



Department of Housing & Community Development
Post Office Box 490—Station 22
Gainesville, FL 32627-0490
Ph. (352) 393-8565
wachteljs@gainesvillefl.gov

Request for 2025 Affordable Housing Development Grant

APPLICATION

Instructions

1. If you have any questions, contact Neighborhood Planning Coordinator John Wachtel, at (352) 393-8565, or by email at wachteljs@gainesvillefl.gov.
2. Applications must be submitted and received by 9:00 a.m. (local time), Monday, February 10, 2025. Late applications will not be accepted.
3. Applications will be accepted only by email in the form of full color PDFs to wachteljs@gainesvillefl.gov. The City **WILL NOT** accept applications submitted late, by mail, or by FAX.
4. All signatures within an application packet must be in blue ink; and all attachments must be titled and labeled.
5. Applications must include a PowerPoint Presentation, using the template provided on the City's Housing and Community Development Website.
6. Applicants for this grant must complete and submit the Project Summary JotForm which can be accessed by clicking on the following link: <https://form.jotform.com/243655068016154>
7. Applicants for this grant may be required to present the project, either virtually or in-person.
8. Applicants are advised to review the Gainesville SHIP Local Housing Assistance Plan (LHAP) <https://www.gainesvillefl.gov/files/assets/public/v/1/housing-amp-community-development/documents/city-of-gainesville-2023-2026-lhap-final.pdf> before completing the application process. Strategies C and F of Section II are particularly applicable.
9. Funding awards may be subject to approval by the City Commission and are based on funding availability.
10. The City reserves the right to reject any and all applications.

Organization/Business Information

- 1) Organization/Business Name: *Visionaires LLC*
- 2) Organization/Business Address (City, State, Zip): *14304 NW 163rd Place
Alachua, FL 32615*
- 3) Type of Organization/Business: For Profit Non-Profit Gov. Agency
- 4) Incorporation Date (Month and Year): *5/4/2021*
- 5) Estimated Budget for Current Fiscal Year: *\$ 300,000*
- 6) Number of Staff Employed (full time equivalents): *1*
- 7) Years of Affordable Housing Development Experience: *2*
- 8) Organization/Business Contact Person and Title: *Albert W. Sorrell*
- 9) Telephone: *(352) 278-6429* Email Address: *newcreationfc@yahoo.com*

Development Project Information

1. Project Name: *Vision*
2. Project Location/Address: *2381 N.E. 14th Street Gainesville, FL 32609*
3. Project size in acres: *0.21*
4. Total number of units: *1*
5. Describe the project in detail (use number of units, not percentages). Attach additional sheets if necessary. What is the mix of affordable and market rate units? What is the mix of single-family and multiple-family units? What is the mix of rental and for-sale units? What are the building heights, in stories? *Single family home, 1 unit for sale,*
6. How long is the Affordability Period and how will it be enforced? (NOTE: must be at least 10 years for ownership units, and at least 15 years for rental units) *10 years
It will be enforced by grant agreement.*
7. Have you completed a First Step Meeting with the City's Department of Sustainable Development? Yes, comments attached Scheduled for _____
(First Step Meeting must be completed before final approval of grant request)

Project Funding Information

Important Notes:

- City funding for this grant is provided only as reimbursement.
- SHIP funding for this grant must be expended by certain dates. See Exhibit B of the City's LHAP.
- Maximum funding is \$25,000 per affordable rental unit.
- Maximum funding is \$50,000 per affordable single-family unit for first-time homebuyers.

1) Total Project Costs:

2) Total City Funding Requested:

How much, on a per unit basis, for rental units?

How much, on a per unit basis, for single-family first-time homebuyer units? *\$ 50,000*

3) Total Project Funding Sources:

Funding Source	Amount
City funds for Affordable Rental Housing	
City funds for Affordable SF 1 st Time Homebuyer Housing	<i>\$ 50,000</i>
TOTAL	<i>\$ 50,000</i>

(Please list all funding sources--must equal total project costs listed #1 above)

4) What happens to this project if the City does not fund it, or funds it at a level lower than requested? *Project will be completed with organization funds.*

ATTACHMENTS

Mandatory Items for Application Review

	Item	Included in Application
A.	Detailed narrative of proposed project.	<input checked="" type="checkbox"/>
B.	Documentation to support property ownership or site control (i.e. Warranty Deed, Trust Deed or Letter of Intent to Acquire Property).	<input checked="" type="checkbox"/>
C.	Alachua County Tax Collector's receipt for most recent taxes paid on proposed projects.	<input checked="" type="checkbox"/>
D.	Map of the proposed development area.	<input checked="" type="checkbox"/>
E.	Development costs plan.	<input checked="" type="checkbox"/>
F.	Site Plan.	<input checked="" type="checkbox"/>
G.	Preliminary drawings of elevations and floorplans.	<input checked="" type="checkbox"/>
H.	Development timeline for the project.	<input checked="" type="checkbox"/>
I.	Project rent limits and/or sale prices.	<input checked="" type="checkbox"/>
J.	A copy of the Applicant's most recent audit and/or certified financial statement.	<input checked="" type="checkbox"/>
K.	Copies of commitment and support letters from financial institutions and partnering organizations.	<input checked="" type="checkbox"/>
L.	Summary of how the project will be marketed, how the project will find tenants/homebuyers, and how the project will reach out to the local community.	<input checked="" type="checkbox"/>
M.	A list of paid staff (full and/or part time) that will have responsibility for the proposed project including job titles, summary of housing development experience, and summary of project duties.	<input type="checkbox"/>
N.	A list of all housing developments completed since 2014.	<input checked="" type="checkbox"/>
O.	If applicable, up to 5 references from Local Governments that provided the Applicant with funding for housing developments that have been completed.	<input type="checkbox"/>

