

## Noble Ice, LLC narrative

- Business purpose – To provide clean drinking water and ice to the local community at an affordable price through a local, family owned and operated business. As inflation continues to rise, so does the cost of essential products such as filtered water and bulk ice. We aim to deliver these products at a lower cost than large chain super markets and convenient stores in St Lucie county.
- Brief history of the business – This business is a new start up by Elissa Snively as a means to provide and contribute for her family. Elissa has always had the desire to become her own boss by starting a family company and after a plethora of research, she found the perfect fit for her work, life balance while giving back to her community. The means to do this is through free standing ice and water vending machines throughout the Treasure Coast.
- List of key company principals – At Noble Ice, LLC, integrity is our top principal. The definition for integrity is; Steadfast adherence to a strict moral or ethical code. As this is a small, family owned business, our family principals will be reflected in the company. Those principals are Honesty, Respect and Accountability.

In short, Noble Ice, LLC, is looking to install a free-standing ice and water machine for the entire Ft Pierce community to utilize outside of the Marathon Gas station located on the corner of North US-1 and Jimmy Buffet Memorial Highway. We hope our roots grow deep in this area and that we make a positive impact on our community through this business.

**Property Identification**

Site Address: 1889 N US HIGHWAY 1  
 Sec/Town/Range: 33/34S/40E  
 Parcel ID: 1433-440-0006-000-7  
 Jurisdiction: Fort Pierce

Use Type: 2600  
 Account #: 131944  
 Map ID: 14/33S  
 Zoning: General Co

**Ownership**

KNIGHTS REAL ESTATE INC  
 1201 Oakfield DR Ste 109  
 Brandon, FL 33511-4932



**Legal Description**

33 34 40 COMM AT SE COR OF SEC RUN S 89 DEG 11 MIN 58 SEC W ALG S LI OF SEC 97.22 FT TO W R/W US#1 (BEING 200 FT WIDE), TH N 28 DEG 05 MIN 56 SEC W ALG SD W R/W116.91 FT TO POB, TH S 89 DEG 07 MIN 15 SEC W 189.75 FT TO PC OF CURVE CONC NELY, R OF 25 FT, CA OF 62 DEG 46 MIN 49 SEC RUN ALG ARC 27.39 FT, TH N 28 DEG 05 MIN 56 SEC W 167.91 FT TO PC OF CURVE CONC SELY, R OF 25 FT, CA OF 81 DEG 07 MIN 02 SEC ALG ARC 35.39 FT TO PC OF CURVE CONC SELY R OF 103.96 FT, CA OF 07 DEG 07 MIN 00 SEC ALG ARC 12.91 FT, TH N 89 DEG 07 MIN 15 SEC E 146.66 FT, TH S 28 DEG 05 MIN 56 SEC E 18.54 FT, TH N 61 DEG 54 MIN 04 SEC E 18.92 FT TO W R/W AFRSD US #1, THS 28 DEG 05 MIN 56 SEC E ALG SD W R/W 210.83 FT TO POB (0.93 AC)(OR 712-2924: 1314-1422: 4073-324, 328)

**Current Values**

Just/Market Value: \$1,204,500  
 Assessed Value: \$864,037  
 Exemptions: \$0  
 Taxable Value: \$864,037

**Total Areas**

Finished/Under Air (SF): 1,012  
 Gross Sketched Area (SF): 5,071  
 Land Size (acres): 0.93  
 Land Size (SF): 40,685

**Building Design Wind Speed**

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office   
 Download TRIM for this parcel: Download PDF

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 22, 2017	4073 / 0328	0130	WD	McKnight William D	\$100
Nov 22, 2017	4073 / 0324	0130	WD	McKnight William D	\$100
Jul 14, 2000	1314 / 1422	XX02	WD	Amoco Oil Co	\$2,200,000
Oct 18, 1990	0712 / 2924	XX00	WD	TAYLOR CREEK ASSOCIATES LTD	\$400,000

**Building Information (1 of 1)**

Finished Area: 1,012 SF  
 Gross Sketched Area: 5,071 SF

**Exterior Data**

View:	Roof Cover: Mod Bitumun	Roof Structure: Flat/Shed
Building Type: SRST	Year Built: 1990	Frame:
Grade: Y_D	Effective Year: 1990	Primary Wall: Brk/Masonry
Story Height: 1 Story	No. Units: 1	Secondary Wall:

**Interior Data**

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1012	1012	180
CN2	CANOPY	4059	0	458

### Special Features and Yard Items

Type	Qty	Units	Year Blt
CB/8'	1	28	1990
CONCRETE LOW	1	14600	1990
CEMENT CURB	1	591	1990
SINGLE LIGHT	6	12	1990
UTILITY AVG	1	54	2000
CONC-SRV STA	1	1520	2010

### Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building and SFYI:	\$838,300					
Land:	\$366,200					
Just/Market:	\$1,204,500					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$340,463					
Assessed:	\$864,037					
Exemption(s):	\$0					
Taxable:	\$864,037					

### Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	12.2	Fort Pierce Stormwater Charge	\$841.80

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office [📄](#).

