commission paid at settlement							
704.	to						
800. Items payable in connection with loan:				Buyer POC Seller POC			
801. Loan origination fee	% to						
802. Loan discount	% to						
803. Appraisal fee	to						
804. Credit report	to						
805. Lender's inspection fee	to						
806. Mortgage insurance application fee	to						
807. Assumption Fee	to						
808.	to						
809.	to						
810.	to						
811.	to						
900. Items required by lender to be paid in advance:				Buyer POC Seller POC			
901. Interest from	to @	/day					
902. Mortgage insurance premium for	months to						
903. Hazard insurance premium for	years to						
904. Flood insurance premium for	years to						
905.	years to						
1000. Reserves deposited with lender:				Buyer POC Seller POC			
1001. Hazard insurance	months @	per month					
1002. Mortgage insurance	months @	per month					
1003. City property taxes	months @	per month					
1004. County property taxes	months @	per month					
1005. Annual assessments	months @	per month					
1006. Flood insurance	months @	per month					
1007.	months @	per month					
1008.	months @	per month					
1009. Aggregate accounting adjustment							
1100. Title charges:				Buyer POC Seller POC			
1101. Settlement or closing fee	to DAVID N. SOWERBY, P.L.			500.00		500.00	
1102. Abstract or title search	to Westcoast Land Title Insurance Company			42.50		42.50	
1103. Title examination	to						
1104. Title insurance binder	to						
1105. Document preparation	to						
1106. Notary fees	to						
1107. Attorney's Fees	to						
(Includes above item numbers:							
1108. Title Insurance	to Westcoast Land Title Insurance Company/DAVID N. SOWERBY, P.L.			476.00		476.00	
(Includes above item numbers:							
1109. Lender's coverage (Premium):							
1110. Owner's coverage (Premium):	\$175,000.00 (\$950.00)						
1111. Endorse:							
1112. Standard Lien Search	to Clear Choice Tax & Lien Service			66.00		66.00	
1113. Additional Closing Fee - Foreign Transact	to DAVID N. SOWERBY, P.L.					160.00	
1200. Government recording and transfer charges:							
1201. Recording fees	Deed \$18.50 Mortgage(s) Releases			18.50			
1202. City/county tax/stamps	Deed Mortgage(s)						
1203. State tax/stamps	Deed \$1,225.00 Mortgage(s)					1,225.00	
1204. Recording Fee (2nd Deed)	to St. Lucie County Clerk of Court			18.50			
1205. LLC Affidavit	to St. Lucie County Clerk of Court					10.00	
1300. Additional settlement charges:				Buyer POC Seller POC			
1301. Survey	to						
1302. Pest Inspection	to						
1303.	to						
1304.	to						
1305. 2018 RE Taxes	to St. Lucie County Tax Collector					2,110.18	
1306.	to						
1307.	to						
1308.	to						
1309.							
1400. Total settlement charges:				1,120.50		4,678.69	

(Enter on lines 103, Section J and 502, Section K)

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

WOMEN'S CARE CENTER OF IRC, INC. PORTFORD 55, LLC  
 By: George Alexander Ross Buyer By: Joseph Feldkamp Seller  
 GEORGE ALEXANDER ROSS, President JOSEPH FELDKAMP, Managing Member  
By: Vandana Mangroo Seller  
 VANDANA MANGROO

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.

DAVID N. SOWERBY, P.L. 8/6/19  
 By: David N. Sowerby Date  
 As Its Authorized Representative

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

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Buyer/Seller  
Settlement Statement

A. Settlement Statement

B. Type of Loan

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	6. File Number 1953.04-B	7. Loan Number	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.		ID:		

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BUYER: WOMEN'S CARE CENTER OF IRC, INC., a Florida Not For Profit Corporation  
Address of Buyer: 1986-31st Avenue, Suite 100, Vero Beach, Florida 32960

E. NAME OF SELLER: CAREY R. LUBET, as Trustee of the Carey R. Lubet Revocable Trust, Declaration dated December 6, 2018  
Address of Seller: 2404 River Hammock Lane, Fort Pierce, Florida 34981 TIN: 253-72-0506

F. NAME OF LENDER:  
Address of Lender:

G. PROPERTY LOCATION: '0' South 11th Street, Fort Pierce, Florida 34950

H. SETTLEMENT AGENT: DAVID N. SOWERBY, P.L.  
Place of Settlement: 2940 South 25th Street, Fort Pierce, Florida 34981 TIN: 65-4016552  
Phone: 772-464-7900

I. SETTLEMENT DATE: 6/28/19 DISBURSEMENT DATE: 6/28/19

J. Summary of buyer's transaction		K. Summary of seller's transaction	
101. Gross amount due from buyer:		401. Gross amount due to seller:	
101. Contract sales price	35,000.00	401. Contract sales price	35,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (Line 1400)	788.75	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from buyer:	35,788.75	420. Gross amount due to seller:	35,000.00
200. Amounts paid or in behalf of buyer:		500. Reductions in amount due to seller:	
201. Deposit or earnest money	3,600.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	245.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/19 to 06/28/19	335.92	511. County taxes from 01/01/19 to 06/28/19	335.92
212. Assessment-FP Stormwater Mgmt from 01/01/19 to 06/28/1	7.58	512. Assessment-FP Stormwater Mgmt from 01/01/19 to 06/28/1	7.58
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for buyer:	3,843.50	520. Total reductions in amount due seller:	588.50
300. Cash at settlement from/to buyer:		600. Cash at settlement to/from seller:	
301. Gross amount due from buyer (line 120)	35,788.75	601. Gross amount due to seller (line 420)	35,000.00
302. Less amount paid by/for the buyer (line 220)	(3,843.50)	602. Less total reductions in amount due seller (line 520)	(588.50)
303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Buyer:	31,943.25	603. Cash ( <input checked="" type="checkbox"/> To <input type="checkbox"/> From ) Seller:	34,411.50

Substitute Form 1099 Seller Statement: The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

Seller Instructions: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040).

Buyer's Initial(s): JAR

Seller's Initial(s): CLB

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Buyer/Seller Settlement Statement

L Settlement charges				Buyer POC	Seller POC	Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales/Brokers Com. based on price	\$35,000.00 @	% =					
701.	% to						
702.	% to						
703. Commission paid at settlement							
704.	to						
800. Items payable in connection with loan				Buyer POC	Seller POC		
801. Loan origination fee	% to						
802. Loan discount	% to						
803. Appraisal fee	to						
804. Credit report	to						
805. Lender's inspection fee	to						
806. Mortgage insurance application fee	to						
807. Assumption Fee	to						
808.	to						
809.	to						
810.	to						
811.	to						
900. Items required by lender to be paid in advance				Buyer POC	Seller POC		
901. Interest from	to @ /day						
902. Mortgage insurance premium for	months to						
903. Hazard insurance premium for	years to						
904. Flood insurance premium for	years to						
905.	years to						
1000. Reserves deposited with lender:				Buyer POC	Seller POC		
1001. Hazard insurance	months @	per month					
1002. Mortgage insurance	months @	per month					
1003. City property taxes	months @	per month					
1004. County property taxes	months @	per month					
1005. Annual assessments	months @	per month					
1006. Flood insurance	months @	per month					
1007.	months @	per month					
1008.	months @	per month					
1009. Aggregate accounting adjustment							
1100. Title charges				Buyer POC	Seller POC		
1101. Settlement or closing fee	to DAVID N. SOWERBY, P.L.					350.00	
1102. Abstract or title search	to Westcor Land Title Insurance Company					85.00	
1103. Title examination	to						
1104. Title insurance binder	to						
1105. Document preparation	to						
1106. Notary fees	to						
1107. Attorney's Fees	to						
(includes above item numbers: )							
1108. Title insurance	to Westcor Land Title Insurance Company/DAVID N. SOWERBY, P.L.					201.25	
(includes above item numbers: )							
1109. Lender's coverage (Premium):							
1110. Owner's coverage (Premium):	\$35,000.00 (\$201.25)						
1111. Endorse:							
1112.	to						
1113.	to						
1200. Government recording and transfer charges:				Buyer POC	Seller POC		
1201. Recording fees	Deed \$18.50 Mortgage(s) Releases					18.50	
1202. City/county tax/stamps	Deed Mortgage(s)						
1203. State tax/stamps	Deed \$245.00 Mortgage(s)						245.00
1204.	to						
1205.	to						
1300. Additional settlement charges				Buyer POC	Seller POC		
1301. Survey	to						
1302. Pest inspection	to						
1303.	to						
1304. Municipal Lien Search	to Clear Choice Tax & Lien Service					132.00	
1305.	to						
1306.	to						
1307.	to						
1308.	to						
1309.							
1400. Total settlement charges				Buyer POC	Seller POC		
(Enter on lines 103, Section J and 502, Section K)						788.75	245.00

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

WOMEN'S CARE CENTER OF IRC, INC.

By: \_\_\_\_\_ Buyer

GEORGE ALEXANDER ROSS, President

*George Alexander Ross* Buyer

*Carey B. Lubet* Seller  
 CAREY B. LUBET, Trustee

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.