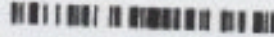
Project Narrative

This 1,600-square-foot, 3-bedroom home is thoughtfully designed to provide modern, quality, and affordable housing. The open-concept layout connects the kitchen, dining, and living areas, creating a central space for family gatherings and daily activities. The master suite features an en-suite bathroom and walk-in closet, while two additional bedrooms offer flexibility for various family needs. Prioritizing efficient space use and sustainable practices, this home exemplifies our mission to make affordable housing accessible, comfortable, and supportive of community living

This Instrument Prepared by and Return to:
Robert R. Richardson
UNIVERSITY CITY TITLE LLC
309 NE 1ST STREET
GAINESVILLE, FL 32601
Our File No.: 24-1833

Property Appraisers Parcel Identification (Folio) Numbers: 08230 028 083
Florida Documentary Stamps in the amount of \$8.70 have been paid hereon.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2024432 2 PGS
July 15, 2024 4:12:29 PM
Book 5199 Page 1191
J. K. JETS (REY, ESQ.) - Clerk of Court
ALACHUA COUNTY, Florida
See Stamp-Dated 08/20



SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 15th day of July, 2024 by NEW CREATION FELLOWSHIP CHURCH, INC., a Florida not for profit corporation, herein called the grantor, to VISIONAIRES LLC, a Florida limited liability company whose post office address is 14304 NW 163RD PLACE, ALACHUA, FL 32615, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of (\$0) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ALACHUA County, State of Florida, viz.:

PARCEL 3:

A PARCEL OF LAND SITUATED IN BLOCK S OF PLEASANT ACRES AS PER FLAT THEREOF RECORDED IN PLAT BOOK D, PAGE 57 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FORE A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF BLOCK S AND RUN SOUTH 89 DEG. 49 MIN. 21 SEC, EAST ALONG THE SOUTH LINE OF BLOCK S, 118.00 FEET; THENCE RUN NORTH 00 DEG. EAST, 80 FEET; THENCE RUN NORTH 89 DEG. 49 MIN. 21 SEC. WEST, 118.00 FEET TO THE WEST LINE OF BLOCK S; THENCE RUN SOUTH 00 DEG. EAST ALONG THE WEST LINE OF BLOCK S, 90.00 FEET TO THE POINT OF BEGINNING. SAID LANDS ALSO KNOWN AS LOT 3 OF MINOR SUBDIVISION, BOOK 2, PAGE 99 OF SAID PUBLIC RECORDS. Subject to easements, restrictions and reservations of record and to taxes for the year 2024 and thereafter.

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, and hereby 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, 2023.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Robert R. Purin

Witness #1 Signature

Robert R. Richardson

Witness #1 Printed Name/Address: 309 NE 1st ST

Gainesville, FL 32601

[Signature]

Witness #2 Signature

[Signature]
Witness #2 Printed Name/Address: 5200 West Newberry Rd
Gainesville, FL 32607

NEW CREATION FELLOWSHIP CHURCH, INC., a
Florida not for profit corporation

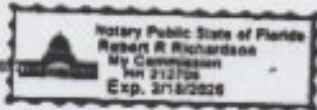
Albert L. Sorell
ALBERT L. SORELL, President

STATE OF Florida
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this
15th day of July, 2024 by ALBERT L. SORELL, President of NEW CREATION FELLOWSHIP CHURCH, INC., a
Florida not for profit corporation on behalf of the corporation. He/She is personally known to me or has produced
FL DL as identification.

SEAL

My Commission Expires



[Signature]

Notary Signature

Printed Notary Name

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
08230 020 003	2381 NE 14TH ST	3600

VISIONAIRES LLC
14304 NW 163RD PL
ALACHUA, FL 32615

EXEMPTIONS:
CONSTITUTIONAL
CHARITABLE,
RELIGIOUS, SCIENTIFIC
O



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6180	12,000	12,000	0	0.00	
LIBRARY GENERAL	1.0000	12,000	12,000	0	0.00	
SCHOOL CAP PROJECT	1.5000	12,000	12,000	0	0.00	
SCHOOL DISCRNRY & CN	0.7480	12,000	12,000	0	0.00	
SCHOOL GENERAL	3.0130	12,000	12,000	0	0.00	
SCHOOL VOTED	1.0000	12,000	12,000	0	0.00	
CHILDREN'S TRUST	0.4500	12,000	12,000	0	0.00	
ST JOHNS RIVER WATER MGT DISTR	0.1793	12,000	12,000	0	0.00	
CITY OF GAINESVILLE	6.4297	12,000	12,000	0	0.00	
TOTAL MILLAGE					21.9380	
AD VALOREM TAXES					\$0.00	