### Historical Values

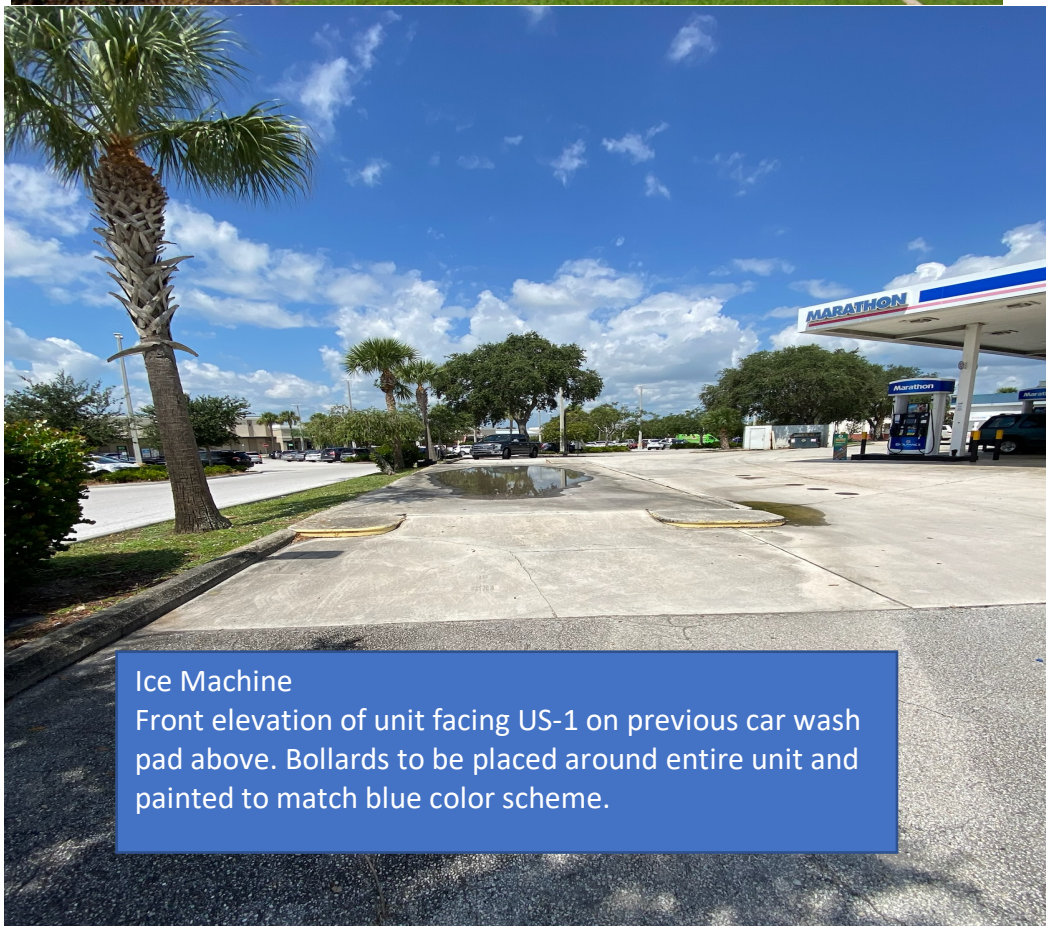
Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$1,204,500	\$864,037	\$0	\$864,037
2023	\$1,204,500	\$785,489	\$0	\$785,489
2022	\$1,104,400	\$714,081	\$0	\$714,081