By: DAVID N. SOWERBY, P.L.

*David N. Sowerby* As Its Authorized Representative

Date

6/28/19

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.





P.O. Box 308  
Fort Pierce, FL 34954-0308  
772-462-1650  
www.tcslc.com

**2019 REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

**Skip the trip and pay at [www.tcslc.com](http://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**  
2409-822-0003-000/6

**ESCROW**

\$1,996.76

Women's Care Center of IRC  
1986 31st AVE Ste 100  
Vero Beach, FL 32960-6627

1009 DELAWARE AVE, Fort Pierce  
AMENDED PLAT OF STOUDEY'S S/D LOTS 2  
AND 3-EX W 12.5 FT OF LOT 3-

01/23/2020

Paid

RETAIN THIS PORTION FOR YOUR RECORDS

Scan to view your bill online

Receipt #

0000-20200123-052036

AD VALOREM TAXES						
TAXING AUTHORITY		MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
County Parks MSTU	772-462-1670	0.2313	75,600	0	75,600	17.49
Co Public Transit MSTU	772-462-1670	0.1269	75,600	0	75,600	9.59
Erosion District E	772-462-1670	0.1497	75,600	0	75,600	11.32
Law Enf, Jail, Judicial Sys	772-462-1670	3.2324	75,600	0	75,600	244.37
Co General Revenue Fund	772-462-1670	4.3077	75,600	0	75,600	325.66
Childrens Service Council	772-408-1100	0.4765	75,600	0	75,600	36.02
St Lucie Co Fire District	772-621-3338	3.0000	75,600	0	75,600	226.80
FL Inland Navigation Dist	561-627-3388	0.0320	75,600	0	75,600	2.42
City of Fort Pierce	772-467-3777	6.9000	75,600	0	75,600	521.64
School Discretionary	772-429-3970	0.7480	75,600	0	75,600	56.55
School Capital Improvment	772-429-3970	1.5000	75,600	0	75,600	113.40
School Req Local Effort	772-429-3970	3.8740	75,600	0	75,600	292.87
School Voter Referendum	772-429-3970	1.0000	75,600	0	75,600	75.60
Mosquito Control	772-462-1670	0.1806	75,600	0	75,600	13.65
S FL Wtr Mgmt District	561-686-8800	0.2795	75,600	0	75,600	21.13
<b>MILLAGE CODE</b> 9022		<b>TOTAL MILLAGE</b> 26.0386	<b>TOTAL AD VALOREM TAXES</b>		<b>\$1,968.51</b>	

**eBill**

Go paperless and receive your tax bill by email.

[www.tcslc.com](http://www.tcslc.com)

NON-AD VALOREM ASSESSMENTS		
TAXING AUTHORITY		AMOUNT
FP23 Fort Pierce Stormwater Mgmt Maint	772-467-3777	69.00
<b>TOTAL ASSESSMENTS</b>		<b>\$69.00</b>

**COMBINED TAXES AND ASSESSMENTS** **\$2,037.51**

Pay One Amount (Discount Already Deducted)	If Postmarked By Please Pay	Jan 31, 2020	\$0.00
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**2019 REAL ESTATE**

**ACCOUNT**  
2409-822-0003-000/6

**Pay online at [www.tcslc.com](http://www.tcslc.com)**  
**AMOUNT DUE**

I am paying the following amount (check only one box):

Jan 31, 2020	\$0.00
--------------	--------

Women's Care Center of IRC  
1986 31st AVE Ste 100  
Vero Beach, FL 32960-6627

Checks payable to St. Lucie County Tax Collector  
U.S. funds only through U.S. bank  
No postdated checks · Print receipt online



P.O. Box 308  
Fort Pierce, FL 34954-0308  
772-462-1650  
www.tcslc.com

**2019 REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

Skip the trip and pay at [www.tcslc.com](http://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!

\$744.99

**ACCOUNT**  
2409-822-0005-000/0

**ESCROW**

Women's Care Center of IRC Inc  
1986 31st AVE Ste 100  
Vero Beach, FL 32960-6627

0 S 11th ST, Fort Pierce  
AMENDED PLAT OF STOUDEY'S S/D W 12 1/2  
FT OF LOT 3, LOT 4 AND W 53 FT OF N 5 1/2  
See Additional Legal on Tax Roll

01/23/2020

Paid

RETAIN THIS PORTION FOR YOUR RECORDS  
Receipt # 0000-20200123-052036

AD VALOREM TAXES						
TAXING AUTHORITY		MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
County Parks MSTU	772-462-1670	0.2313	28,400	0	28,400	6.57
Co Public Transit MSTU	772-462-1670	0.1269	28,400	0	28,400	3.60
Erosion District E	772-462-1670	0.1497	28,400	0	28,400	4.25
Law Enf./Jail/Judicial Sys	772-462-1670	3.2324	28,400	0	28,400	91.80
Co General Revenue Fund	772-462-1670	4.3077	28,400	0	28,400	122.34
Childrens Service Council	772-408-1100	0.4765	28,400	0	28,400	13.53
St Lucie Co Fire District	772-621-3338	3.0000	28,400	0	28,400	85.20
FL Inland Navigation Dist	561-627-3386	0.0320	28,400	0	28,400	0.91
City of Fort Pierce	772-467-3777	6.9000	28,400	0	28,400	195.96
School Discretionary	772-429-3970	0.7480	28,400	0	28,400	21.24
School Capital Improvemnt	772-429-3970	1.5000	28,400	0	28,400	42.60
School Req Local Effort	772-429-3970	3.8740	28,400	0	28,400	110.02
School Voter Referendum	772-429-3970	1.0000	28,400	0	28,400	28.40
Mosquito Control	772-462-1670	0.1806	28,400	0	28,400	5.13
S FL Wtr Mgmt District	561-686-8800	0.2795	28,400	0	28,400	7.94
<b>MILLAGE CODE</b>	9022	<b>TOTAL MILLAGE</b>	26.0386	<b>TOTAL AD VALOREM TAXES</b>		\$739.49

**eBill**

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NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY		AMOUNT
FP23 Fort Pierce Stormwater Mgmt Maint	772-467-3777	20.70
<b>TOTAL ASSESSMENTS</b>		\$20.70
<b>COMBINED TAXES AND ASSESSMENTS</b>		\$760.19

Scan to view your bill online

Pay One Amount (Discount Already Deducted)	If Postmarked By Please Pay	Jan 31, 2020 \$0.00			
--	-----------------------------	---------------------	--	--	--



P.O. Box 308  
Fort Pierce, FL 34954-0308  
772-462-1650  
www.tcslc.com

**2019 REAL ESTATE**

**ACCOUNT**  
2409-822-0005-000/0

Women's Care Center of IRC Inc  
1986 31st AVE Ste 100  
Vero Beach, FL 32960-6627

Pay online at [www.tcslc.com](http://www.tcslc.com)  
**AMOUNT DUE**

I am paying the following amount (check only one box):

Jan 31, 2020	\$0.00
--------------	--------

Checks payable to St. Lucie County Tax Collector  
U.S. funds only through U.S. bank  
No postdated checks - Print receipt online



February 5, 2020

Women's Care Center  
1986 31<sup>st</sup> Ave.  
Vero Beach, FL 32960

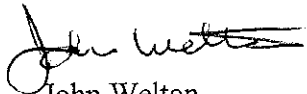
Re: 1009 Delaware Ave., Fort Pierce, Florida

To Whom It May Concern,

I am a Florida Licensed General Contractor since 1998 and have been working in the Construction Industry locally for 40 years.

Please find attached a ballpark estimate for work that would be necessary for structural and building code compliance at the above referenced address. The work being performed is based on a minimum residential standard. Not included in this budget are finish related items that would have to be removed and replaced to perform the code related work such as cabinets, countertops, interior doors and moldings, light fixtures and bathroom tile. There are also a number of unknowns such as the condition of existing roof framing, wall framing, floor framing, roof sheathing, the presence of asbestos and lead paint that could significantly affect the cost of repairs. There could be additional costs to meet certain criteria from the Historic Preservation Board. If you have any questions please do not hesitate to contact me.

Respectfully submitted,



John Welton  
President



Preliminary Budget Analysis  
 1009 Delaware Avenue  
 Ft. Pierce, FL 34950

License # CGC060144

Date: 2/5/20

1	A/C and Heat	\$	15,000.00
2	Electrical	\$	18,000.00
3	Plumbing	\$	15,800.00
4	Foundation System	\$	71,680.00
5	Demolition Labor (Interior Finishes, Windows, Doors, Deteriorated Wood)	\$	8,500.00
6	Carpentry Labor (Strapping, Framing, Deteriorated Wood)	\$	27,000.00
7	Onsite Superintendent	\$	28,000.00
8	Termite Treatment (Allowance)	\$	5,500.00
9	Cleaning Construction, Dump Fees, Hauling, Etc.	\$	12,500.00
10	Drywall	\$	14,000.00
11	Insulation	\$	2,500.00
12	Roof Covering	\$	8,500.00
13	Impact Rated Doors and Windows	\$	51,000.00
14	Painting	\$	23,000.00
15	Lumber Materials (Strapping, Framing, Deteriorated Wood)	\$	17,000.00
16	Finish Flooring	\$	25,000.00
17	Rentals	\$	2,800.00
18	Architectural and Engineering Fees	\$	7,500.00
19	Permits	\$	2,500.00
20	Miscellaneous	\$	3,500.00
		Subtotal:	\$ 359,280.00
		10% Overhead:	\$ 35,928.00
		Subtotal:	\$ 395,208.00
		5% Profit:	\$ 19,760.40
		Ballpark EstimateAmount:	\$ 414,968.40

\* See cover letter for explanation of unknown and related costs not in this budget.

