



Alachua County  
Department of Growth Management  
10 SW 2<sup>nd</sup> Avenue, Gainesville, FL 32601  
Telephone (352) 374-5249  
[Alachua County Growth Management Website](http://www.alachua-county.com/growthmanagement)

Submit Application to:  
Development Services Division  
[Development Review Email](mailto:DevelopmentReview@alachua-county.com)

Date: March 7, 2022

## DEVELOPMENT REVIEW APPLICATION

PROPOSED PROJECT NAME: SW 8th Ave Subdivision

APPROXIMATE PROJECT ADDRESS: 8115 SW 8th Ave

TAX PARCEL NUMBER(S): 06670-000-000 TOTAL ACREAGE: 5.30

EXISTING ZONING: R-1a Single Family, Low Density

FUTURE LAND USE: Low Density Residential

### BRIEF DESCRIPTION OF PROPOSED PROJECT:

18 single-family residential units

### DEVELOPMENT DATA:

LEVEL OF REVIEW: Final Development Plan

Check all that apply and fill out:

- |   |                           |                       |
|---|---------------------------|-----------------------|
| <input type="checkbox"/> TND/TOD                              | Number of Lots: _____     | Square Footage: _____ |
| <input checked="" type="checkbox"/> Single Family Residential | Number of Lots: <u>18</u> |                       |
| <input type="checkbox"/> Multi-Family Residential             | Number of Lots: _____     |                       |
| <input type="checkbox"/> Non-Residential                      | Square Footage: _____     |                       |
| <input type="checkbox"/> Boat Dock                            | Square Footage: _____     |                       |
| <input type="checkbox"/> Other: _____                         |                           |                       |

### CONTACT INFORMATION:

#### AUTHORIZED AGENT:

Name: CHW c/o Randy Olney, P.E.

Mailing Address: 11801 Research Drive, Alachua, Florida 32615

Email: randyo@chw-inc.com

Phone: (352) 331-1976

Florida has very broad public records laws. It is the policy of Alachua County that all County records shall be open for personal inspection, examination and/or copying unless otherwise exempted by Florida Statute.



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Submit Affidavit to:  
Development Services Division  
[Development Review Email](mailto:DevelopmentReview@alachua.fl.us)

## PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: SW 8th Ave Subdivision

OWNER: Multerra, LLC  
(if additional owners provide a separate affidavit)

APPOINTED AGENT: CHW

PARCEL NUMBER(s): 06670-000-000

APPROXIMATE PROJECT ADDRESS: TBD - SW 8th Ave

I, the property owner of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this property constitutes the property for which the above noted development plan review request is being made to Alachua County; and
3. That I, the undersigned, have appointed, and do appoint, the above noted person or as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned development plan review request; and
4. That I, the undersigned shall make available to Alachua County staff a means of reasonable access to the property for which an application has been submitted; and
5. That this affidavit has been executed to induce Alachua County to consider and act on the subject request; and
6. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

Neil Euliano Owner Signature NEIL EULIANO, MANAGER Owner Printed Name

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this

25 Day of February, 2022, by Neil Euliano who is

☒ personally known or ☐ has provided satisfactory identification \_\_\_\_\_.

STATE OF FLORIDA

COUNTY OF Alachua



Danay Harvey Signature of Notary Public  
Danay Harvey Printed Name of Notary Public  
HH 203181 Commission Number

(Notarial Stamp above)



Alachua County  
Department of Growth Management  
10 SW 2nd Avenue, Gainesville, FL 32601  
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Submit Affidavit to:  
Development Services Division  
[Development Review Email](mailto:Development Review Email)

## POSTED NOTICE AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: Oakhaven Walk

OWNER(s): Multerra

APPOINTED AGENT: CHW

PARCEL NUMBER(s): 006670-000-000

APPROXIMATE PROJECT ADDRESS: 8115 SW 8th Ave

I, the property owner or designated agent representative of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this affidavit serve as posting of the "Notice of Development Application Sign(s)" which describes the nature of the development request, the name of the project, and the telephone numbers where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet for properties within the Urban Cluster and maximum intervals of 1,320 feet for properties outside of the Urban Cluster, and set back no more than five (5) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
3. It is also agreed that the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application
4. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

[Signature] Agent or Owner Randall Olney Agent or Owner  
Signature Printed Name

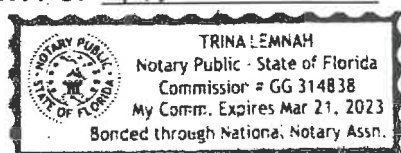
The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this

9 Day of June, 2022, by Randall Olney who is

☒ personally known or ☐ has provided satisfactory identification \_\_\_\_\_.