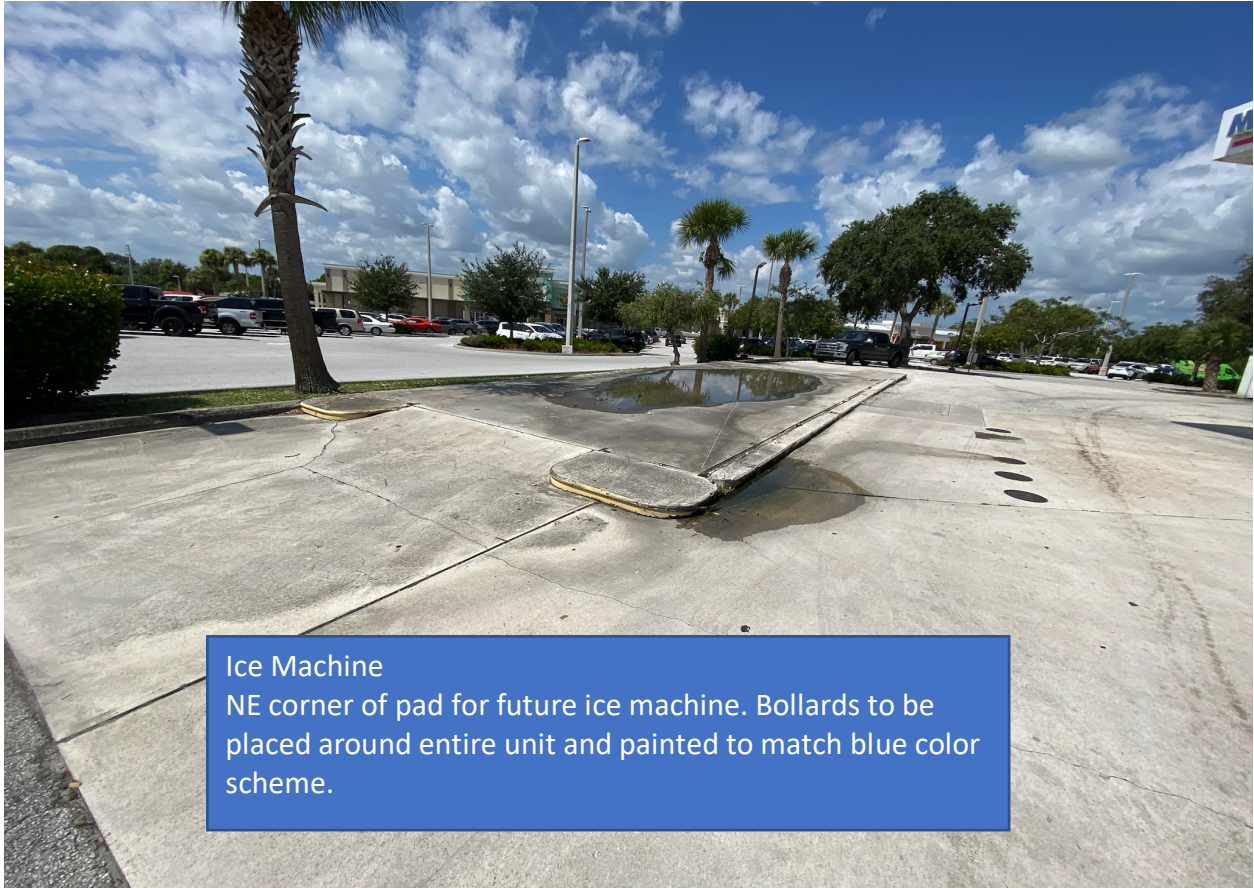
### Permits

Number	Issue Date	Description	Amount	Fee
DM200462	Dec 17, 2004	Demolition	\$2,450	\$100
BP09-0173	May 7, 2009	Alterations/Remodeling	\$60,000	\$750
BP11-2221	Sep 19, 2011	Air Conditioning Only	\$5,500	\$162
BP12-2265	Feb 13, 2013	Alterations/Remodeling	\$6,000	\$130
BP14-2552	Oct 22, 2014	Alterations/Remodeling	\$6,000	\$80

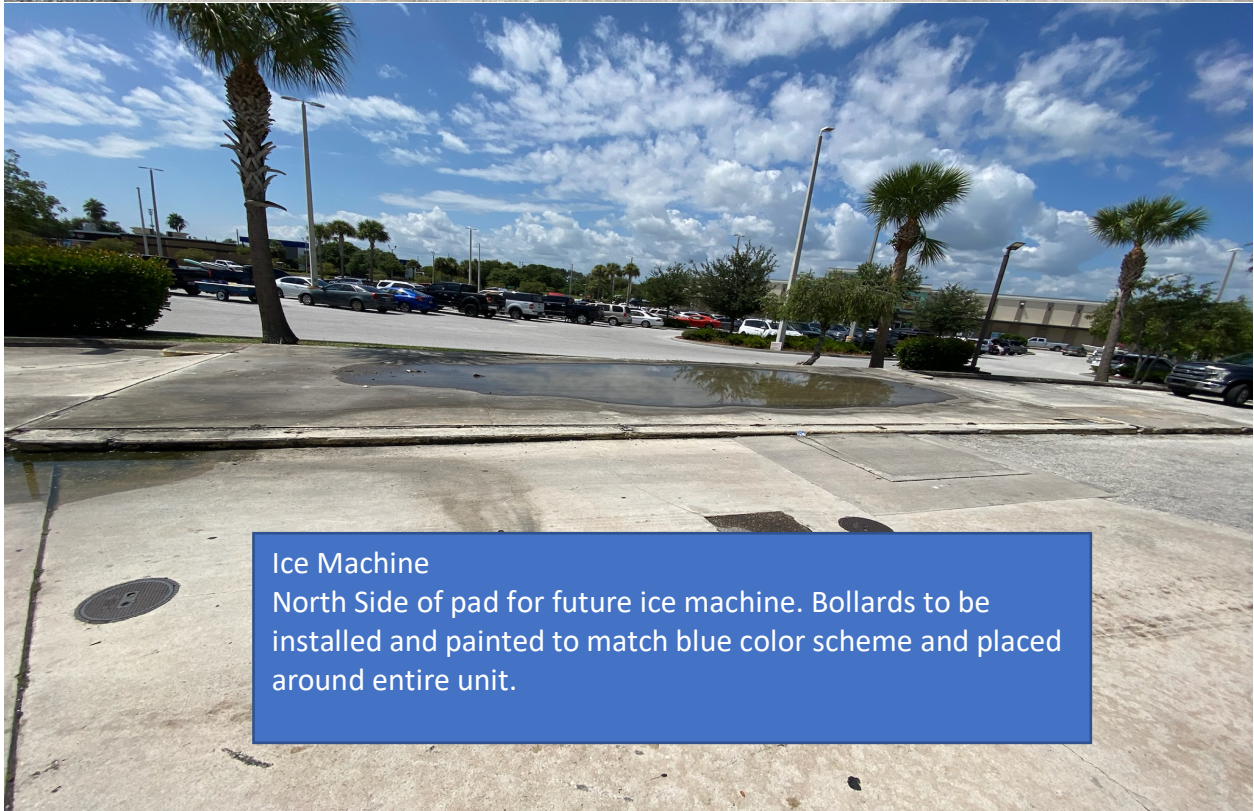
Notice: This does not necessarily represent all the permits for this property.  
 Click the following link to check for additional permit data in Fort Pierce