LEGAL DESCRIPTION
PLEASANT ACRES PB D-57 BLK S MSD BK 2 PG 99 LOT 3 OR 5159/1191

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
			\$0.00

PAY ONLY ONE AMOUNT.	COMBINED TAXES AND ASSESSMENTS	\$0.00
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IF PAID BY PLEASE PAY	Nov 30, 2024 \$0.00				
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JOHN POWER, CFC 2024 PAID REAL ESTATE
ALACHUA COUNTY TAX COLLECTOR NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
08230 020 003	2381 NE 14TH ST

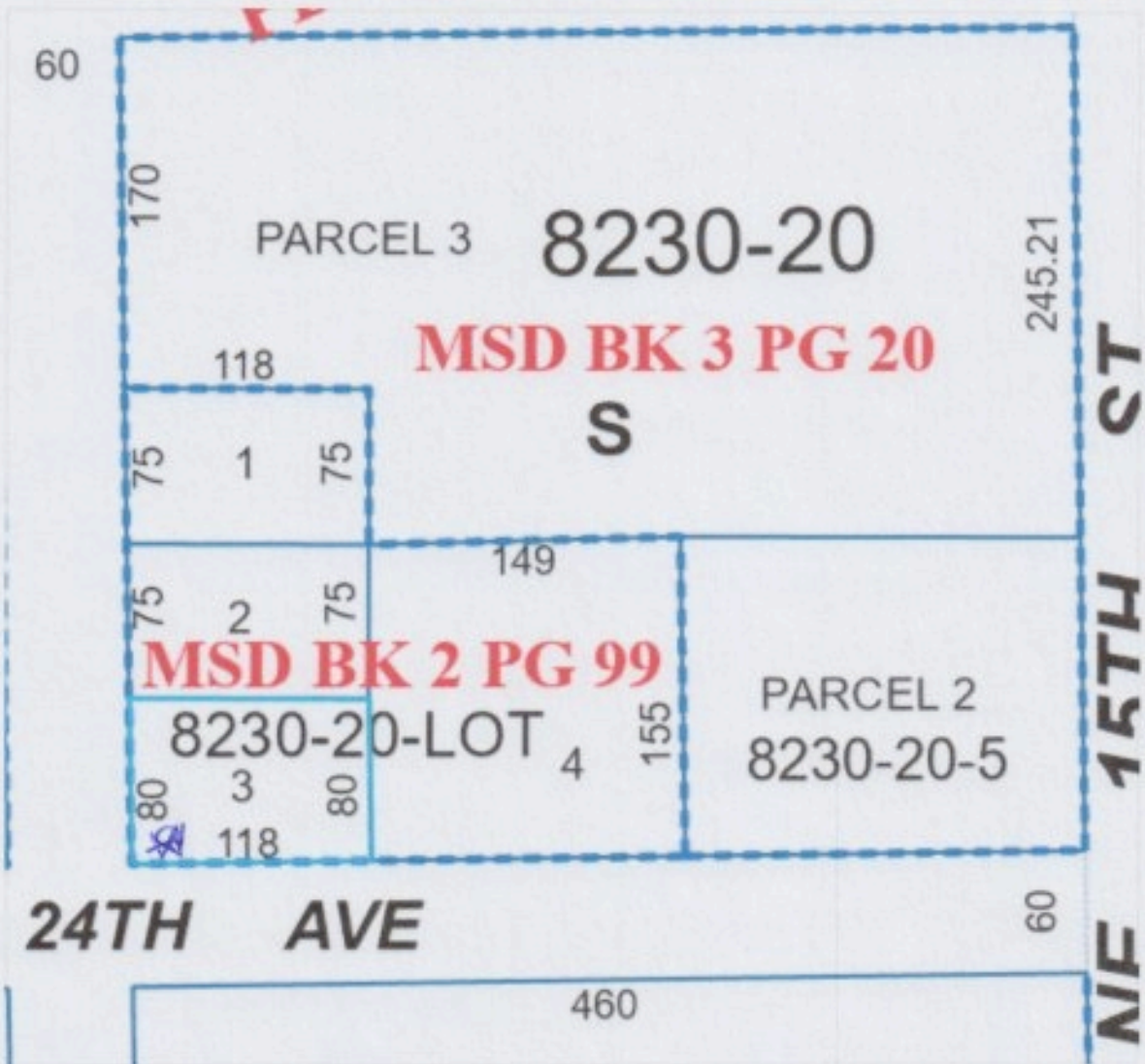
VISIONAIRES LLC
14304 NW 163RD PL
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2024	\$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 AND SIGN UP FOR E-BILLS!

Please Retain this Portion for your Records. Receipt Available Online.