STATE OF FLORIDA

COUNTY OF Alachua



[Signature] Signature of Notary Public  
Trina Lemnah Printed Name of Notary Public  
GG 314838 Notary Commission Number

(Notarial Stamp above)

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
06670 000 000	8115 SW 8TH AVE	0400

MULTERRA LLC  
3914 SW 95TH DR  
GAINESVILLE, FL 32608

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	328,804	0	328,804	2,586.44
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	328,804	0	328,804	1,173.11
LIBRARY GENERAL	1.0856	328,804	0	328,804	356.95
SCHOOL CAP36 PROJECT	1.5000	328,804	0	328,804	493.21
SCHOOL DISCRNRY & CN	0.7480	328,804	0	328,804	245.95
SCHOOL GENERAL	3.5950	328,804	0	328,804	1,182.05
SCHOOL VOTED	1.0000	328,804	0	328,804	328.80
CHILDREN'S TRUST	0.5000	328,804	0	328,804	164.40
ST JOHNS RIVER WATER MGT DISTR	0.2189	328,804	0	328,804	71.98
TOTAL MILLAGE					20.0815
AD VALOREM TAXES					\$6,602.89

LEGAL DESCRIPTION
COM NE COR OF NW1/4 OF NE1/4 OF SEC S 40 FT W 485 FT POB RUN W 395 FT S 585 FT E See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
135 BOCC REFUSE URBAN	1.000	@ 210.4900	210.49
710 BOCC SOLID WASTE MGMT	1.000	@ 20.7800	20.78
550 COUNTY FIRE SERVICES	1.000	Varies	99.00
555 COUNTY STORMWATER	1.000	Varies	66.40
NON-AD VALOREM ASSESSMENTS			\$396.67

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$6,999.56

IF PAID BY PLEASE PAY	Jan 31, 2022 \$0.00				
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**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

53844

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
06670 000 000	8115 SW 8TH AVE

MULTERRA LLC  
3914 SW 95TH DR  
GAINESVILLE, FL 32608

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Jan 31, 2022	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT  
[www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

1/24/2022 4:13 PM

BOOK 4971 PAGE 612

J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 1061911

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$4,375.00

Intang. Tax: \$0.00

\$27.60  
\$4375.00  
Prepared by and return to:

Kelley D. Jones  
Attorney at Law  
Kelley D. Jones, P.A.  
4110 NW 37th Place Suite B  
Gainesville, FL 32606  
352-377-2004  
File Number: 21-343

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 24th day of January, 2022 between 8115, LLC, a Florida limited liability company whose post office address is 216 NW 135th Way, Suite 20, Jonesville, FL 32669, grantor, and Multerra, LLC, a Florida Limited Liability Company whose post office address is 3914 SW 95th Dr, Gainesville, FL 32608, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

**See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.**

**Parcel Identification Number: 06670-000-000**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa Vickers  
Witness Name: Teresa Vickers

Julie Reyes  
Witness Name: Julie Reyes

Teresa Vickers  
Witness Name: Teresa Vickers

Julie Reyes  
Witness Name: Julie Reyes

8115, LLC, a Florida Limited Liability Company

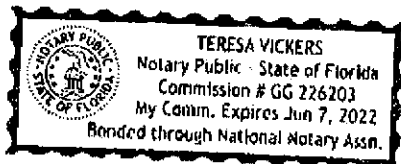
By: [Signature]  
Doug R. Wilde, Manager

By: [Signature]  
Barry P. Bullard, Manager

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of January, 2022 by Doug R. Wilde, Manager and Barry P. Bullard, Manager of 8115, LLC, a Florida Limited Liability Company, on behalf of the company, who ☒ are personally known to me or ☐ have produced a driver's license as identification.