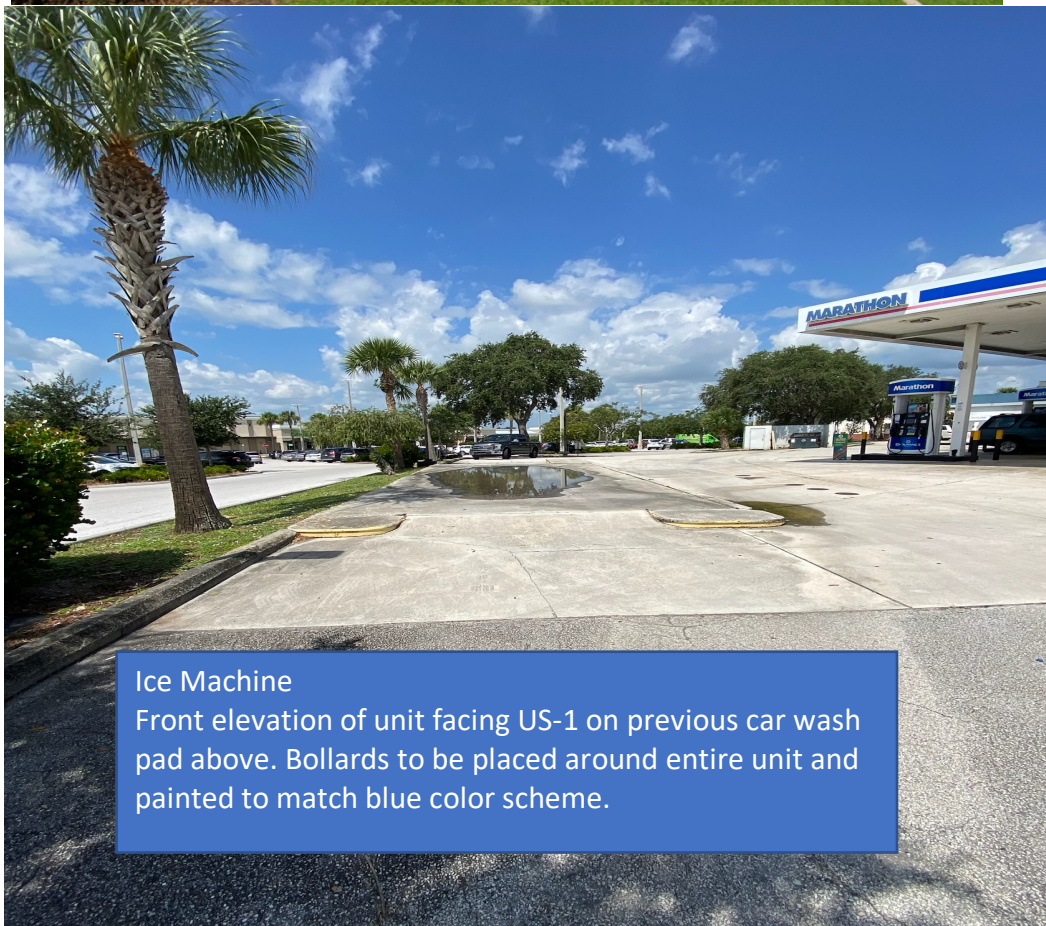
Ice Machine  
NE corner of pad for future ice machine. Bollards to be placed around entire unit and painted to match blue color scheme.



Ice Machine  
North Side of pad for future ice machine. Bollards to be installed and painted to match blue color scheme and placed around entire unit.

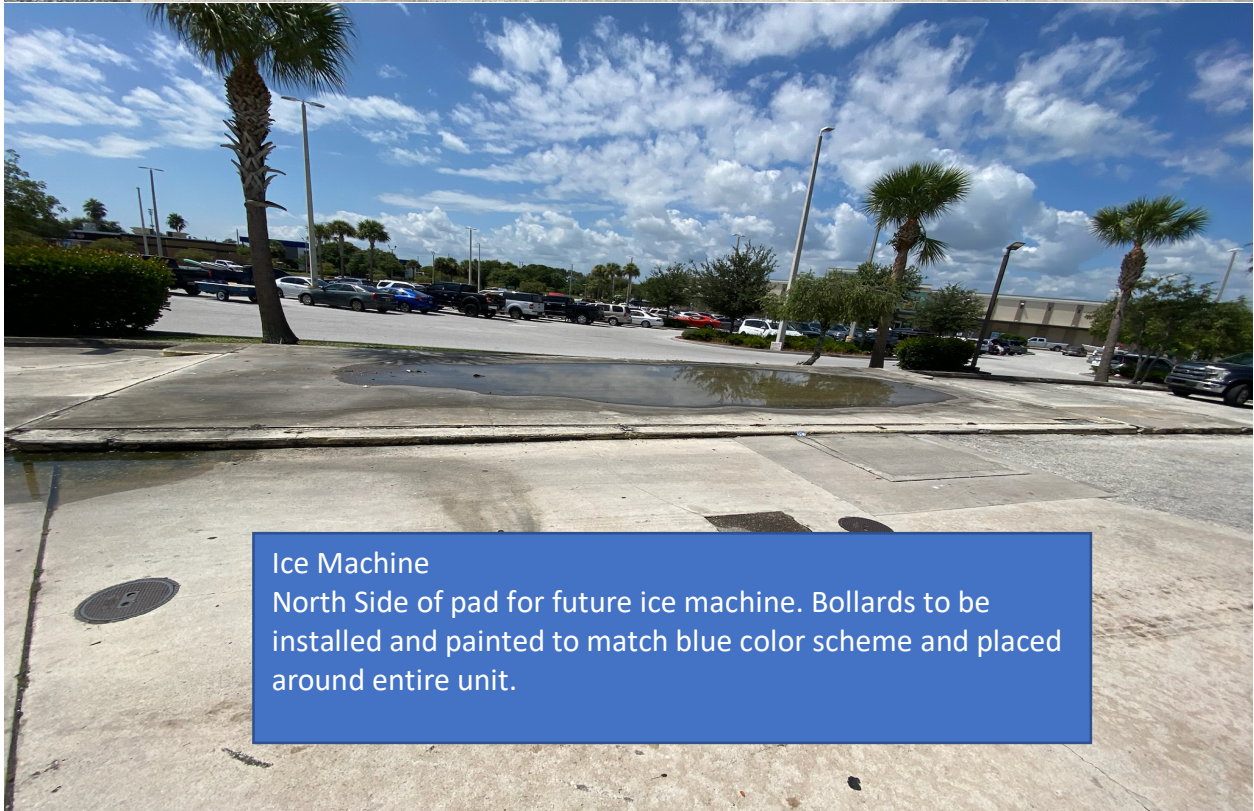


Ice Machine  
West side of unit, this will be the back side of the unit.  
Bollards to be installed around unit and painted to match blue color scheme on unit.