Respectfully Submitted,

*John Welton, President*  
 John Welton, President





**Prepared by:**  
 Guy White  
 gwhite@alphafoundations.com  
 Alpha Operations II, Inc  
 www.alphafoundations.com  
 TF (800) 714-3020  
 O Office - (239) 790-5585  
 F Fax - (239) 514-2273  
 License# CBC1257350

**Prepared for:**  
 Gerri Rorick  
 gkrempe@aol.com  
 P (484) 515-7882  
**Job location:**  
 1009 Delaware Ave  
 Fort Pierce, FL 34950-4046

**Prepared on:**  
 1-27-20

## Project Summary

Permanently Stabilize Floors

Total Investment .....	\$71,679.53
<b>Total Contract Price .....</b>	<b>\$71,679.53</b>
Deposit Required - 20% .....	\$14,335.91
Deposit Paid .....	\$0.00
<b>Amount Due Upon Installation .....</b>	<b>\$71,679.53</b>

## Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the customer's request or approval. Completing the work in this proposal at the time scheduled is contingent upon accidents or delays beyond our control. This proposal is based primarily on the customer's description of the problem. This proposal may be withdrawn if not accepted by the customer within 90 days.

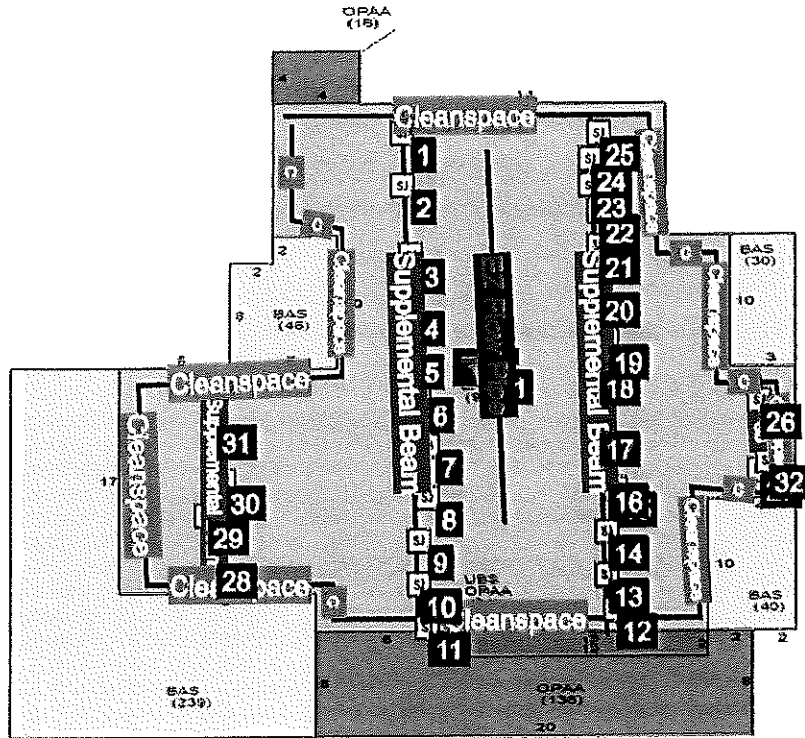
**Authorized Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

Acceptance of Contract— I am/we are aware of and agree to be legally bound by the terms of this Proposal, the attached Job Detail sheet(s), Disclosures, and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1.5% per month (18% per annum) if my/our account is 30 days or more past due. I/we hereby consent to the exclusive jurisdiction of the state courts in and for Leon County, FL and/or the US District Court for the Northern District of FL, waive any other venue to which I/we may be entitled by domicile or otherwise, and agree to pay any necessary attorney's fees and costs to collect and enforce this Agreement. Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. This Proposal may be withdrawn if not accepted within 30 days.

**Customer Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

Customer is paying by 3rd party financing **Initial** \_\_\_\_\_  
 Customer is paying by Check\_\_ Credit Card\_\_\_\_\_ **Initial** \_\_\_\_\_

# Job Details



# Job Details (Continued)

## Specifications

Install SmartJack supports as indicated on job drawing to support the floor joist system above. Price includes engineered footing. Install Galvanized supplemental I-beam. Install CleanSpace high performance moisture barrier 1/2" thick polypropylene plastic with hardware kit. Sister 2x10 pressure treated joist (match existing) as needed. Permit fees, permit plans and permit expediter fees. Acquire appropriate permits and permit plans per local building code. Customer understands the permit plans are for permitting the work in this agreement and does not constitute that an engineering inspection has or will occur, unless specifically noted in this agreement. Customer agrees that any additional permitting costs that are deemed necessary by the proper building authorities are the responsibility of the customer, although unlikely. Customer acknowledges that Alpha Foundations may sign as Agent of Owner for purposes of permitting the worked specified in this contract. The Owner agrees that Alpha Foundations assumes no additional liability. We take responsibility for repairing any damage occurring to a private utility lines during installation. This may include sprinkler lines, pool equipment lines and landscape lighting. Install SaniDry Sedona high performance dehumidification and air purification system. Requires a dedicated 20amp 2 receptacle outlet to be installed by others. Triple Safe includes three pumps and a battery back-up. Customer must provide proper dedicated electrical outlets for all pumps, dehumidifiers and other electrical devices to be installed and or removed. Install under CleanSpace liner. Ez Flow drain pipe as indicated in job drawing. Remove and dispos of debris in the crawlspace. Install Ledger board as indicated on job drawing.

## Contractor Will

- 1.) Complete all work in a workmanlike manner according to the standard practices of the industry.
- 2.) Protect all of the customer's property in the specific working areas such as lawns, carpeting, floors, walls, furniture and door frames to the best of our ability.
- 3.) Always notify the customer of any conditions that may have changed during the installation. If these changes in conditions will result in a change of contract price, Alpha Foundations will not continue working until the customer approves the changes.
- 4.) Will backfill and tamp any dirt to the best of its ability if trenching or excavating is required, however, Customer may need to add additional soil at a later date.
- 5.) Stabilization is Goal. The customer can request lifting of the foundations, but Alpha Foundations is not responsible for damage that may result (Achieving lift is not guaranteed)

## Customer Will

- 1.) Prepare the work area for installation which includes but is not limited to: removing and replacing any landscaping, pool pumps, filters, heaters, A/C unit(s), utility lines, all patio furniture, furnishings, tables, toys, planters, interior furniture, etc that is in the area NSquare, Inc. will perform work.
- 2.) Notify Alpha Foundations of any changes to property prior to installation date.
- 3.) Mark any private lines that may be hidden underground, and assumes all liability if damage should occur to such lines.
- 4.) pay an additional charge as shown for piers installed beyond the expected depth.
- 5.) Maintain positive drainage away from the repaired wall(s) which includes but is not limited to; keeping gutters clean and in good working order and directing downspouts a sufficient distance away from the repaired wall(s).
- 6.) Be responsible for any items mentioned in this Contract under "Customer Will" or "Additional Notes."
- 7.) Be available throughout the attempting lifting process to consult with our Foreman.
- 8.) If customer chooses financing for the project, the customer is responsible for securing the financing through a 3rd party entity.
- 9.) Customer agrees to allow Alpha Foundations to use on site water source for 3-part Concrete Protection System.

