

**SECTION 125.355**  
**FLORIDA STATUTES**  
**OPTION**  
**PURCHASE AND SALE AGREEMENT**  
**BY AND BETWEEN**  
**HERMAN BEVILLE RANCH, LTD., SELLER**  
**AND**  
**SUMTER COUNTY, FLORIDA, BUYER**

**OPTION PURCHASE AND SALE AGREEMENT**  
**PURSUANT TO SECTION 125.355, FLORIDA STATUTES**

THIS **OPTION PURCHASE AND SALE AGREEMENT** (the "**Agreement**") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2010, by and between C. HERMAN BEVILLE RANCH, LTD., (hereafter referred to as the "**Seller**"), and SUMTER COUNTY, FLORIDA, a subdivision of the State of Florida (hereinafter referred to as the "**Buyer**").

For and in consideration of Ten and No/100ths Dollars (\$10.00), the purchase price and the mutual covenants and undertakings herein contained, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

**I. SALE AND PURCHASE**

1.01. **Agreement to Sell and Convey.** Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, subject to the terms and conditions hereinafter set forth, certain parcels of land lying and being situated in Sumter County, Florida, and being more particularly collectively described under the Sumter County Property Appraiser's Parcel Number J16=015 in **Exhibit A** attached hereto, together with the following:

(a) all buildings, including the double wide mobile home located thereon, and other improvements situated thereon, located within such buildings (collectively, the "**Improvements**");

(b) all and singular the rights and appurtenances pertaining thereto including but not limited to any right, title and interest of Seller in and to adjacent streets, roads, alleys, easements and rights-of-way to the extent that such right, title and interest exist;

(c) all of Seller's rights in and to all easements, if any, benefiting the land and Improvements;

The Sumter County Parcel of Record labeled J16=015, with legal description to be determined by survey prior to closing, together with the Improvements, rights, interests and other properties described above, are collectively called the "**Property.**"

1.02. **Deposit Payment.** Concurrent with the execution of this Agreement by the Sumter County Administrator and as consideration for this Agreement, Buyer shall deliver its check in the amount of Five Thousand Dollars (\$5,000.00) (said sum, together with all accrued interest, being hereinafter referred to as the "**Deposit**") to The Hogan Law Firm, LLC, which firm shall serve as the "**Escrow Agent**" pursuant to the terms of this Agreement. The Escrow Agent is directed to hold the Deposit as escrowed funds in an FDIC insured, non interest-bearing account (the "**Account**"), at Cortez Community Bank, Brooksville, Florida. Seller and Buyer hereby agree to hold Escrow Agent harmless for any loss of escrowed funds, including the Deposit and interest earned thereon, for any reason whatsoever or for loss of interest caused by any delay in the deposit or early withdrawal of the Deposit from the Account; provided,

however, that Escrow Agent shall be liable for its fraud, willful misconduct and gross negligence.

In the event that the transaction contemplated by this Agreement is closed on the Closing Date (as hereinafter defined), the Deposit shall be released by Escrow Agent to Seller at Closing (as hereinafter defined) and shall be applied to amounts owed to Seller by Buyer. In the event that the Closing is not held on the Closing Date, Escrow Agent shall pay the Deposit to Buyer or Seller, as the case may be, in accordance with the provisions of this Agreement.

The enforceability of this Agreement is wholly contingent upon the approval of this Agreement by the Sumter County Board of County Commissioners and execution by the Chairman of that Board evidencing such approval after a properly noticed public hearing, as mandated by Chapter 125.355, Florida Statutes. However, all dates and timelines herein shall run from the Execution Date (as defined herein, the "Execution Date" is the date Agreement is executed by the County Administrator or Seller, whichever is later). Should the Board of County Commissioners fail to approve this Agreement, Buyer's deposit shall be returned in full.

1.03. **Purchase Price**. The purchase price (the "**Purchase Price**") shall be the sum of Sixty-Nine Thousand and No/100 Dollars (\$69,000.00) which shall be payable in cash, in current funds, subject to Closing prorations and adjustments as hereinafter set forth.