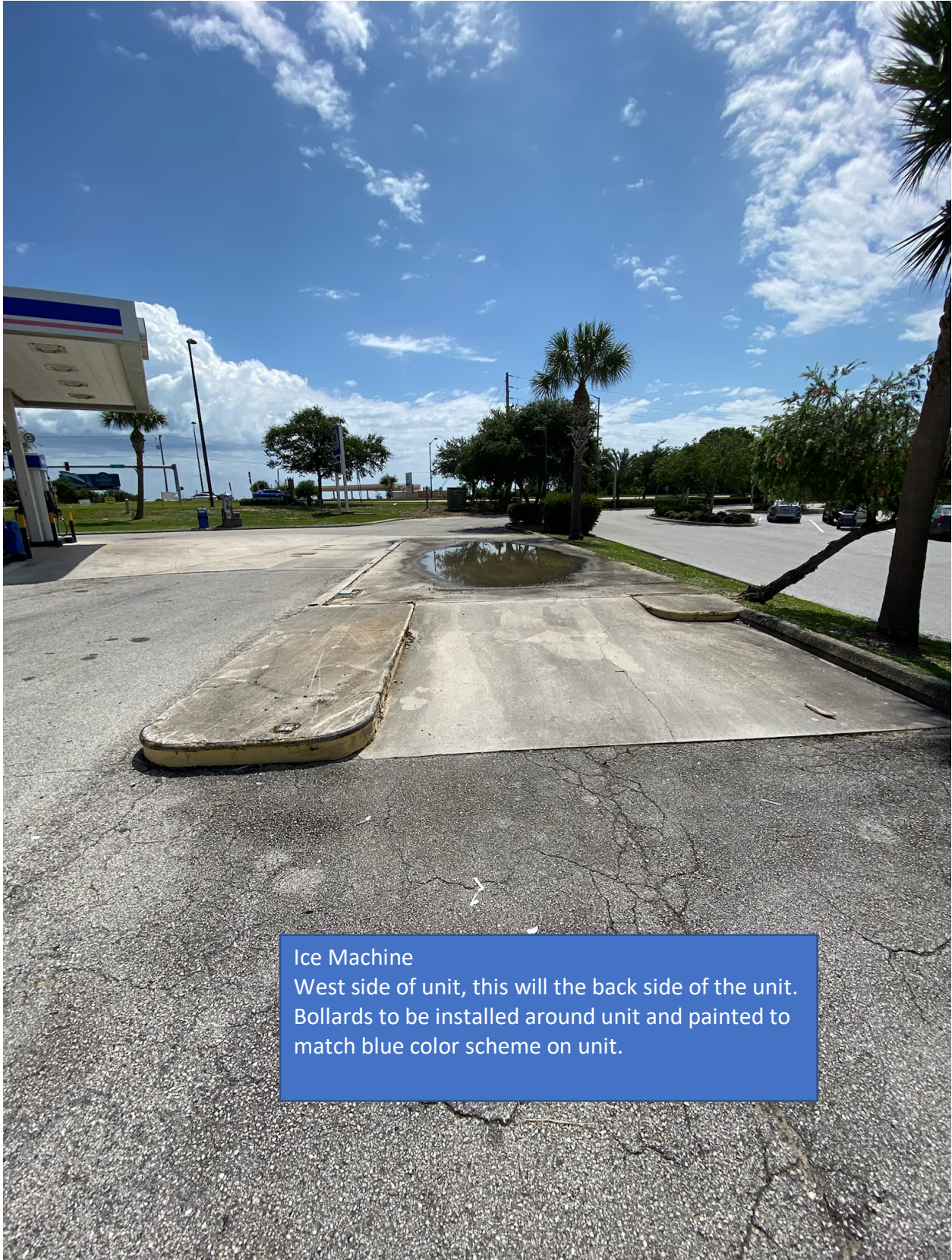




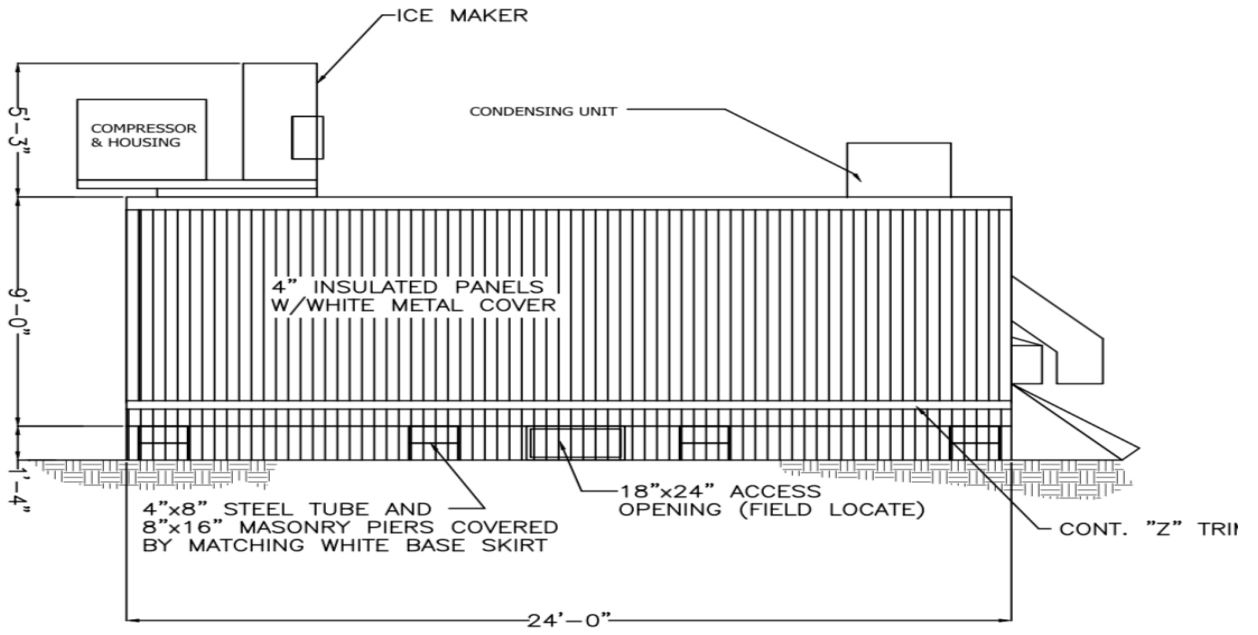
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