Map of the Proposed development area



CAPITAL CITY BANK INSPECTION SHEET

Loan Number:	70000292956	Borrower:	Visionaires LLC
Lot Number:	2	Block:	S
		Subdivision:	Pleasant Acres
Address:	2381 NE 14th Street, Gainesville, FL 32609		
Checks Payable To:	Deposit to Gainey Builders		
Prior to First Draw:			
Notice of Commencement:		Loan Amount:	\$ 225,825.00
Building Permit:		Cash to borrower:	\$ (2,610.85)
Builder's Risk Insurance:		Interest Reserve:	\$ -
Flood Zone:		Lot Release:	
Flood Insurance:		Closing Costs:	\$ 5,314.15
Foundation Survey:		Mod Funds:	
Contract Amount:		Builder Draw:	
1 or 2 Story:		Pool:	\$ -
Inspector:		Construction Funds:	\$ 217,900.00

DATE OF INSPECTION

	Budgeted					
PERMITS, SYSTEMS CHARGES & IMPACT FEES	5%	\$10,895.00				
CLEARING, FOOTING & FOUNDATION WALL	5%	\$10,895.00				
FLOOR SYSTEM	5%	\$10,895.00				
PLUMBING ROUGHED IN	2%	\$4,358.00				
WALL FRAMING	9%	\$19,611.00				
VERIFICATION OF LAYOUT						
ROOF DECKED & TRUSSES	6%	\$13,074.00				
SOFFIT, CORNICE & GABLES	1%	\$2,179.00				
WINDOWS & EXTERIOR DOORS	4%	\$8,716.00				
HEATING & A/C DUCT	1%	\$2,179.00				
HEATING & A/C HANDLER	1%	\$2,179.00				
PLUMBING STACK	2%	\$4,358.00				
ROUGH ELECTRICAL OUTLET	2%	\$4,358.00				
ROOFING	3%	\$6,537.00				
EXTERIOR SIDING/BRICK VENEER	8%	\$17,432.00				
EXTERIOR PRIMED & CAULKED	1%	\$2,179.00				
INTERIOR WALLS INSULATED	1%	\$2,179.00				
	4%	\$8,716.00				
CABINETS	6%	\$13,074.00				
TILE BATH	3%	\$6,537.00				
INTERIOR DOORS & TRIM	6%	\$13,074.00				
GARAGE DOOR	1%	\$2,179.00				
INTERIOR PAINT	2%	\$4,358.00				
EXTERIOR PAINT COMPLETE	1%	\$2,179.00				
PLUMBING FIXTURES COMPLETE	2%	\$4,358.00				
ELECTRIC TRIM, FIXTURES & APPLIANCES	5%	\$10,895.00				
INSULATION/CEILINGS	1%	\$2,179.00				
WALKS/DRIVEWAY	2%	\$4,358.00				
LANDSCAPE	2%	\$4,358.00				
SEWAGE DISPOSAL	1%	\$2,179.00				
HEATING & A/C COMPRESSOR	2%	\$4,358.00				
FLOOR COVERINGS	5%	\$10,895.00				
MISCELLANEOUS	1%	\$2,179.00				
Total - 100%		\$217,900.00	\$0.00	\$0.00	\$0.00	\$0.00
NET % COMPLETE THIS ADVANCE		0.00%	0.00%	0.00%	0.00%	0.00%
GROSS PERCENT COMPLETE		0.00%	0.00%	0.00%	0.00%	0.00%

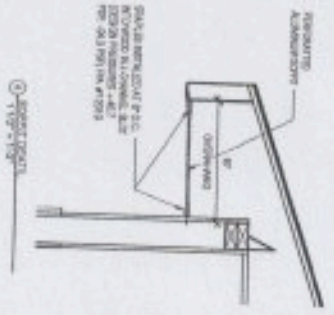
PRIOR TO FINAL DRAW: FINAL SURVEY, FINAL APPRAISAL, FINAL AFFIDAVIT, HAZARD INSURANCE CERTIFICATE OF OCCUPANCY

***FOR COMMUNITY AND RESIDENTIAL LOANS BUILDER AND BORROWER(S) ARE REQUIRED TO SIGN THIS FORM:**

Visionaires LLC
Albert L. Sorrell 7/15/24
 By: Albert L. Sorrell, Manager DATE

Gainey Builders LLC

 By: Elijah Gainey, Manager DATE



REINFORCING LAYERS SHALL BE 1'-0" APART. THE WALL SHALL BE REINFORCED WITH #4 BARS AT 1'-0" ON CENTER. THE WALL SHALL BE REINFORCED WITH #4 BARS AT 1'-0" ON CENTER. THE WALL SHALL BE REINFORCED WITH #4 BARS AT 1'-0" ON CENTER.