1.04. Pending Actions / Environmental Audit. Seller shall provide to Buyer any previous, current or pending court actions or regulatory actions, environmental audit information, if any, and other such information regarding hazardous waste soil or ground water contamination on or around the Property in Seller's possession or control.

1.05. PENDING LEGAL PROCEEDINGS. Seller represents and warrants that there are no private or governmental actions, suits, proceedings or investigations pending against Seller which could have an adverse effect on the Property, other than those already disclosed in writing to Buyer.

1.06. **Investigation Period**: This Agreement shall be considered "As-Is with Right to Inspect". Buyer shall have a period of seven (7) days from the Execution Date to investigate the Property and determine the Property's suitability to Buyer's needs (the "Investigation Period"). Should the Buyer determine during the Investigation Period in its sole discretion that the Property is improper or unsuitable for Buyer's needs for any reason, Buyer may cancel the contract, the Deposit shall be returned to Buyer and the parties shall have no further mutual obligations under this Agreement. Seller makes no warranties other than marketability of title, and in the event Buyer fails to provide written notification of its election to terminate this Agreement during the Investigation Period, Buyer accepts the Property "As-Is".

## II. TITLE REQUIREMENTS, SURVEY AND PERMITTED EXCEPTIONS

2.01. **Title Insurance**. Within ten (10) days from the Execution Date hereof, Seller shall obtain an ALTA Form 1992 owner's commitment for title insurance (the "**Title Commitment**") covering the Property and issued by Old Republic Title Insurance Company (the "**Title Company**"), which Title Commitment shall agree to issue to Buyer, upon the Closing of this transaction, an ALTA owner's title insurance policy in the full amount of the Purchase Price.

(a) **Current Survey.** Within fifteen (15) days from the Execution Date hereof, Buyer shall obtain a current survey (the "**Survey**") of the Property prepared by a surveyor acceptable to Buyer and Seller, it being agreed by Buyer and Seller that Hunt's Surveying of Bushnell, Florida is an acceptable surveying company for purposes of this Section 2.02

### **III. PROVISIONS WITH RESPECT TO CLOSING**

3.01. **Closing Date.** The consummation of the transaction contemplated by this Agreement (the "**Closing**") shall take place in Bushnell, Florida, at the offices of The Hogan Law Firm on December 22, 2010, (the "**Closing Date**"), or at such other place and time as Buyer and Seller agree to in writing. Possession of the Property shall be granted by Seller to Buyer no later than the Closing Date. Despite any provisions in this Agreement which could possibly be construed to the contrary, no extension to the closing date shall be granted unless mutually agreed in writing. No objection as to the title or physical status of the property will result in an extension of closing without a mutual written agreement.

3.02. **Seller's Obligations at Closing.** At the closing Seller shall execute the following for the conveyance of their respective parcel, said parcel being separately legally described by the Survey:

(a) Execute, acknowledge and deliver to Buyer a Warranty Deed conveying the Property, which deed shall be in statutory form for recording;

(b) Execute and deliver to Buyer assignments of all leases and rental agreements, if any, concerning all tenants and parties in possession of any portion of the building and property, including a current rent roll;

(c) Execute and deliver to Buyer a mechanic's lien and possession affidavit in sufficient form and substance so as to allow the Title Company to remove the mechanical lien exception and parties-in-possession exception from the Title Commitment;

(d) Execute and deliver to the Title Company an affidavit that there has been no changes to the conditions of title from that shown in the Title Commitment in order for the Title Company to delete the "gap" exception;

(e) Execute and deliver instruments satisfactory to Buyer and the Title Company reflecting the proper power, good standing and authorization for the sale of the Property from Seller to Buyer hereunder;

(f) Execute and deliver to Buyer and the Title Company a FIRPTA affidavit in form and substance acceptable to Buyer and the Title Company;

(g) Execute and Deliver to Buyer a closing statement setting forth the Purchase Price, Deposit, adjustments, prorations and closing costs as set forth herein; and

(h) Execute and deliver such other documents as may be required by this Agreement, including the conveyance of title to the mobile home on the Property.