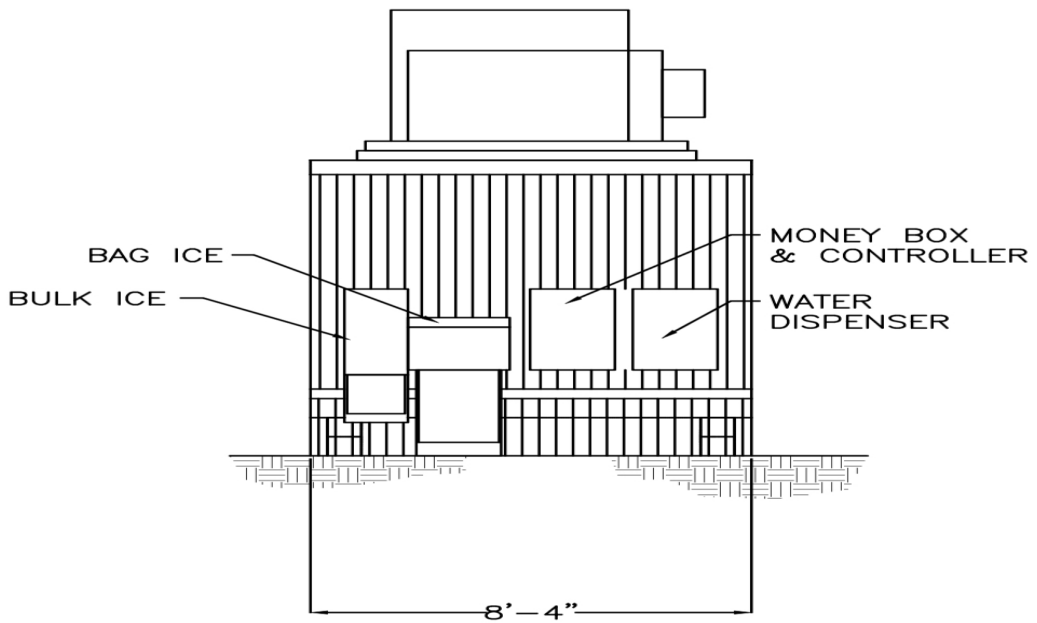
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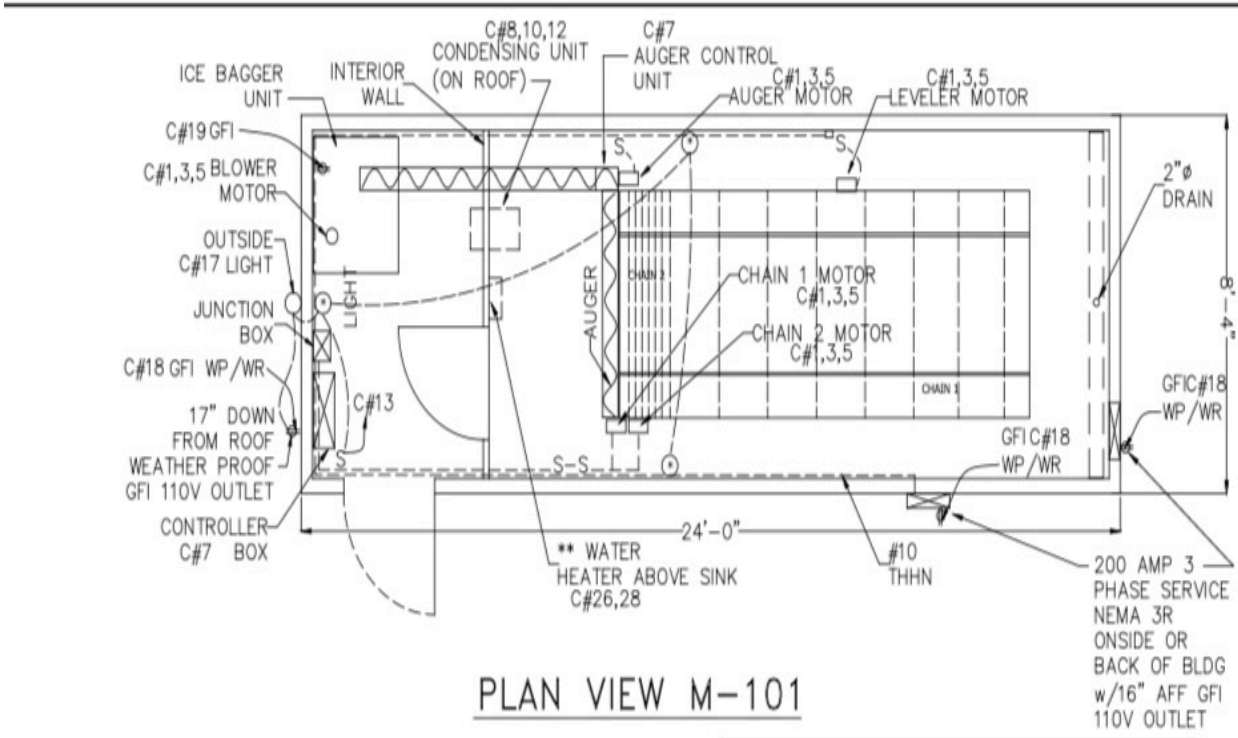