[Notary Seal]



Teresa Vickers  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## Exhibit A

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 8; THENCE S00°25'27"W, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4), FOR 40.00 FEET; THENCE N89°40'23"W, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), FOR 485.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°40'23"W, ALONG THE LAST DESCRIBED LINE, FOR 395.00 FEET; THENCE S00°19'37"W FOR 585.00 FEET; THENCE S89°40'23"E FOR 395.00 FEET; THENCE N00°19'37"E FOR 585.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN ALACHUA COUNTY, FLORIDA.

Parcel Identification Number: 06670-000-000

**Kelley D. Jones, P.A**  
*4110 NW 37<sup>th</sup> Place, Suite B*  
*Gainesville, FL 32606*

*Telephone: (352) 377-2004      Fax: (352) 377-6118*

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July 21, 2022

Office of the County Attorney  
Post Office Drawer CC  
Gainesville, Florida 32602

RE: Attorney's Opinion- proposed Oakhaven Walk (Legal Attached)

To Whom It May Concern:

I have examined title evidence through July 15, 2022 pertaining to the above referenced lands proposed to be platted, and have found that the fee simple title to the lands are presently vested in Multerra, LLC. A Florida limited liability company, who will execute the dedication, if any, as it is shown on the plat.

This property is not encumbered by a mortgage.

Records of the Alachua County Tax Collector show that taxes through 2021 have been paid.

Sincerely,



Kelley D. Jones



## LEGAL DESCRIPTION



**DATE:** June 16, 2022

**CLIENT:** Multerra

**PROJECT NAME:** Oakhaven Walk

**PROJECT NO:** 19-0188

**DESCRIPTION FOR:** Entire Parcel

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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## Parcel Summary

**Parcel ID** 06670-000-000  
**Prop ID** 53844  
**Location Address** 8115 SW 8TH AVE  
 GAINESVILLE, FL 32607  
**Neighborhood/Area** 8-10-19 (125308.01)  
**Subdivision**  
**Brief Legal** COM NE COR OF NW1/4 OF NE1/4 OF SEC 5 40 FT W 485 FT POB RUN W 395  
**Description\*** FT S 585 FT E 395 FT N 585 FT TO POB OR 4971/0612  
 (Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** SINGLE FAMILY (00100)  
**Sec/Twp/Rng** 08-10-19  
**Tax District** ST. JOHN'S (District 0400)  
**Millage Rate** 20.0815  
**Acreage** 5.300  
**Homestead** N

[View Map](#)



## Owner Information

[MULTERRA LLC](#)  
 3914 SW 95TH DR  
 GAINESVILLE, FL 32608

## Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$3,804	\$106,718	\$108,823	\$112,400	\$114,500
Land Value	\$325,000	\$37,600	\$37,600	\$37,500	\$37,500
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$328,804	\$144,318	\$146,423	\$149,900	\$152,000
Assessed Value	\$328,804	\$144,318	\$146,423	\$149,900	\$152,000
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$328,804	\$144,318	\$146,423	\$149,900	\$152,000
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

## TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

## Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0115	SFR ACREAGE	5.00	217800	0	0	R-1A

## Building Information

<b>Type</b>	SINGLE FAMILY	<b>Heat</b>	04-ELECTRIC
<b>Total Area</b>	3,887	<b>HC&amp;V</b>	04-FORCED AIR
<b>Heated Area</b>	2,668	<b>HVAC</b>	03-CENTRAL
<b>Exterior Walls</b>	15-CONCRETE BLOCK	<b>Bathrooms</b>	2.0-Baths
<b>Interior Walls</b>	01-MINIMUM/MASON	<b>Bedrooms</b>	3-3 BEDROOMS
<b>Roofing</b>	04-TAR & GRAVEL	<b>Total Rooms</b>	
<b>Roof Type</b>	01-FLAT	<b>Stories</b>	1.0
<b>Frame</b>		<b>Actual Year Built</b>	1964
<b>Floor Cover</b>	10-TERRAZZO; 11-CLAY TILE	<b>Effective Year Built</b>	1974