**Buyer's Obligations at Closing.** Contemporaneously with the performance by Seller of

its obligations set forth in Sections 1.03 and 3.02 above, at Closing, Buyer shall do the following:

(a) Execute and deliver instruments satisfactory to Seller and the Title Company reflecting the proper power, good standing and authorization for the purchase of the Property from Seller by Buyer hereunder, and;

(b) Execute and deliver to Seller a closing statement setting forth the Purchase Price, Deposit, adjustments, prorations and closing costs as set forth herein, and;

(c) Execute and deliver to Seller a nonexclusive ingress-egress easement allowing Seller to access its adjoining property, the form of which shall be subject to mutual agreement by the parties prior to closing; failure to agree on the form and content of the easement referenced herein shall result in the termination of this Agreement.

(d) Execute and deliver such other documents as may be required by this Agreement.

**Closing Costs.**

Seller shall pay the following costs and expenses in connection with the Closing:

(i) Its attorney's fees;

(ii) The promulgated rate premium payable for the owner's policy of title insurance; Seller shall not be responsible for title search, examination and related fees;

(iii) All recording fees associated with the transaction, including those related to the recording of the Warranty Deed;

(iv) All documentary stamps in connection with the conveyance of the Property and any fees associated with the conveyance or transfer of the mobile home on the Property;

(v) Any costs of operating the Property which have been accrued prior to the Closing Date.

(e) Buyer shall pay all other costs arising in connection with the Closing and this Agreement, including without limitation, the following costs and expenses:

(i) Survey costs, if any; and

(ii) Its cost of document preparation and its attorneys' fees.

(iii) Appraisal costs.

3.03. **Prorations.** The following items shall be prorated between Seller and Buyer as of midnight of the day immediately preceding the date of Closing; such prorations favoring Buyer shall reduce the Purchase Price, and such prorations favoring Seller shall increase the Purchase Price:

(a) Property Taxes. City, state and county ad valorem taxes for the calendar year of Closing based on the ad valorem tax bill for the Property, for such year. The proration for taxes and assessment, if not known for the year of Closing at the time of Closing, shall be based upon the previous year's ad valorem taxes but shall be adjusted between the parties when the tax statements for the year of Closing are available.

(b) Utility Charges. Utility charges, if any, and any other operating expenses associated with the operation of the Property, if any.

(c) Rents and Deposits. If applicable, rents shall be prorated at time of Closing and all deposits, if any, shall be credited, or transferred, to Buyer at Closing.

(d) Other items. Such other items, if any, as are customarily adjusted between buyers and sellers of real properties, it being intended that the items set forth in this paragraph above are illustrative only and that the parties will make such other adjustments at or after closing as are necessary so that Seller shall have all the benefits and burdens of the Premises to and including midnight of the day preceding the date of closing and Buyer shall have all the benefits and burdens of the Premises after midnight of the day preceding the date of closing. The Seller agrees to indemnify and hold the Buyer harmless of and from any and all liabilities, claims, demands and expenses, of any kind or nature (except those items which are assumed by Buyer or by this Agreement specifically become the obligation of the Buyer as well as those for which Buyer received credit by reason of the prorations provided for herein) arising or accruing prior to 12:01 a.m. on the date of closing and which are related to the ownership, maintenance or operation of the Premises, and all expenses related thereto, including, without limitation, court costs and attorney's fees. Likewise, the Buyer agrees to indemnify and hold the Seller harmless of and from any and all liabilities, claim, demands and expenses, of any kind or nature (except those items which are agreed by Buyer and Seller in this Agreement to remain the obligation of Seller or for which Seller has received a credit by reason of prorations or otherwise at closing) arising or accruing after 12:01 a.m. on the date of closing and which are related to the ownership, maintenance or operation of the premises, and all expenses related thereto after said time, including, without limitation, court costs and attorney's fees.

#### IV. RISK OF LOSS

4.01. Seller to Bear Risk. The risk of loss to the Property by fire, casualty, or otherwise (except condemnation, which is provided for in Section 4.02 hereof), prior to the Closing which materially and adversely affects the Property, in Buyer's reasonable discretion (a "Casualty"), is assumed by Seller. In the event of a Casualty, Buyer may, at its option and within ten (10) days following written notice by Seller to Buyer of the occurrence of the Casualty, elect to terminate this Agreement and shall notify the Escrow Agent to return the Deposit to Buyer and this Agreement shall thereafter be null and void, or Buyer may elect to close the transaction (which Buyer shall be deemed to have elected to do if no such termination notice is given by Buyer to Seller within the aforesaid ten (10) day period) in which case at Closing Seller shall assign all of its interest to all insurance proceeds in an amount not to exceed the Purchase Price.