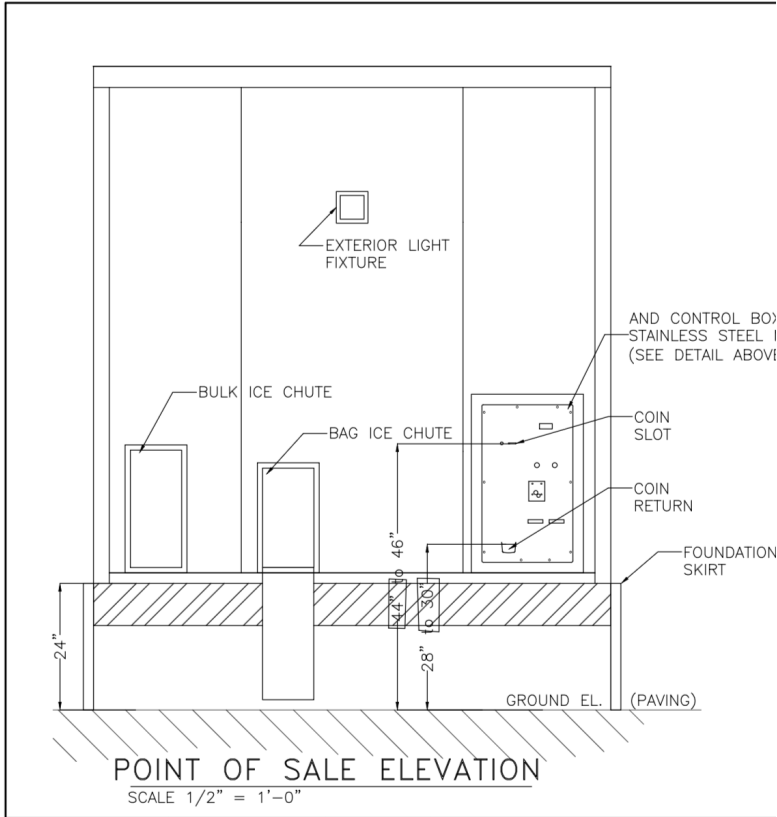
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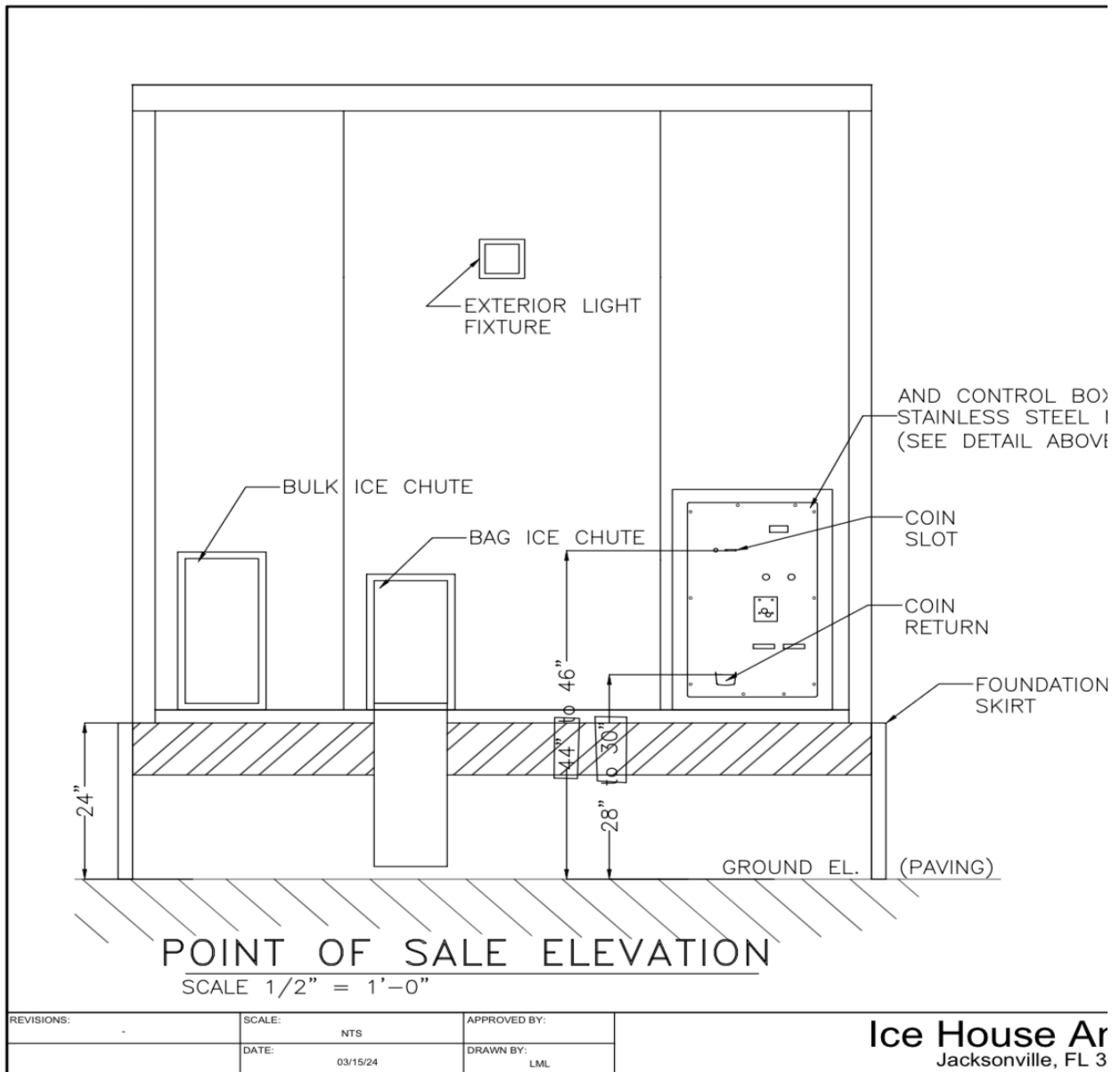