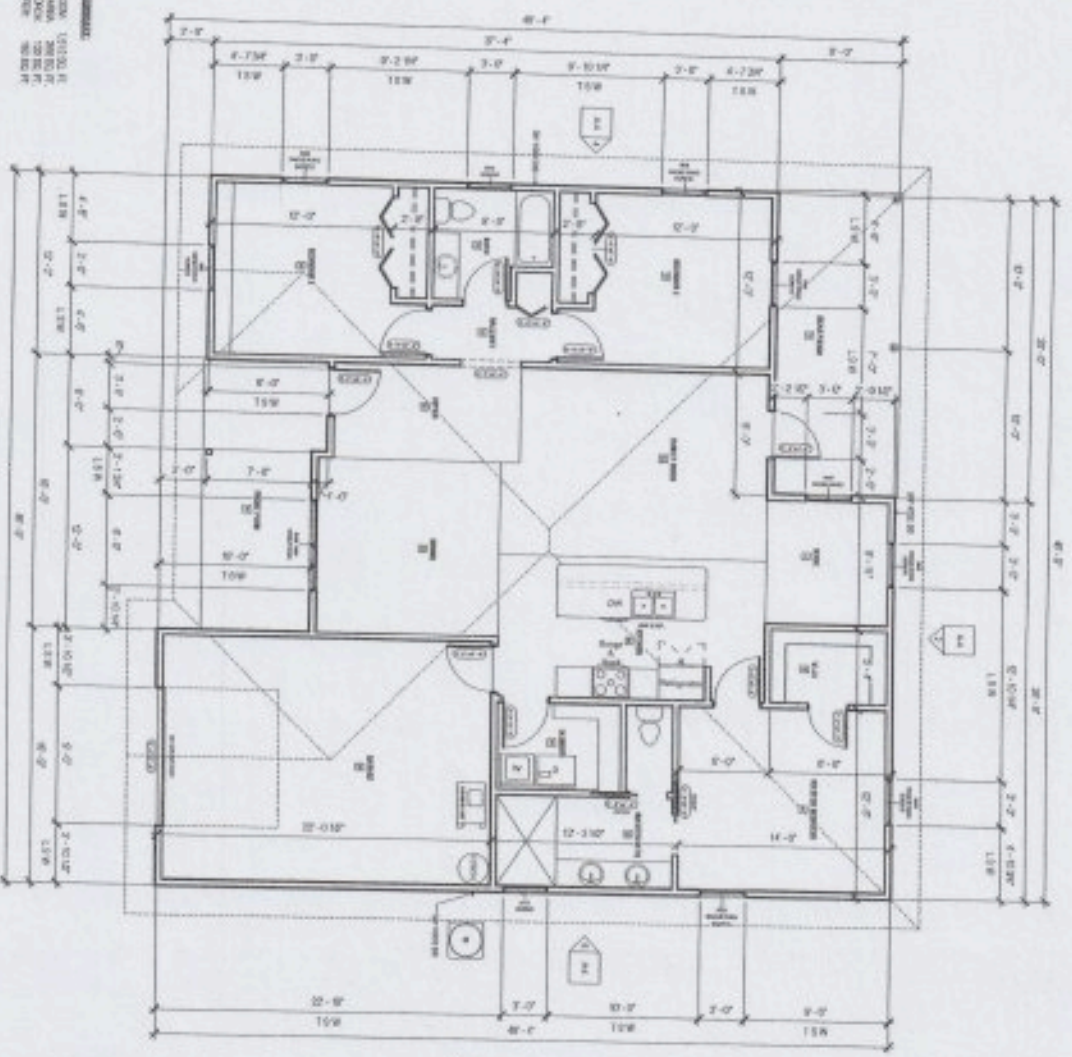
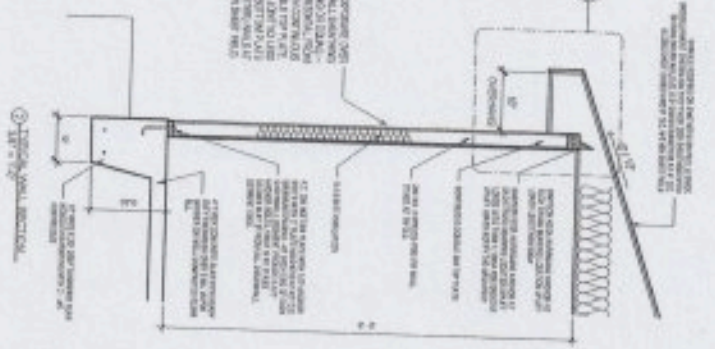
TRANSVERSE SHEAR WALLS - T & W

WALLS TO BE CONCRETE WITH REINFORCING. WALLS TO BE CONCRETE WITH REINFORCING. WALLS TO BE CONCRETE WITH REINFORCING.

LONGITUDINAL SHEAR WALLS - L & W

WALLS TO BE CONCRETE WITH REINFORCING. WALLS TO BE CONCRETE WITH REINFORCING. WALLS TO BE CONCRETE WITH REINFORCING.

DESCRIPTION	REVISION
1. SHEET TITLE	
2. SHEET NUMBER	
3. SHEET DATE	
4. SHEET SCALE	
5. SHEET DRAWN BY	
6. SHEET CHECKED BY	
7. SHEET APPROVED BY	
8. SHEET REVISIONS	