# Job Details (Continued)

## Additional Notes

This agreement is made under, and for all purposes shall be construed and enforced in accordance with and governed by the laws of the State of FL, excluding its conflict of laws provisions.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. IF YOUR CONTRACTOR OR SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

If lift is desired: The customer is to be available throughout the actual jacking or straightening process to consult with our Foreman. Alpha Foundations cannot guarantee structures, walls or floors to be perfectly level or plumb. Generally, we can lift or straighten any structure so as to be level or plumb, however, this may result in damage to the building finishes (interior or exterior). As such the customer shall be solely responsible to dictate to our crew how far to manipulate any structure or support toward level or plumb and is therefore also responsible for any resultant damages to finishes, drywall, plaster, roofing, windows, doors, plumbing, heating, electrical, etc. Alpha Foundations will endeavor to advise the customer in advance if the degree of manipulation requested is compromising the structure or finishes of the building, however, it may not always be possible to foresee or to predict exactly how these things may be affected. Alpha Foundations makes no warranty for any building level, section or component except those specifically listed in this referenced proposal.

the home is in need of major stabilization on the foundation . we will run supplemental beams and smart jacks to do that. We will not guarantee lift do to the large swings in heights and brittle foundation. We will repair the joists and secure the foundation. It is understood that moisture being trapped in crawl has rotted a lot of the foundation so we will also encapsulate

## Product List

### Permanently Stabilize Floors

SmartJack, 1-3'	44
Supplemental Beam	164 ft
CleanSpace	1500 sqft
Everlast Door	1
Joist Repair (2x10), Joist Repair (2x10)	30
Permit plans & Permits East Coast	1
Utilities Coverage (Crawl Space)	1
SaniDry Sedona, SaniDry Sedona Dehumidifier	1
Triple Safe Sump Pump	1
Drainage Matting	1500 sqft
EZ Flow Drain Pipe, EZ Flow	150 ft
Debris Removal	2
Ledger 2x8	180 ft

# Limited Warranty

This Limited Warranty ("Warranty") is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of Alpha Foundations, ("Contractor") to the customer ("Customer"). There are no other verbal or written warranties. There are no warranties which extend beyond the description on the face hereof, and NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

**General Terms** – For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. This Warranty is in effect if the job specified in this Contract is completed and paid in full and, alternatively, is null and void if full payment is not received. Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer's warranty. **Exclusions From This Warranty** – This Warranty does not cover and Contractor specifically disclaims liability for: 1) exterior and interior waterproofing; 2) system damage caused by Customer's negligence, misuse, abuse, or alteration; 3) dust incidental to installation; 4) damage to personal property of any type; 5) utility line breakage; 6) damage caused by mold; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any other cause outside of its control; 8) damage done during a lifting operation; 9) basement water seepage; 10) heave or any damages caused by it; and 11) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments.

## **Clean Space**

Contractor warrants the "Clean Space Encapsulation System" will isolate the home from the earth in the areas in which the system is installed for a period of twenty-five (25) years from the date of installation, or else the Contractor will provide the labor and materials, at no cost to the Customer, to correct the problem with the "Clean Space" installation. The Clean Space Encapsulation system will lower the humidity level in the air, reducing moisture needed for mold growth, however the encapsulation system does not claim to be a mold mitigation system. For maximum benefit the entire crawl space must be encapsulated. Wet crawl spaces require a drainage system and a sump system to remedy the problem with water below the Clean Space liner. Customer is responsible for any flooding in the crawl space either from a storm event or a rise of the water table inside the crawl space. **THIS WARRANTY DOES NOT COVER, AND THE CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR WATER DAMAGE TO FLOOR COVERINGS, FURNITURE, STORED ITEMS, FINISHED WALLS AND OTHER OBJECTS INSIDE THE CRAWL SPACE.** Contractor will not be responsible for any damages caused by mold, to include but not limited to property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects, or any other effects.

## **SmartJacks**

Contractor warrants that the SmartJacks will stabilize the affected area(s) against further appreciable vertical settlement in the areas where work was performed for twenty five (25) years from the date of installation, or else the Contractor will provide the labor and materials, at no cost to the Customer, to correct the problem with the SmartJack work. Additionally, the manufacturer of SmartJacks warrants that SmartJacks will, under normal use and service, be free from defects in material and workmanship for twenty-five (25) years from the date of installation (see manufacturer's warranty for more details). If changes occur due to excess moisture in the area(s) where SmartJacks are installed, an encapsulation system, drainage, and dehumidification may be necessary in such area(s) at an additional cost to Customer. Contractor does not warrant lifting, leveling, to close cracks, to reduce floor squeaking, to render doors and windows operational or to move walls back to their original position, but will do its best to achieve positive results in this regard. Customer should also know that the possibility of further damages exists during a lifting operation, and that Contractor is not responsible for such issues. Customer is responsible for any finish carpentry repairs, painting repairs, stucco repairs, drywall repairs, concrete slab repairs, flooring repairs, or any underground utilities repairs, etc. that may be necessary after Contractor's SmartJack work is finished unless stated in writing in the Contract.

## **Wood Framing Repairs**

The proposed work includes the installation of framing members in the crawlspace. (i.e. joist repairs, ledger installation, beam repair) The new framing members are for the repairs to the existing framing inside of a crawlspace. The installation of the crawlspace framing members will not change the attitude (i.e. level) of the existing floor framing structure unless stated in writing in the job proposal. Contractor warrants the wood framing repairs in the areas where work was performed for a period of ten (10) years from the date of installation, or else the Contractor will provide the labor and materials, at no cost to the Customer, to correct the problem with the wood framing repair.

## **Pass-Thru Warranties**

Contractor assigns and passes through to the Customer the manufacturer's warranties for installed equipment (i.e. sump pumps, dehumidifiers, etc.). Customer is responsible for periodic inspections of installed equipment and for maintenance of equipment per manufacturer's recommendations. The only warranty on these items by the Contractor is limited solely to their being installed in accordance with the manufacturer's instructions.



M.E.K. Contracting LLC					
	Womans Care Center				6/26/19
	1009 Delaware Avenue Fort Pierce Florida				
Category	Description of work	Labor	Material	Subcontractor	Subtotal
Permit	Provide labor to prepare documets to secure building permit.	\$500.00			\$500.00
Engineering	Provide structural engineer as needed.			\$3,000.00	\$3,000.00
Portable Restrooms	Provide onsite portable restrooms for duration of project			\$1,200.00	\$1,200.00
Storage Container	Provide an onsite storage unit to secure material and tools from theft			\$1,850.00	\$1,850.00
Project Management	Provide onsite supervision and management of subcontractors to ensure quality throughout project.	\$40,000.00			\$40,000.00
Progress Clean	Provide material and labor to clean up and organize jobsite on an as needed basis.	\$3,000.00			\$0.00
Final Clean	Provide a final move in clean upon completion of project.			\$1,200.00	\$1,200.00
Dump Fee's	Provide an onsite dumpster for trash removal.			\$1,500.00	\$1,500.00
Protective Coverings	Provide material and labor to protect existing wood floors.	\$1,200.00	\$650.00		\$1,850.00
Scaffold Rental	Provide scaffolding necessary to reach second story elevations.	\$1,200.00			\$1,200.00
<b>Demolition</b>	Provide material and labor to remove and dispose of the following:				
Exterior	All exterior window and door trim, corner trim as needed, remove all metal siding, rotten wood siding as needed. Remove gutters and down spouts. Remove gable siding at second story.				
Interior	All interior trim base boards, window/door casing, and ceiling trim.				
Kitchen	Remove existing kitchen cabinets, counter tops, plumbing fixtures, and sink.				
Upstairs Bathroom	Remove existing toilet, remove bath tub upstairs, remove dry floor tile, remove tub surround tile, remove vanity cabinet, remove lighting fixtures, and plumbing fixtures.				
Downstairs Bathroom	Remove existing toilet, lighting fixtures, and shower enclosure.	\$6,500.00			\$6,500.00
<b>Bathrooms</b>	<del>Bathroom and Vailons TBD. Nothing budgeted for material and labor at this time.</del>				
Drywall	Provide material and labor to install new drywall at first floor, touch up existing drywall at second floor, and install new drywall on ceiling at 3rd floor storage area. The existing drywall on the second floor walls will remain.			\$10,347.00	\$10,347.00
<b>General Carpentry</b>	Provide material and labor to install the following: All new exterior window and door trim, all interior trim, door casings, window casings, base board, and ceiling trim. Trim material TBD by owner. Size, profile etc. Prep existing window and door openings to accept new windows. Reframe openings as needed to accept new impact windows and doors.				\$0.00
	Provide material and labor to shore up stairs landing. Engineered drawing required.	\$1,500.00	\$450.00		\$1,950.00
	Provide materials and labor to install new plywood and tyvek at both gables. Install new siding at gables. Siding TBD by architect.	\$30,000.00	\$6,000.00		\$36,000.00
	<del>Provide material and labor to make structural repairs cost TBD upon completion of detail drawing by engineer.</del>				
Kitchen	kitchen design and layout TBD.				
Cabinetry	Provide material and labor to install new kitchen cabinets. Cabinets style, paint, and layout TBD by owner.			\$2,500.00	\$2,500.00
Downstairs bathroom	Provide and install a new single sink vanity cabinet. Complete with sink, and counter top. Cabinet TBD by owner	\$200.00	\$450.00		\$650.00
Upstairs Bathroom	Provide and install a new single sink vanity cabinet. Complete with sink, and counter top. Cabinet TBD by owner	\$200.00	\$450.00		\$650.00
Counter Tops/Stone	Provide material and labor to install new kitchen counter tops. Material, and edge profile TBD by owner. Provide and install a new 5" back splash to match counter top.			\$3,000.00	\$3,000.00
<b>Appliances</b>	No allowance for appliances at this time. Owner to provide and install appliances.				
Flooring	Existing wood floor to remain. No work to be done to existing wood floors at this time.				
<b>Painting</b>	Provide material and labor to paint the entire exterior of building.				
Exterior	Paint exterior siding, new exterior window and door trim, soffit, and rafter tails. Paint front porch posts and existing iron railings.				
Interior	Paint interior walls, ceilings, and all interior trim.				
Color/Sheen	Color and sheen TBD by owner			\$18,000.00	\$18,000.00
<b>Electrical</b>	Provide material and labor to add new circuits for new A/C units. Add new circuit for new sign. Provide material and labor to replace interior receptacles and switches. Abandon power to out building. Does not include installing new exterior receptacles, and or motion sensor flood lights.			\$6,400.00	\$6,400.00
	Materials allowance for light fixtures and fans. All TBD by owner.		\$1,200.00		\$1,200.00