SIDE VIEW



FRONT VIEW





Exterior light is mounted under the awning. This will illuminate all controls, payment processors, ice chutes and filtered water dispenser. Cameras will be installed on the exterior of the unit. There is also lighting from the gas station on the same property as well as parking lot lights from the Publix next door.

Please see below for the current lease agreement between Noble Ice LLC and Automated Petroleum & Energy Co, Inc. This agreement is for Noble Ice LLC to lease part of the parking lot at the marathon gas station located at 1889 N US Hwy 1, Ft. Pierce. This is for a free-standing ice and water vending machine for the entire community.

**COMMERCIAL LEASE**  
*for*  
**NOBLE ICE LLC**

THIS LEASE is made on this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

The landlord hereby agrees to lease to the Tenant, and the Tenant hereby agrees to hire and take from the Landlord, the Leased Premises described below pursuant to the terms and conditions specified herein:

**LANDLORD:**

AUTOMATED PETROLEUM & ENERGY CO. INC.  
1291 Oakfield Drive  
Suite 109  
Brandon, FL 33511  
(813) 681-4279

**TENANT(S):**

NOBLE ICE TAYLOR CREEK  
Elissa Snively  
445 NW Ferris Drive  
Port St. Lucie, Florida 34983  
(912) 689-9812

1. **Leased Premises.** The Leased Premises are those premises described as:

1889 N US Highway 1, Ft. Pierce, Florida 32128

2. **Term.**

- (a) The term of the Lease shall be for a period of 5 year(s) commencing on the 1<sup>st</sup> day of March, 2025 and ending on the 28<sup>th</sup> day of February, 2030, unless sooner terminated as hereinafter provided. If Tenant remains in possession of the Leased Premises with the written consent of the Landlord after the lease expiration date stated above, this Lease will be converted to a month-to-month Lease and each party shall have the right to terminate the Lease by giving at least one month's prior written notice to the other party.
- (b) Tenant may enter into the Leased Premises prior to the Term of this Lease for inspection and construction purposes.
- (c) Additionally, Tenant shall have the option to extend this Lease for One (1) consecutive term of Five (5) years. Tenant shall provide notice to Landlord of its election to exercise its option to extend the term by providing no less than 180 days notice prior to the end of the then current term of the Lease. If option is exercised, all terms and conditions shall stay in effect except rent which will be negotiated at that time.

3. **Rent:**

- (a) The Tenant shall pay the Landlord as base rent for the leased premises, the minimum annual sum of \$ 9,000.00, plus sales tax and any other taxes or assessments which may hereafter be levied on rents by any governmental authority, payable without demand and without set off or deduction, except as expressly provided herein, in equal monthly installments of \$ 750.00\*. Monthly CAM payment will be N/A. Monthly T & I payment will be N/A. Amounts total \$ 750.00 plus 3.0% sales tax, \$ 22.50, making the total monthly payment \$ 772.50, and any other taxes which may hereafter be levied on rents by any governmental authority, each in advance on the first (1st) day of the month commencing on March 1, 2025 and continuing thereafter until said total shall be paid. The CAM and T & I amounts are subject to annual review based upon actual expenses. Amounts may be subject to increase or decrease. Sales tax percentages are subject to annual changes.

\* - First years monthly rent. 2<sup>nd</sup> through 5<sup>th</sup> years rent shall be CPI adjustments - no negative reductions. Rent to commence the 1<sup>st</sup> day of the month following Certificate of Occupancy or start of business operations. THIS IS A TRIPLE NET LEASE.

- (b) (i) Throughout the term of this Lease, Tenant shall pay its pro-rata share of the cost of Common Area Maintenance (collectively "CAM"), and Real Estate Taxes and Insurance (collectively "T&I"), for the property. Once each year, Landlord shall provide Tenant with an estimate of the CAM and T&I for the forthcoming year, and Tenant shall pay those amounts in addition to the Monthly Rent as additional rent, plus sales tax and other taxes or assessments which may hereafter be levied on rents by any governmental authority.