1. SHEET TITLE

2. SHEET NUMBER

3. SHEET DATE

4. SHEET SCALE

5. SHEET DRAWN BY

6. SHEET CHECKED BY

7. SHEET APPROVED BY

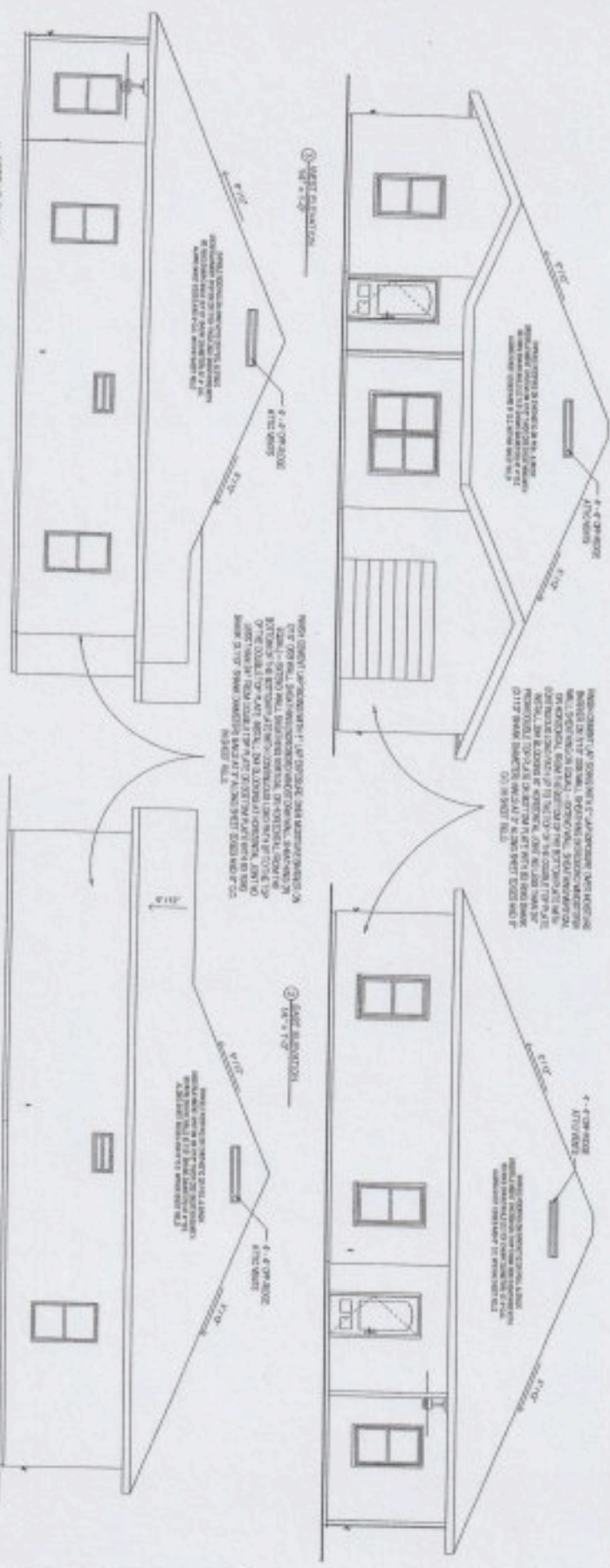
A New Spec Residence For
Gainey Builders, LLC
 2381 NE 14TH STREET,
 GAINESVILLE, FL 32609

DATE	DRAWN BY	REVISED
11/08/24	C.C.G.	
	CHECKED BY	
	Gainey Builders	

Designer
 Double Canal
 dcanal@doublecanal.com

Gainey Builders
 (352) 486-1882
 gaineybuilders@outlook.com

SHEET
A-3
 OF 3 SHEETS



NOTES

1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

2. FINISH GRADE SHALL BE TO THE TOP OF THE FOUNDATION WALL UNLESS OTHERWISE NOTED.

3. ALL FOUNDATION WALLS SHALL BE CONCRETE WITH REINFORCING BARS (REBAR) AND SHALL BE FINISHED WITH A FINISH GRADE.

4. ALL FOUNDATION WALLS SHALL BE MINIMUM 12" THICK UNLESS OTHERWISE NOTED.

5. ALL FOUNDATION WALLS SHALL BE MINIMUM 4" BELOW FINISH GRADE UNLESS OTHERWISE NOTED.

6. ALL FOUNDATION WALLS SHALL BE MINIMUM 4" ABOVE FINISH GRADE UNLESS OTHERWISE NOTED.

7. ALL FOUNDATION WALLS SHALL BE MINIMUM 4" FROM ADJACENT WALLS UNLESS OTHERWISE NOTED.

8. ALL FOUNDATION WALLS SHALL BE MINIMUM 4" FROM ADJACENT FOUNDATION WALLS UNLESS OTHERWISE NOTED.

9. ALL FOUNDATION WALLS SHALL BE MINIMUM 4" FROM ADJACENT FOUNDATION WALLS UNLESS OTHERWISE NOTED.

10. ALL FOUNDATION WALLS SHALL BE MINIMUM 4" FROM ADJACENT FOUNDATION WALLS UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

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Bldg Dept Call Friday morning
(352) 334-5050

A New Spec Residence For
Gainey Builders, LLC
2381 NE 14TH STREET,
GAINESVILLE, FL 32609

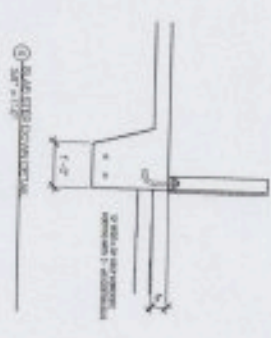
DATE	DRAWN BY	REVISION
08/20/20	C.C.B.	
JOB NUMBER	CHECKED BY	
2381NE14	C.C.B.	