<b>Type</b>	SOH MISC	<b>Heat</b>	
<b>Total Area</b>	1,391	<b>HC&amp;V</b>	
<b>Heated Area</b>		<b>HVAC</b>	
<b>Exterior Walls</b>		<b>Bathrooms</b>	
<b>Interior Walls</b>		<b>Bedrooms</b>	
<b>Roofing</b>		<b>Total Rooms</b>	
<b>Roof Type</b>		<b>Stories</b>	1.0
<b>Frame</b>		<b>Actual Year Built</b>	0
<b>Floor Cover</b>		<b>Effective Year Built</b>	1990

## Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
------	-------------	-------------	---------	-----------	-----------------	-------

BAS	BASE AREA	2,288	4	0100	SINGLE FAMILY	\$2,915
BAS	BASE AREA	380	4	0100	SINGLE FAMILY	\$484
FDG	FINISHED DET GARAGE	900	4	0100	SINGLE FAMILY	\$688
FOP	FINISHED OPEN PORCH	95	4	0100	SINGLE FAMILY	\$36
UDU	UNFIN DET UTILITY	120	4	0100	SINGLE FAMILY	\$84
UOP	UNFIN OPEN PORCH	52	4	0100	SINGLE FAMILY	\$13
UOP	UNFIN OPEN PORCH	52	4	0100	SINGLE FAMILY	\$13

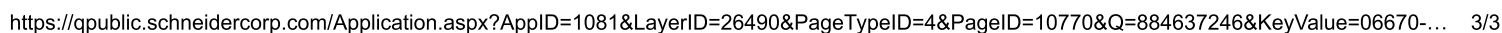
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
0800	DRIVE/WALK	1,260		R1	RES	\$1,008
0963	FP PF 2	1		R7	RES	\$612
1200	GREEN HOUSE	130		R2	RES	\$250

## Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/24/2022	\$625,000	WD	4971	0612	01 - EXAMINATION OF DEED	Improved	8115 LLC	MULTERRA LLC	<a href="#">Link (Clerk)</a>
2/28/2020	\$400,000	WD	4758	0729	01 - EXAMINATION OF DEED	Improved	AKEY ANGELI MAUN, AKEY TIMOTHY	8115 LLC	<a href="#">Link (Clerk)</a>
3/27/2003	\$275,000	WD	2633	1212	Q - QUALIFIED	Improved	* ROBIN CUNNINGHAM NKA RICHARD	AKEY ANGELI MAUN, AKEY TIMOTHY	<a href="#">Link (Clerk)</a>
3/27/2003	\$100	QD	2633	1210	U - UNQUALIFIED	Improved	* GLORIA B RICHARDS	* ROBIN CUNNINGHAM NKA RICHARD	<a href="#">Link (Clerk)</a>
6/20/2000	\$100	WD	2308	418	U - UNQUALIFIED	Improved	* RICHARDS GLORIA B	* GLORIA B RICHARDS	<a href="#">Link (Clerk)</a>
12/21/1961	\$100	WD	976	838	U - UNQUALIFIED	Vacant	* RICHARDS ROWLAND GLORIA B	* RICHARDS GLORIA B	<a href="#">Link (Clerk)</a>

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

## Sketches





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
MULTERRA LLC

### Filing Information

<b>Document Number</b>	L13000113471
<b>FEI/EIN Number</b>	46-3390830
<b>Date Filed</b>	08/12/2013
<b>Effective Date</b>	08/05/2013
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

3914 SW 95TH DRIVE  
GAINESVILLE, FL 32608

### Mailing Address

3914 SW 95TH DRIVE  
GAINESVILLE, FL 32608

### Registered Agent Name & Address

EULIANO, NEIL R, II  
3914 SW 95TH DRIVE  
GAINESVILLE, FL 32608

Name Changed: 01/14/2017

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

Euliano, Neil R  
3914 SW 95TH DRIVE  
GAINESVILLE, FL 32608

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2020	01/22/2020
2021	01/29/2021
2022	01/26/2022

Document Images	
<a href="#">01/26/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/28/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/14/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/14/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/03/2016 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/08/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/12/2013 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>