EXHIBIT "F"

	Does not include exit emergency lights. Locations must be specified on plans.				
	Does not include any kind of parking lot lighting.				
Security System	Provide an install a security system and security cameras. TBD by owner.			\$3,000.00	\$3,000.00
Plumbing					
Kitchen	Provide material and labor to remove and replace new stop valves at kitchen sink, install new disposal, and drain, hook up new dishwasher, and install new sink plumbing fixture.				
Bathrooms	Provide and install new stop valves at toilets, and sinks. Install new sink drains. Abandon tub drain, remove and abandon shower valve and tub spout upstairs.			\$6,000.00	\$6,000.00
Septic and Drain Field	<del>Existing septic tank may need to be collapsed and replaced. There is nothing in the budget for this at this time.</del>				
Plumbing Fixtures	Plumbing fixtures for kitchen, upstairs bath, downstairs bath, and bathroom to be added.		\$650.00		\$650.00
HVAC	Provide materials and labor to install a new Lennox 4 ton multi zone mini split system complete with 5 indoor units. One new Lennox 48,000 BTUH Heat Pump Multi zone outdoor units Five new Lennox 12,000 BTUH Heat Pump Multi Zone indoor units. New remote thermostat, condenser pad, new low voltage control wire, new refrigerant line set, new disconnect box, new metal cage around outdoor units.			\$23,500.00	\$23,500.00
	<del>The equipment quoted in this estimate for upstairs and downstairs is based on square footage alone. Equipment and pricing are subject to change once a load calculation/manual report is provided.</del>				
Insulation	Provide material and labor to insulate crawl space under house, and gables of A/C space and roof deck 3rd floor. Install wall fill foam at exterior walls of A/C space. Provide wall fill foam insulation at interior walls of A/C space for sound attenuation. \$.50 per square foot not included in the above insulation estimate.			\$9,050.00	\$9,050.00
Roofing	Provide material and labor to remove existing shingle roof down to a workable surface. Remail decking to meet current building code. Provide and install loose-laid ISO over existing wood planks. Install new 5/8" plywood over loose laid ISO. Provide and install a self adhering peel and stick on top of new plywood. Provide new flashing where needed. Provide and install new plumbing boots, and goose neck vents where existing. Install a 24G Mill finish standing searn metal roof system to be mechanically attached with stainless steel screws. <del>Any necessary wood work or repairs of rotten wood found upon roof removal will be at an additional charge.</del>			\$47,605.00	\$47,605.00
Windows/Doors	Provide material and labor to remove all existing windows and install new vinyl frame PGT 5500 Impact windows with low E coating. Windows will have clear glass with no colonial grids. Remove all existing exterior doors and install composite Impact rated doors. Provide and install new front door, french doors at front porch, and rear door at rear entrance. Exact Doors TBD/selected by owner. All existing interior doors are to remain.			\$61,200.00	\$61,200.00
Door Hardware	Provide and install new door hardware only for the doors that are replaced.	\$350.00	\$350.00		\$700.00
Masonry/Hardscape	Provide material and labor to install commercial grade pervious pavers approximately 7,700 square feet. Exact Pavers TBD. Shape, size, color etc.			\$48,000.00	\$48,000.00
	Provide material and labor to remove existing concrete/brick piles at corners of building, shore up building pour new footers and piles.			\$15,000.00	\$15,000.00
Heavy Equipment/Sitework	Provide material and labor to remove existing out building, remove existing oak tree's exact tree's TBD. Remove over grown brush around out building. Spread shell to improve east entry to property. Provide material to bring the current site up to grade plus or minus 1" and provide necessary compaction for parking lot. Parking Lot striping and signage. Parking spaces handicapped signs etc.			\$20,000.00	\$20,000.00
				\$2,500.00	\$2,500.00
Handicap Ramp	Material and location TBD.			\$12,000.00	\$12,000.00
Signage	Provide material and labor to install a new sign in front of new care center.			\$3,500.00	\$3,500.00
Irrigation and Landscaping	Provide and install new irrigation and landscaping. Design TBD by landscape architect.			\$25,000.00	\$25,000.00
	<del>This scope of work does not include any additional fees that may be associated with the removal of lead based paint or asbestos and/or</del>				
	<del>This scope of work does not include any allowances for a fire safety system.</del>				
Subtotal		\$84,650.00	\$10,200.00	\$325,852.00	\$420,202.00
Profit and Overhead		\$16,850.00	\$2,040.00	\$65,070.40	\$84,940.40
Total		\$101,500.00	\$12,240.00	\$390,422.40	\$504,242.40

**AFFIDAVIT OF HOLLI SKRAPITS IN SUPPORT OF  
WOMEN'S CARE CENTER'S AFFIDAVIT OF ECONOMIC HARDSHIP**

Before me the undersigned authority, personally appeared, Holli Skrapits who being duly sworn deposes and states:

1. My name is Holli Skrapits; I am above the age of 21 years old; and competent to testify to the matters herein stated.

2. I make this Affidavit based upon my personal knowledge of the facts stated herein and know them to be true and correct.

3. I am the Operations Manager of the Women's Care Center. As part of my duties and responsibilities as Operations Manager, I am familiar with the services provided to women and the positive impact the Women's Care Center makes in women's lives.

4. The Women's Care Center of Indian River County is a 501(c)(3) nonprofit corporation organized and existing under the laws of the State of Florida.

5. The Women's Care Center is an outreach to women and babies providing free services, such as pregnancy testing, free ultra sounds, personal goal setting, educational classes on pregnancy and parenting, counseling and other supportive services for pregnant women along with referrals to medical and social services.

6. The Women's Care Center does not perform abortions, does not refer women for abortions and is not a medical center.

7. The Women's Care Center has eleven (11) employees, a volunteer Executive Director, a volunteer Treasurer and a volunteer Board of Directors. No salary or other compensation is paid to the Executive Director, Treasurer or the Board of Directors.

8. On or about November 19, 2019, the Women's Care Center submitted a Certificate of Appropriateness Application for Demolition of the Structure and detached garage/shed located at 1009 Delaware Avenue to the City of Fort Pierce Historic Preservation Board.

9. On January 27, 2020, the Application was heard by the Board at a Public Hearing (the "Public Hearing").

10. I personally attended the Public Hearing on the Women's Care Center's Application, testified, and listened to the proceedings, Staff comments and Board comments.

11. The only Staff listed on the City of Fort Pierce website and on the Staff Recommendation to the Historic Preservation Board is Maria Lewicka.

12. Prior to the hearing, I met with Maria Lewicka, Staff to the Historic Preservation Board, and the City of Fort Pierce Planning Director, Jennifer Hofmeister, who I did not understand to be Staff to the Historic Preservation Board, but I understood her to be the City of Fort Pierce Planning Director, concerning the Women's Care Center's Application.

13. During these meetings, Staff and the City of Fort Pierce City Planner specifically advised the Women's Care Center concerning particular architectural attributes it wanted to see in a new building and recommended the style and type of replacement structure it would approve. As a result, Women's Care Center hired architect, Mike Menard, and submitted a rendering consistent with what we understood was requested.

14. The Historic Preservation Board denied the Application.

15. It was recommended to the Women's Care Center the style of a replacement structure that would be acceptable in advance of the Public Hearing. The Women's Care Center's attempted in good faith to comply. Yet, the Board's denial states as one of the grounds for denial "the lack of compatibility of the proposed replacement structure."

16. The denial of the Application will cause an economic hardship to the Women's Care Center in my opinion and as stated by the Affidavits of John Rorick, Gerri Rorick and Richard Carnell.

17. Part of the decision to locate a Women's Care Center in the City of Fort Pierce was because of the number of women traveling to Vero Beach from Fort Pierce for free services. In this new year, 2020, Women's Care Center welcomed 75 new women for services, 24 of the women were from St. Lucie County (this number does not include returning women).

18. The Women's Care Center submitted into the record at the Public Hearing a Petition containing 742 signatures of individuals in favor of the Women's Care Center's Application to demolish the building.

19. The number of signatures on the Petition is a clear indication that it is in the best interests of the welfare of the community to demolish the Structure and allow the Women's Care Center to provide the community the needed free services.

20. Denying demolition and requiring the Women's Care Center to renovate the Structure for the acknowledged "high cost" [Staff testified "Yes, the cost will be really high" even though "technically" not impossible] results in less money to provide free services to women in the Fort Pierce community who need the assistance.