## V. PROVISION WITH RESPECT TO FAILURE OF TITLE AND DEFAULT

5.01. **Default by Seller.** If Seller fails to perform any of the covenants of this Agreement, or if Seller otherwise defaults hereunder, Buyer shall have the following remedy: Buyer may elect to terminate this Agreement in which event the Deposit shall be returned to Buyer on written demand pursuant to the escrow provisions herein, or Buyer may seek the right of specific performance.

5.02. **Default by Buyer.** In the event Buyer should fail to consummate the transaction contemplated herein for any reason except for (i) any permissible reasons set forth herein or (ii) Seller's default, Seller may demand Escrow Agent to pay the Deposit, if actually paid to Escrow Agent, such sum being agreed upon as liquidated damages for the failure of Buyer to perform the duties, liabilities and obligations imposed upon it by the terms and provisions of this Agreement and because of the difficulty, inconvenience and uncertainty of ascertaining actual damages, and no other damages, rights or remedies shall in any case be collectible, enforceable or available to Seller other than as provided in this paragraph.

5.03. **Attorneys' Fees and Costs.** In the event of any litigation between the parties arising out of this Agreement or the collection of any funds due Buyer or Seller pursuant to this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party all costs incurred, including without limitation reasonable attorneys' and paralegals' fees and costs, whether such fees and costs are incurred at trial, on appeal or in any bankruptcy proceedings.

## VI. BROKERAGE COMMISSIONS

6.01. **Broker.** Seller and Buyer warrant each to the other that they have not dealt with any real estate broker or sales-person other than Century 21 Prime Property Resources, Inc. of Bushnell, Florida (herein, "**Seller's Broker**"), whose commission is 3% of the purchase price. Seller's Broker shall receive its commission from Seller's proceeds at closing on the Closing Date.

## VII. ESCROW

7.01. **Escrow Agent and Escrow Procedure.** Escrow Agent, by acceptance of the funds deposited by Buyer hereunder, agrees to hold such funds and to disperse the same only in accordance with the terms and conditions of this Agreement. In the event of a termination of this Agreement or a default under this Agreement, the Deposit (inclusive of the interest accrued thereon) shall be delivered or disbursed by Escrow Agent as provided in this Agreement. If either party shall declare the other party in default under this Agreement and such party makes demand (the "**Demand**") upon Escrow Agent for possession of the Deposit, said party must provide the other party with a copy of such Demand made upon Escrow Agent. Except with respect to Demands for the Deposit made by Buyer prior to or on the expiration of the Investigation Period (in which event Escrow Agent shall promptly deliver the Deposit to Buyer upon demand), Escrow Agent shall not disburse the Deposit in accordance with the Demand

until the demanding party delivers to Escrow Agent evidence (e.g., returned receipt from U.S. Postal Service) of the other party's receipt of the Demand and Escrow Agent has not received written objection to such demand within the five (5) business days following said party's receipt of the copy of such Demand. If any dispute or difference arises between Buyer and Seller or if any conflicting demands shall be timely made upon Escrow Agent or if the Escrow Agent is in doubt as to its duties or liabilities under the provisions of this Agreement, it may, in its sole discretion, continue to hold such funds until the parties mutually agree to disbursement thereof, or until a judgment of a court of competent jurisdiction shall determine the rights of the parties hereto, or Escrow Agent may deposit such funds with the Clerk of the Circuit Court of Sumter County, Florida, pursuant to interpleader procedure, whereupon after notifying all parties concerned with such action and paying all costs imposed by the Clerk as a result of such deposit, all liability on the part of Escrow Agent shall terminate except to the extent of accounting for any monies theretofore delivered out of escrow.