21. Allowing the Women's Care Center to invest money in the community in the form of building "new quality construction" will "strengthen the economy of the city by stabilizing and improving property values" in areas in proximity to historic areas. All goals of Section 23-3(a) of the City Code.

Further Affiant Sayeth Not.

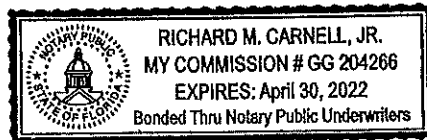
DATED this 6<sup>th</sup> day of February, 2020.

Holli Skrapits  
Holli Skrapits

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, on this 6<sup>th</sup> day of February, 2020, by Holli Skrapits who is  personally known to me or ( ) has produced \_\_\_\_\_ as identification.

(Notarial Seal)

Notary: [Signature]  
Print, Type or Stamp Commission  
Name of Notary Public  
My Commission expires:



**AFFIDAVIT OF RICHARD M. CARNELL IN SUPPORT OF  
WOMEN'S CARE CENTER'S AFFIDAVIT OF ECONOMIC HARDSHIP**

Before me the undersigned authority, personally appeared, Richard M. Carnell, Jr. who being duly sworn deposes and states:

1. My name is Richard M. Carnell; I am above the age of 21 years old; and competent to testify to the matters herein stated.

2. I make this Affidavit based upon my personal knowledge of the facts stated herein and know them to be true and correct.

3. I am and have always been an unpaid volunteer member of the Board of Directors for the Women's Care Center.

4. The Women's Care Center of IRC, Inc. is a 501(c)(3) nonprofit corporation organized and existing under the laws of the State of Florida.

5. The Women's Care Center is an outreach to women and babies providing free services, such as free ultra sounds, pregnancy testing, personal goal setting, educational classes on pregnancy and parenting, counseling and other supportive services for pregnant women along with referrals to medical and social services.

6. The Women's Care Center does not perform abortions, does not refer women for abortions and is not a medical center.

7. On or about August 6, 2019, the Women's Care Center purchased the structure located at 1009 Delaware Ave. in Fort Pierce, Florida (the "Structure") along with the real estate on which the Structure was located in exchange for a purchase price of \$175,000.00. In addition, the Women's Care Center purchased the adjacent lot for a purchase price of \$35,000 for stormwater, drainage and parking. True and correct copies of the Closing Statements are attached as Composite Exhibit "A".

8. On or about November 19, 2019, the Women's Care Center submitted a Certificate of Appropriateness Application for demolition of the Structure and detached garage to the City of Fort Pierce Historic Preservation Board (the "Application").

9. The Recommendation was not provided to the Women's Care Center in advance of the January 27, 2020 Public Hearing (the "Public Hearing"). Instead, the Women's Care Center had to find the Recommendation on the internet attached to the Agenda for the Public Hearing.

10. Approximately two and one half (2 ½) hours before the hearing, the Women's Care Center was advised that the Public Hearing would be conducted as a Quasi-Judicial Proceeding.

11. On January 27, 2020, sixty-nine (69) days after submission of a completed Application, and contrary to City Code Section 23-46, the Application was heard by the Board at a Public Hearing.

12. I personally attended the Public Hearing on the Women Care Center's Application, presented on behalf of the Women's Care Center to the Board during the Hearing and listened to the proceedings including testimony and comments by the Board.

13. Prior to the Public Hearing, Women's Care Center was advised via email that the Historic Preservation Board Staff would be presenting the Women's Care Center's Application.

14. The only Staff for the Historic Preservation Board of which the Women's Care Center is aware is Maria Lewicka. See Staff Recommendation to the Historic Preservation Board.

15. Closing Argument during the hearing was presented to the Board, by Jennifer Hofmeister, who was never introduced to or designated to the Women's Care Center as Historic Preservation Board Staff. Upon information and belief, the Staff Recommendation was edited by or the contents of the Staff Recommendation was substantially written by individuals who were not and are not Historic Preservation Board Staff. This information was not disclosed to the Women's Care Center at the Public Hearing.

16. The following substantial and competent evidence in favor of demolition was presented to the Historic Preservation Board by the Women's Care Center and not rebutted with substantial evidence:

- a. John Vetter's April 26, 2019 Inspection Report;
- b. City Code Enforcement's November 27, 2019 Property Maintenance Inspection Report recommending demolition;
- c. JC Welton's November 19, 2019 Inspection Letter;
- d. T.E. Schlitt, P.E. Engineering's November 21, 2019 Evaluation;
- e. Testimony of Gerri Rorick;
- f. Testimony of John Rorick;
- g. Testimony of Terry Schlitt;
- h. Testimony of Holli Skrapits;
- i. Testimony and Argument of Richard Carnell; and
- j. Testimony of Shawn Coss, Building Department Coordinator that "the major issues that I found with the house were the concrete pier foundations ... disformed, ... completely crumbled ... the electric ... is mixed with original knob-and-tube wiring ... the current electrical situation is unsafe [even as a residence] ... high cost [related to concrete piers] ... I do not contest Engineer Schlitt's structural evaluation and recommendation of demolition due to high cost of repair ... unsafe structure ... unfit for human occupancy ... unlawful structure ... structural members that have evidence of deterioration or cannot safely support all nominal loads ... roofing ... defects"

17. Despite overwhelming substantial and competent evidence in favor of demolition, the Board denied the Women's Care Center's Application by emailed letter dated and received on

February 3, 2020 AND by mailed letter dated January 29, 2020, postmarked February 3, 2020 and received February 5, 2020. A true and correct copy of the Board's decision(s) is/are attached as Exhibit "B".

18. Upon information and belief and despite the Assistant City Attorney stating [that a letter from Ann Lotierzo of Pregnancy Care Center, Inc. not be admitted into evidence or considered by the Board], "I would feel more comfortable if we did not include it, especially if you are not actively relying on it, because this person has not achieved intervenor status," the letter was still reviewed and/or considered by the Board.

19. There was nothing mentioned during the Public Hearing of unique, historical architecture or attributes that were particular to the Structure and not found in other structures in the City. The comments by Staff were of a general nature that "the subject structure has retained much of its original architectural integrity...this is a two story wood frame, which represents a vernacular styling expressed by a cross-gable roof, exposed rafter ends, a symmetrical facade, offset entrance, and a hip roof veranda supported by wooden posts and partially enclosed with double-hung sash windows."

20. Ms. Lewicka/Staff was candid in testifying that "[t]he frame vernacular style is still represented by some structures located in the city." In fact, Ms. Lewicka testified that it is correct that "this is not the only structure with those attributes" of frame vernacular and cross-gable roof.

21. In addition, during the hearing there was no direct evidence of costs and expenses submitted by Staff as to the "feasibility" of curing Structural deficiencies. Even though Ms. Lewicka is highly educated in a particular discipline with a Masters Degree in Architecture and in Community Planning, Ms. Lewicka stated under oath that she was "not a licensed general contractor" and "not a structural engineer."

22. Board Members did opine during the hearing of condition of the building and the ability or feasibility of renovation; however, the Board's opinions must be discounted as the Board did not access the building and has no personal knowledge of the actual condition of the Structure, the outside of which is covered in vinyl aluminum siding.

23. According to the Board's two denial letters, the denial of the Application did not reference or refer to satisfaction of the City Code Criteria in Section 23-65 but rather was based on:

a. 2005 Resolution – The background and supporting data for this Resolution was not presented. Upon information and belief, the Resolution only included the individually designated Structure to secure funding for the renovation of the school across the street. It was always represented to the Women's Care Center that the Structure only was individually and locally designated.

b. The "feasibility" of curing structural deficiencies – Conclusion not supported by any personal knowledge and/or competent substantial evidence presented at the Public Hearing.

c. The “increasingly rare” architectural style – Conclusion not supported by competent substantial evidence and contrary to testimony of the existence of other historic residences having the same architectural style.

d. The close proximity to an adjacent historic district – Conclusion is not material and potentially misleading. The testimony is clear that the real estate on which the Structure is located is not in a Historic District. The Assistant City Attorney correctly concluded that “the structure is under your [the Board’s] jurisdiction, correct”. However, Board Members seemed to conclude that the real estate at 1009 Delaware Avenue located outside the historic district is under the jurisdiction of the Historic Preservation Board. This conclusion potentially raises legal issues outside the scope of this proceeding.

e. The “lack of compatibility of proposed replacement” – Conclusion is not supported by any evidence presented at the hearing; In fact, Staff acknowledged in testimony that “Women’s Care Center agreed, in the event the demolition petition was granted, to construct a building that incorporated some of the existing architectural features that were being lost.”

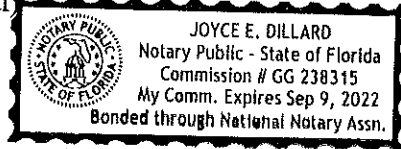
24. The denial of the application will cause an economic hardship to the Women's Care Center as evidenced by the Affidavits of John Rorick, Gerri Rorick and Holli Skrapits submitted simultaneously with this Affidavit.

Further Affiant Sayeth Not.