Buyer and Seller hereby agree to indemnify and hold Escrow Agent harmless against any and all losses, claims, damages, liabilities and expenses, including without limitation, costs of investigation and legal counsel fees which may be imposed upon Escrow Agent or incurred by Escrow Agent in connection with the performance of its duties hereunder and including, without limitation, any litigation arising from this Agreement or involving the subject matter hereof, except for matters arising out of the gross negligence or malfeasance of Escrow Agent.

7.02. **Representation of Buyer.** It is expressly understood that The Hogan Law Firm, LLC represents Buyer in connection with this transaction. In the event of any disputes as to which party is entitled to the Deposit or in the event any disagreement shall arise as a result of this Agreement or the transaction contemplated hereby, the Escrow Agent shall not be excluded from representing Buyer by virtue of its serving as Escrow Agent pursuant to this Agreement. Seller shall not object to, or request the disqualification of, The Hogan Law Firm, LLC as counsel for Buyer because it is also acting as Escrow Agent hereunder.

### **VIII. OTHER CONTRACTUAL PROVISIONS**

8.01. **Assignment.** Buyer may not assign its interests in this Agreement either in whole or in part without the prior written consent of Seller.

8.02. **Notices.** All notices which are required or permitted hereunder must be in writing and shall be deemed to have been given, delivered or made, as the case may be, (notwithstanding lack of actual receipt by the addressee) (i) when delivered by personal delivery or (ii) three (3) business days after having been deposited in the United States mail, certified or registered, return receipt requested, sufficient postage affixed and prepaid, or (iii) one (1) business day after having been deposited with an expedited, overnight courier service (such as by way of example but not limitation, U.S. Express Mail, Federal Express or Purolator), addressed to the party to whom notice is intended to be given at the address set forth below:

Buyer Sumter County:

Mr. Bradley Arnold  
Sumter County Administrator  
Sumter County Board of County  
Commissioners  
7375 Powell Road

8.09. **Severability.** In case any one or more of the provisions contained in the Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

8.10. **Time of Essence.** Time is of the essence of each and every term, provision and covenant of this Agreement. The expiration of any period of time prescribed in this Agreement shall occur at 5:00 p.m. of the last day of the period. Should any period of time specified herein end on a Saturday, Sunday or legal holiday (recognized in Bushnell, Florida), the period of time shall automatically be extended to 5:00 P.M. of the next full business day. All time periods referencing number of days shall be calendar days, unless otherwise specified.

8.11. **Radon Gas and Energy Disclosures.**

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

8.12. **Authority of Parties.** Seller and Buyer represent to each other that each has full power and authority to enter into and perform this Agreement, all related instruments and the documentation contemplated hereby and thereby in accordance with their respective terms and that the delivery and performance of this Agreements, all related instruments and the documentation contemplated hereby and thereby has been duly authorized by all necessary action.

8.13. **No Waiver.** Neither the failure of either party to exercise any power given such party hereunder or to insist upon strict compliance by the other party with its obligations hereunder, nor any custom or practice of the parties at variance with the terms hereof shall constitute a waiver of either party's right to demand exact compliance with the terms hereof.

8.14. **IRS Reporting Requirements.** Seller and Buyer acknowledge and agree that Section 6045(e) of the Internal Revenue Code of 1986 requires that notice of the sale and purchase of the Property described in said Contract, be provided to the Internal Revenue Service (herein "IRS") by preparation of and filing with the IRS of IRS Form 1099-B; and further, Seller and Buyer agree to furnish and provide to the Title Company any and all information that the Title Company may require in order for the Title Company to (a) comply with all instructions to the IRS Form 1099-B in the preparation thereof, and (b) prepare and timely file with the IRS said IRS Form 1099-B with respect to this transaction.

8.15. **Agreement Not Recordable.** Neither this Agreement nor any notice thereof shall be recorded by any party hereto, or any agent of same, in any public records. Buyer agrees that it will not attempt to record this Agreement or any notice thereof and that any attempt to record this Agreement or any notice thereof shall constitute a default on the part of Buyer hereunder.

8.16. **Computation of Time.** Whenever this Agreement makes reference to a time period which begins on or lasts for a time "from", "following" or "after" a certain date, it is

expressly understood and agreed that the words "from", "following" and "after" do not imply or impute the word "including" so that no such time frames shall include such date.