DATED this 6th day of February, 2020.

  
Richard M. Carnell

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, on this 6th day of February, 2020, by Richard Carnell who is () personally known to me or ( ) has produced N/A as identification.

(Notarial Seal)  Notary: Joyce E. Dillard  
Print, Type or Stamp Commission  
Name of Notary Public  
My Commission expires:



**A. Settlement Statement**

Contract Number

**B. Type of Loan**

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	6. File Number 1953.04	7. Loan Number ID:	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.				

**C. NOTE:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

**D. NAME OF BUYER:** WOMEN'S CARE CENTER OF IRC, INC., a Florida Not For Profit Corporation  
**Address of Buyer:** 1986-31st Avenue, Suite 100, Vero Beach, Florida 32960

**E. NAME OF SELLER:** PORTFOLIO 65, LLC, a Florida Limited Liability company and VANDANA MANGROO, a single adult  
**Address of Seller:** 301 W. Atlantic Avenue, Suite Q-5, Delray Beach, Florida 33444, 44 Cuchawan Trace, Debe Trinite TIN: 46-1555323

**F. NAME OF LENDER:**  
**Address of Lender:**

**G. PROPERTY LOCATION:** 1009 Delaware Avenue, Fort Pierce, Florida 34950

**H. SETTLEMENT AGENT:** DAVID N. SOWERBY, P.L. TIN: 65-1016552  
**Place of Settlement:** 2040 South 25th Street, Fort Pierce, Florida 34981 Phone: 772-464-7800

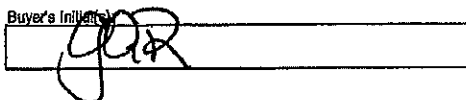
**I. SETTLEMENT DATE:** 8/2/19 **DISBURSEMENT DATE:** 8/2/19

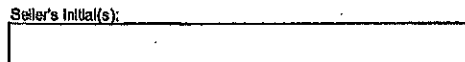
J. Summary of buyer's transaction		K. Summary of seller's transaction	
<b>100. Gross amount due from buyer:</b>		<b>400. Gross amount due to seller:</b>	
101. Contract sales price	175,000.00	401. Contract sales price	175,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (Line 1400)	1,120.50	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance:</b>		<b>Adjustments for items paid by seller in advance:</b>	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross amount due from buyer:</b>	<b>176,120.50</b>	<b>420. Gross amount due to seller:</b>	<b>175,000.00</b>
<b>200. Amounts paid or in behalf of buyer:</b>		<b>500. Reductions in amount due to seller:</b>	
201. Deposit or earnest money	5,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	4,578.89
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208.		508.	
209. Credit for Title Work and Lien Search	217.00	509.	
<b>Adjustments for items unpaid by seller:</b>		<b>Adjustments for items unpaid by seller:</b>	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/19 to 08/02/19	891.64	511. County taxes from 01/01/19 to 08/02/19	891.64
212. Assessments-FP Stormwater Mgmt from 01/01/19 to 08/02/19	30.25	512. Assessments-FP Stormwater Mgmt from 01/01/19 to 08/02/19	30.25
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total paid by/for buyer:</b>	<b>6,238.89</b>	<b>520. Total reductions in amount due seller:</b>	<b>5,600.50</b>
<b>300. Cash at settlement from/to buyer:</b>		<b>600. Cash at settlement to/from seller:</b>	
301. Gross amount due from buyer (line 120)	176,120.50	601. Gross amount due to seller (line 420)	175,000.00
302. Less amount paid by/for the buyer (line 220)	(6,238.89)	602. Less total reductions in amount due seller (line 520)	(5,600.50)
<b>303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Buyer:</b>	<b>169,881.61</b>	<b>603. Cash ( <input checked="" type="checkbox"/> To <input type="checkbox"/> From ) Seller:</b>	<b>169,399.42</b>

**Substitute Form 1099 Seller Statement:** The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

**Seller Instructions:** If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6282 and/or Schedule D (Form 1040).

**THIS SETTLEMENT STATEMENT MAY BE SIGNED IN COUNTERPART**

Buyer's Initial(s): 

Seller's Initial(s): 

DoubleTime®

**EXHIBIT "A"**



Buyer/Seller  
Settlement Statement

A. Settlement Statement

B. Type of Loan

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	6. File Number 1953.04	7. Loan Number ID:	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BUYER: WOMEN'S CARE CENTER OF IRC, INC., a Florida Not For Profit Corporation  
Address of Buyer: 1986-31st Avenue, Suite 100, Vero Beach, Florida 32860

E. NAME OF SELLER: PORTFOLIO 55, LLC, a Florida Limited Liability company and VANDANA MANGROO, a single adult  
Address of Seller: 301 W. Atlantic Avenue, Suite 0-5, Delray Beach, Florida 33444, 44 Cuchawan Trace, Debra Trilide TIN: 45-155323

F. NAME OF LENDER:  
Address of Lender:

G. PROPERTY LOCATION: 1009 Delaware Avenue, Fort Pierce, Florida 34950

H. SETTLEMENT AGENT: DAVID N. SOWERBY, P.L. TIN: 65-1016552  
Place of Settlement: 2940 South 25th Street, Fort Pierce, Florida 34981 Phone: 772-464-7800

I. SETTLEMENT DATE: 8/2/19 DISBURSEMENT DATE: 8/2/19

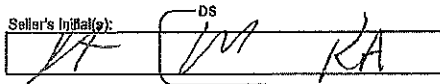
J. Summary of buyer's transaction		K. Summary of seller's transaction	
100. Gross amount due from buyer:		400. Gross amount due to seller:	
101. Contract sales price	175,000.00	401. Contract sales price	175,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (Line 1400)	1,120.50	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from buyer:	176,120.50	420. Gross amount due to seller:	175,000.00
200. Amounts paid or in behalf of buyer:		500. Reductions in amount due to seller:	
201. Deposit or earnest money	5,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	4,578.69
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208.		508.	
209. Credit for Title Work and Lien Search	217.00	509.	
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		610. City/town taxes	
211. County taxes from 01/01/19 to 08/02/19	991.84	611. County taxes from 01/01/19 to 08/02/19	991.84
212. Assessments-PP Stormwater Mgmt from 01/01/19 to 08/02/19	30.25	612. Assessments-PP Stormwater Mgmt from 01/01/19 to 08/02/19	30.25
213.		613.	
214.		614.	
215.		615.	
216.		616.	
217.		617.	
218.		618.	
219.		619.	
220. Total paid by/for buyer:	6,238.89	620. Total reductions in amount due seller:	5,600.58
300. Cash at settlement from/to buyer:		600. Cash at settlement to/from seller:	
301. Gross amount due from buyer (line 120)	176,120.50	601. Gross amount due to seller (line 420)	175,000.00
302. Less amount paid by/for the buyer (line 220)	(6,238.89)	602. Less total reductions in amount due seller (line 620)	(5,600.58)
303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Buyer:	169,881.61	603. Cash ( <input checked="" type="checkbox"/> To <input type="checkbox"/> From ) Seller:	169,399.42

Substitute Form 1099 Seller Statement: The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

Seller Instructions: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6262 and/or Schedule D (Form 1040).

THIS SETTLEMENT STATEMENT MAY BE SIGNED IN COUNTERPART

Buyer's Initial(s):  
\_\_\_\_\_

Seller's Initial(s): <sup>DS</sup>  


L. Settlement charges				Buyer POC	Seller POC	Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales/Brokers Com. based on price	\$175,000.00 @	% =					
701.	% to						
702.	% to						
703. Commission paid at settlement							
704.	to						
800. Items payable in connection with loan:				Buyer POC	Seller POC		
801. Loan origination fee	% to						
802. Loan discount	% to						
803. Appraisal fee	to						
804. Credit report	to						
805. Lender's inspection fee	to						
806. Mortgage insurance application fee	to						
807. Assumption Fee	to						
808.	to						
809.	to						
810.	to						
811.	to						
900. Items required by lender to be paid in advance:				Buyer POC	Seller POC		
901. Interest from	to @ /day						
902. Mortgage insurance premium for	months to						
903. Hazard insurance premium for	years to						
904. Flood insurance premium for	years to						
905.	years to						
1000. Reserves deposited with lender:				Buyer POC	Seller POC		
1001. Hazard insurance	months @	per month					
1002. Mortgage insurance	months @	per month					
1003. City property taxes	months @	per month					
1004. County property taxes	months @	per month					
1005. Annual assessments	months @	per month					
1006. Flood insurance	months @	per month					
1007.	months @	per month					
1008.	months @	per month					
1009. Aggregate accounting adjustment							
1100. Title charges:				Buyer POC	Seller POC		
1101. Settlement or closing fee	to DAVID N. SOWERBY, P.L.					500.00	500.00
1102. Abstract or title search	to Westcor Land Title Insurance Company					42.50	42.50
1103. Title examination	to						
1104. Title insurance binder	to						
1105. Document preparation	to						
1106. Notary fees	to						
1107. Attorney's Fees	to						
(includes above item numbers:	)						
1108. Title Insurance	to Westcor Land Title Insurance Company/DAVID N. SOWERBY, P.L.					475.00	475.00
(includes above item numbers:	)						
1109. Lender's coverage (Premium):							
1110. Owner's coverage (Premium):	\$175,000.00 (\$950.00)						
1111. Endorse:							
1112. Standard Lien Search	to Clear Choice Tax & Lien Service					66.00	66.00
1113. Additional Closing Fee - Foreign Transact	to DAVID N. SOWERBY, P.L.						160.00
1200. Government recording and transfer charges:							
1201. Recording fees	Deed \$18.50 Mortgage(s)	Releases				18.50	
1202. City/county tax/stamps	Deed Mortgage(s)						
1203. State tax/stamps	Deed \$1,225.00 Mortgage(s)						1,225.00
1204. Recording Fee (2nd Deed)	to St. Lucie County Clerk of Court					16.50	
1205. LLC Affidavit	to St. Lucie County Clerk of Court						10.00
1300. Additional settlement charges:				Buyer POC	Seller POC		
1301. Survey	to						
1302. Pest inspection	to						
1303.	to						
1304.	to						
1305. 2018 RE Taxes	to St. Lucie County Tax Collector						2,110.19
1306.	to						
1307.	to						
1308.	to						
1309.							
1400. Total settlement charges:						1,120.50	4,578.69

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

By: WOMEN'S CARE CENTER OF IRC, INC. Buyer  
GEORGE ALEXANDER ROSS, President Buyer

By: PORTFOLIO 55, LLC Seller  
JOSEPH FELDKAMP, Managing Member Seller  
VANDANA MANGROO Seller

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.

By: DAVID N. SOWERBY, P.L. Date: 8/6/19

As Its Authorized Representative  
 WARNING: It is a crime to knowingly make false statements to the United States on bills or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code, Section 1001 and Section 1010.

Buyer/Seller  
Settlement Statement

A. Settlement Statement

B. Type of Loan

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	6. File Number 1953.04-B	7. Loan Number	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.			ID:	

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.o.\*)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BUYER: WOMEN'S CARE CENTER OF IRC, INC., a Florida Not For Profit Corporation  
 Address of Buyer: 1955-31st Avenue, Suite 100, Vero Beach, Florida 32960

E. NAME OF SELLER: CAREY R. LUBET, as Trustee of the Carey R. Lubet Revocable Trust, Declaration dated December 6, 2018  
 Address of Seller: 2404 River Hammock Lane, Fort Pierce, Florida 34981  
 TIN: 253-72-0503

F. NAME OF LENDER:  
 Address of Lender:

G. PROPERTY LOCATION: '0' South 11th Street, Fort Pierce, Florida 34950

H. SETTLEMENT AGENT: DAVID N. SOWERBY, P.L.  
 Place of Settlement: 2940 South 25th Street, Fort Pierce, Florida 34981  
 TIN: 85-1016552  
 Phone: 772-464-7900

I. SETTLEMENT DATE: 6/28/19  
 DISBURSEMENT DATE: 6/28/19

J. Summary of buyer's transaction		K. Summary of seller's transaction	
100. Gross amount due from buyer:		400. Gross amount due to seller:	
101. Contract sales price	35,000.00	401. Contract sales price	35,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (Line 1400)	788.76	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from buyer:	35,788.76	420. Gross amount due to seller:	35,000.00
200. Amounts paid or in behalf of buyer:		500. Reductions in amount due to seller:	
201. Deposit or earnest money	3,500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	245.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/19 to 06/28/19	335.82	511. County taxes from 01/01/19 to 06/28/19	335.82
212. Assessment-FP Stormwater Mgmt from 01/01/19 to 06/28/1	7.58	512. Assessment-FP Stormwater Mgmt from 01/01/19 to 06/28/1	7.58
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for buyer:	3,843.50	520. Total reductions in amount due seller:	588.50
300. Cash at settlement from/to buyer:		600. Cash at settlement to/from seller:	
301. Gross amount due from buyer (line 120)	35,788.76	601. Gross amount due to seller (line 420)	35,000.00
302. Less amount paid by/for the buyer (line 220)	(3,843.60)	602. Less total reductions in amount due seller (line 520)	(588.50)
303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Buyer:	31,943.25	603. Cash ( <input checked="" type="checkbox"/> To <input type="checkbox"/> From ) Seller:	34,411.50

Substitute Form 1099 Seller Statement: The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

Seller Instructions: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6282 and/or Schedule D (Form 1040).

Buyer's Initial(s):                     

Seller's Initial(s):

Settlement charges				Buyer POC	Seller POC	Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales/Brokers Com. based on price	\$35,000.00 @	% =					
701.	% to						
702.	% to						
703. Commission paid at settlement							
704.	to						
800. Items payable in connection with loan							
801. Loan origination fee	% to						
802. Loan discount	% to						
803. Appraisal fee	to						
804. Credit report	to						
805. Lender's inspection fee	to						
806. Mortgage insurance application fee	to						
807. Assumption Fee	to						
808.	to						
809.	to						
810.	to						
811.	to						
900. Items required by lender to be paid in advance							
901. Interest from	to @ /day						
902. Mortgage insurance premium for	months to						
903. Hazard insurance premium for	years to						
904. Flood insurance premium for	years to						
905.	years to						
1000. Reserves deposited with lender							
1001. Hazard Insurance	months @	per month					
1002. Mortgage insurance	months @	per month					
1003. City property taxes	months @	per month					
1004. County property taxes	months @	per month					
1005. Annual assessments	months @	per month					
1006. Flood insurance	months @	per month					
1007.	months @	per month					
1008.	months @	per month					
1009. Aggregate accounting adjustment							
1100. Title charges							
1101. Settlement or closing fee	to DAVID N. SOWERBY, P.L.				350.00		
1102. Abstract or title search	to Westcor Land Title Insurance Company				85.00		
1103. Title examination	to						
1104. Title insurance binder	to						
1105. Document preparation	to						
1106. Notary fees	to						
1107. Attorney's Fees	to						
(includes above item numbers:							
1108. Title insurance	to Westcor Land Title Insurance Company/DAVID N. SOWERBY, P.L.				201.25		
(includes above item numbers:							
1109. Lender's coverage (Premium):							
1110. Owner's coverage (Premium):	\$35,000.00 (\$201.25)						
1111. Endorse:							
1112.	to						
1113.	to						
1200. Government recording and transfer charges							
1201. Recording fees	Deed \$18.50 Mortgage(s) Releases				18.50		
1202. City/county law/stamps	Deed Mortgage(s)						
1203. State law/stamps	Deed \$245.00 Mortgage(s)					245.00	
1204.	to						
1205.	to						
1300. Additional settlement charges							
1301. Survey	to						
1302. Pest inspection	to						
1303.	to						
1304. Municipal Lien Search	to Clear Choice Tax & Lien Service				132.00		
1305.	to						
1306.	to						
1307.	to						
1308.	to						
1309.	to						
1400. Total settlement charges					765.75	245.00	

(Enter on lines 103, Section J and 502, Section K)

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

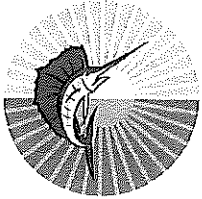
By: GEORGE ALEXANDER ROSS, President Buyer  
George Alexander Ross Buyer  
CAREY R. LUBET, Trustee Seller  
Carey Lubet Seller

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.

By: DAVID N. SOWERBY, P.L. Seller  
David N. Sowerby Seller

As Its Authorized Representative Date 6/28/19





THE SUNRISE CITY

**FORT PIERCE**  
PLANNING DEPARTMENT *Florida*

January 29, 2020

Women's Care Center of IRC, Inc.  
1986 31<sup>st</sup> Avenue, Suite 100  
Vero Beach, FL 32960

Richard Carnell  
1900 Old Dixie Highway  
Fort Pierce, FL 34946

Re: **1009 Delaware Avenue**  
**COA 19-78 Demolition**

Dear Applicant:

The Historic Preservation Board, at their meeting on Monday, January 27, 2020, considered your application for a Certificate of Appropriateness for the demolition of a structure located at 1009 Delaware Avenue. After deliberation, the Board voted unanimously to disapprove your application citing the following competent substantial evidence as the basis for denial: the 2005 resolution designating 1009 Delaware Avenue as a historic property and locally significant site, the feasibility of curing structural deficiencies, the increasingly rare architectural style of the structure, the close proximity of the structure to an adjacent historic district, and the lack of compatibility of the proposed replacement structure with the size, scale, and proportion of nearby historic structures.

For additional information or assistance relating to this case please contact me at (772)467-3738, or at [mlewicka@city-ftpierce.com](mailto:mlewicka@city-ftpierce.com).

Sincerely,

  
Maria Lewicka, AICP  
Historic Preservation Planner

cc: Jennifer Hofmeister, AICP, LCAM, Planning Director  
Paul Thomas, Building Official  
Shaun Coss, Building Department Coordinator  
Peggy Arraiz, Code Enforcement Manager