8.17. **Survival of Closing.** All representations and warranties of Seller shall survive closing.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the day and year set forth below their respective signatures.

Signed, sealed and delivered  
in the presence of:

SELLER: C. HERMAN BEVILLE  
RANCH,  
LTD.

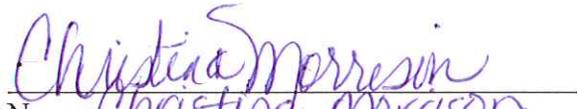
  
Name: Dorothea E. Fuller  
(Print or Type Name)

By: Cly Newcomb  
Its: President

  
Name: Kelly S. Price  
(Print or Type Name)

Dated: 12/21, 2010

BUYER  
SUMTER COUNTY FLORIDA

  
Name: Christina Morrison  
(Print or Type Name)

By:   
BRADLEY ARNOLD  
COUNTY ADMINISTRATOR

Name: \_\_\_\_\_  
(Print or Type Name)

Dated: 6 DECEMBER, 2010

**APPROVED AT PUBLIC HEARING:**

ATTEST: GLORIA HAYWARD, CLERK OF  
COURT, SUMTER COUNTY

BOARD OF COUNTY COMMISSIONERS  
SUMTER COUNTY, FLORIDA

\_\_\_\_\_  
DEPUTY CLERK

\_\_\_\_\_  
DON BURGESS, CHAIRMAN

DATE: \_\_\_\_\_

## LIST OF EXHIBITS

Exhibit A – Parcel Number to be later supplemented by Legal Description exactly determined by Survey.

# Sumter County Property Appraiser

**2010 Certified Values**

Last Updated: 11/19/2010

[Parcel List Generator](#)

[Retrieve Tax Record](#)

[Property Card !](#)

Parcel: J16=015

[<< Next Lower Parcel](#)

[Next Higher Parcel >>](#)

[GIS Map](#)

[Print](#)

## Owner & Property Info

Result: 1 of 1

<b>Owner's Name</b>	BEVILLE C HERMAN RANCH LTD		
<b>Site Address</b>	469 CR 482S		
<b>Mail Address</b>	3349 CR 545A BUSHNELL, FL 33513		
<b>Use Desc. (code)</b>	MOBILE HOME (00200)		
<b>Sec/Twp/Rng</b>	16/20/22	<b>Neighborhood</b>	00005064
<b>Year Built</b>	1990	<b>Tax District</b>	County (1001)
<b>Effective Area</b>	960 (SF)	<b>Market Area</b>	01
<b>Description</b>	<b>NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.</b>		
BEG AT SW COR OF NW1/4 RUN N 210 FT E 420 FT S 210 FT W 420 FT TO POB LESS RD R/W			

## GIS Aerial



## Property & Assessment Values

<b>Land Value</b>	\$19,481.00
<b>Market Value</b>	\$68,381.00
<b>Assessed Value</b>	\$68,381.00
<b>Total Taxable Value</b>	\$68,381.00
<b>Exemptions</b>	None \$0.00

## Sales History

[Show Similar Sales in 1/2 mile radius](#)

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
4/1/2003	<a href="#">1061/457</a>	WD	I (Q1)	\$66,000.00	PHILLIPS WILLIAM F & MARY E
11/1/1995	<a href="#">573/771</a>	WD	I (Q)	\$38,000.00	
3/1/1995	<a href="#">548/199</a>	WD	I (Q)	\$25,000.00	
9/1/1985	<a href="#">313/265</a>	WD	I (O)	\$26,000.00	
6/1/1983	<a href="#">274/86</a>	WD	I (O)	\$14,500.00	
1/1/1972	<a href="#">125/399</a>	WD	I (O)	\$300.00	
4/1/1971	<a href="#">118/45</a>	WD	I (O)	\$300.00	

## Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
1	(001)	(MHR3)	1990	1) BAS - 960 SF
<b>Note:</b> All S.F. calculations are based on exterior building dimensions.				

## Land Breakdown

Land Use Code	Frontage	Depth	Land Units
0102			2.00 Acres

## Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year