Designer
Gabe Conant
www.gaineybuilders.com

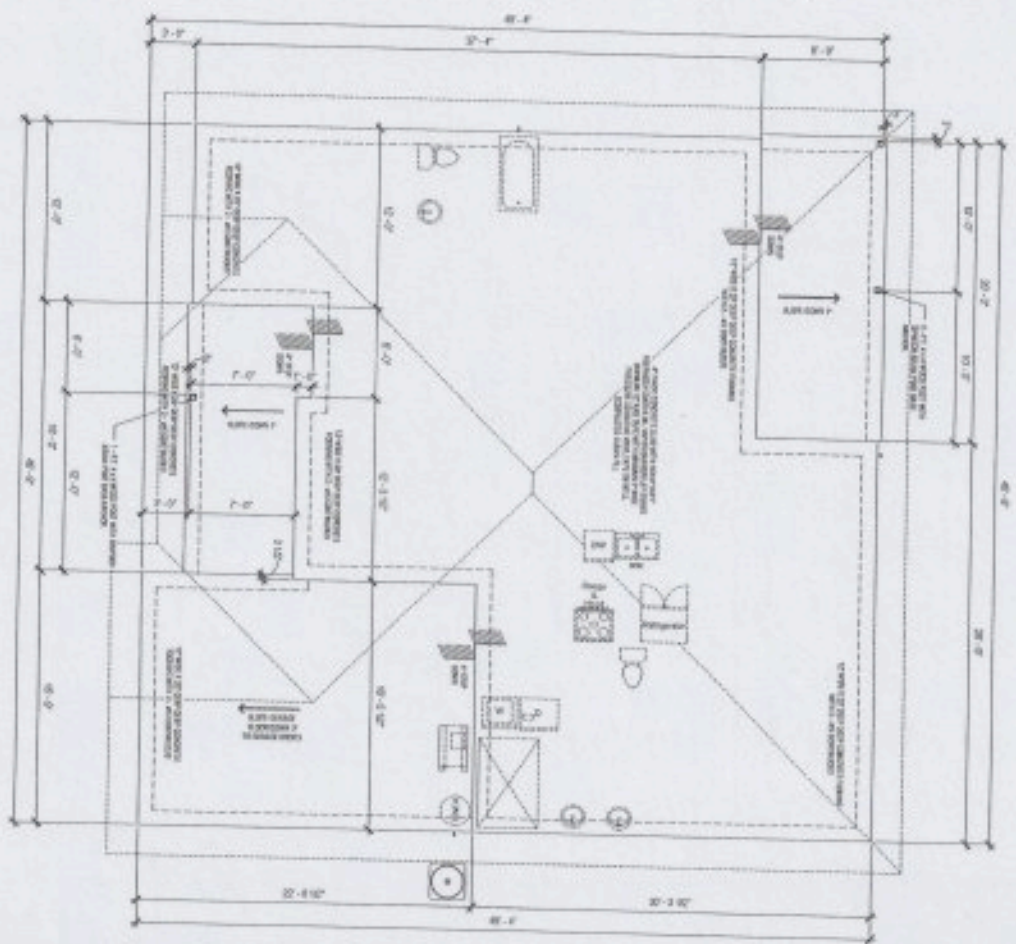
Gainey Builders
352-334-5050
gaineybuilders@protonmail.com

SHEET
A-4

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



SECTION A-A



SECTION B-B

A New Spec Residence For
Gainey Builders, LLC
 2381 NE 14TH STREET,
 GAINESVILLE, FL 32609

DATE 07/03/20	DRAWN BY C. C. G.	REVISED
JOB NUMBER Gainey Builders	CHECKED BY C. C. G.	

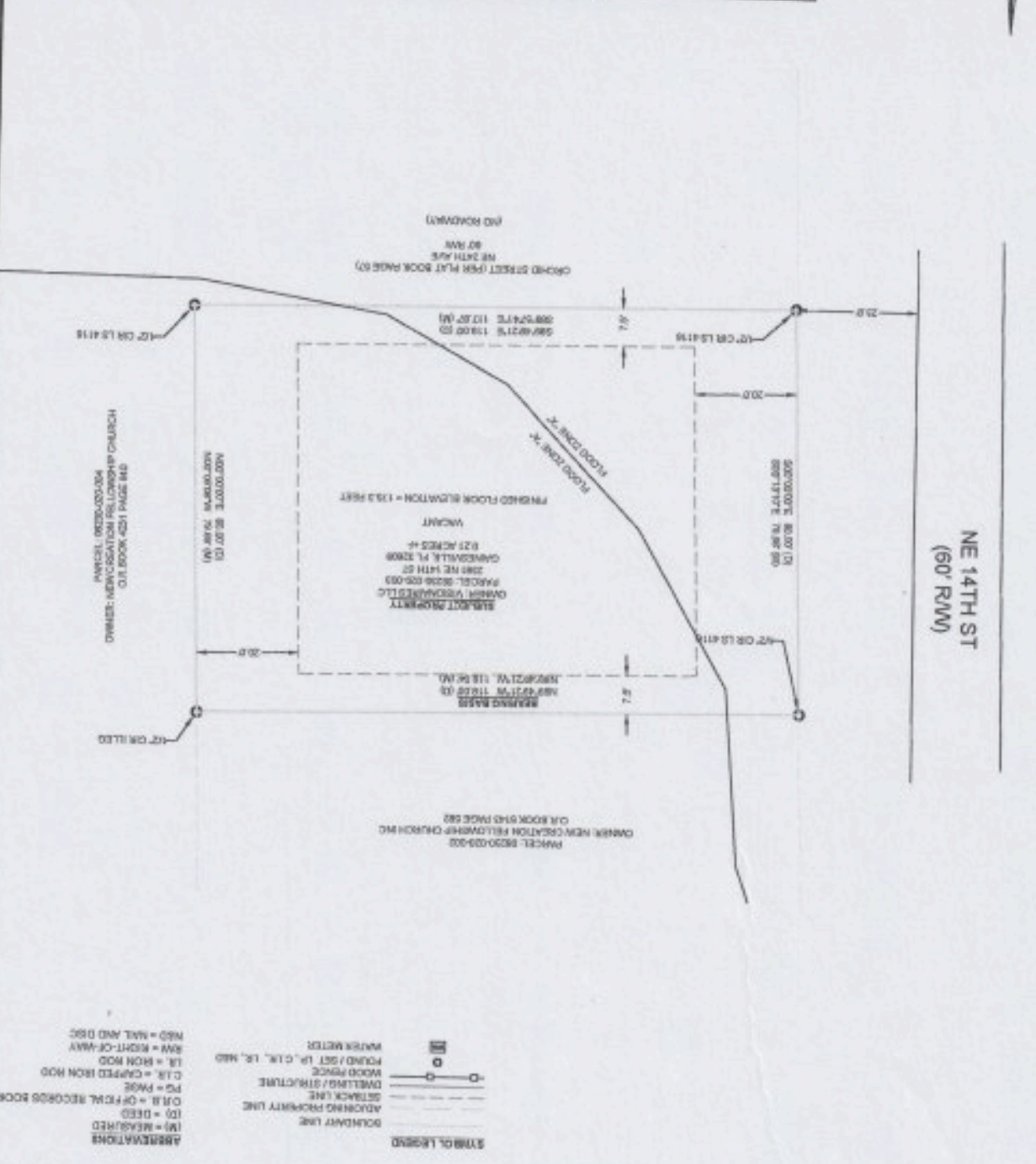
Designer
 Gabele Civil
 gabeleand@gsnet.com
 Gainey Builders
 (352) 465-1462
 gaineybuilders@getnet.com



THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER THE SUPERVISION AND THE MAP OF SURVEY FURNISH BEING THE STANDARD OF PRACTICE SET FORTH BY THE STATE OF FLORIDA UNDER THE STANDARDS OF PRACTICE A MAPS IN CHAPTER 117, FLORIDA STATUTES, AND THE MAP OF SURVEY PURSUANT TO SECTION 117.01, FLORIDA STATUTES, AND THE MAP OF SURVEY DRAWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BELIEF AND FAITHFULNESS TO THE BEST OF MY ABILITY. I AM A LICENSED SURVEYOR AND I HAVE PERSONALLY CONDUCTED THE SURVEY AND I HAVE BEEN ASSISTED BY THE FOLLOWING PERSONS:

Florida Business License No. 128213
 T. L. HARRIS
 T. L. HARRIS
 T. L. HARRIS

DATE: 07/24/2024
 SHEET: 1 OF 1



BOUNDARY SURVEY
 TAX PARCEL: 08230-020-003
 LOCATED IN
 SECTION 28 TOWNSHIP 09 SOUTH RANGE 20 EAST
 ALACHUA COUNTY, FLORIDA
 LEGAL DESCRIPTION: PER O.R. 8449 PG 1191

A PART OF LAND SURVEY IN BLOCK 0 OF PLANNET ACRES AS PER PLAT THEREOF RECORDED IN PLAT BOOK 0, PAGE 57 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THE SURVEY SHOWN HEREON IS BASED ON FIELD MEASUREMENTS COMPLETED JULY 24, 2024.
 2. BEARINGS ARE BASED ON THE NORTH LOT LINE OF PARCEL, 08230-020-003, AS SHOWN HEREON.
 3. UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
 4. UNDESIRABLE UTILITIES AND OTHER SYMBOLS ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND ARE NOT TO SCALE.
 5. FENCES, DITCHES, WELLS AND OTHER SYMBOLS ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND ARE NOT TO SCALE.
 6. ADJUSTMENTS OR DELAYED TO SURVEY WERE BY OTHER THAN THE BOUNDARY SURVEYOR ARE PROMPTED WITHIN THE CONSENT OF THE SIGNING SURVEYOR ARE
 7. ENCUMBRANCES MAY AFFECT THE SUBJECT PROPERTY THAT ARE NOT ILLUSTRATED ON THIS SURVEY.
 8. THE SURVEY IS DATED TO THE DATE OF WHEN THE FIELD MEASUREMENTS WERE MADE DAY.
 9. PROPERTY RECORDS IN FLOOD ZONE 'X' ACCORDING TO FEMA FIRM 13060310D EFFECTIVE 08/18/2005.

SYMBOL LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- SETBACK LINE
- DWELLING / STRUCTURE
- WOOD FENCE
- FOUND SET IN C.I.P. 1/2" W.D.
- WATER METER

ABBREVIATIONS

- MF = MEASURED
- ID = DEED
- CFR = OFFICIAL RECORDS BOOK
- PG = PAGE
- C.I.P. = CAPTIVE IRON HOOP
- IR = IRON ROD
- RM = RIGHT-OF-WAY
- M&D = MAIL AND DISC

ON PAGE 1027 BOOK 010 TO THE HERRING CHURCH RECORDS SECTION 28 TOWNSHIP 09 SOUTH RANGE 20 EAST ALACHUA COUNTY, FLORIDA

OWNER: NE 14TH ST (60' R/W)

Lot #3

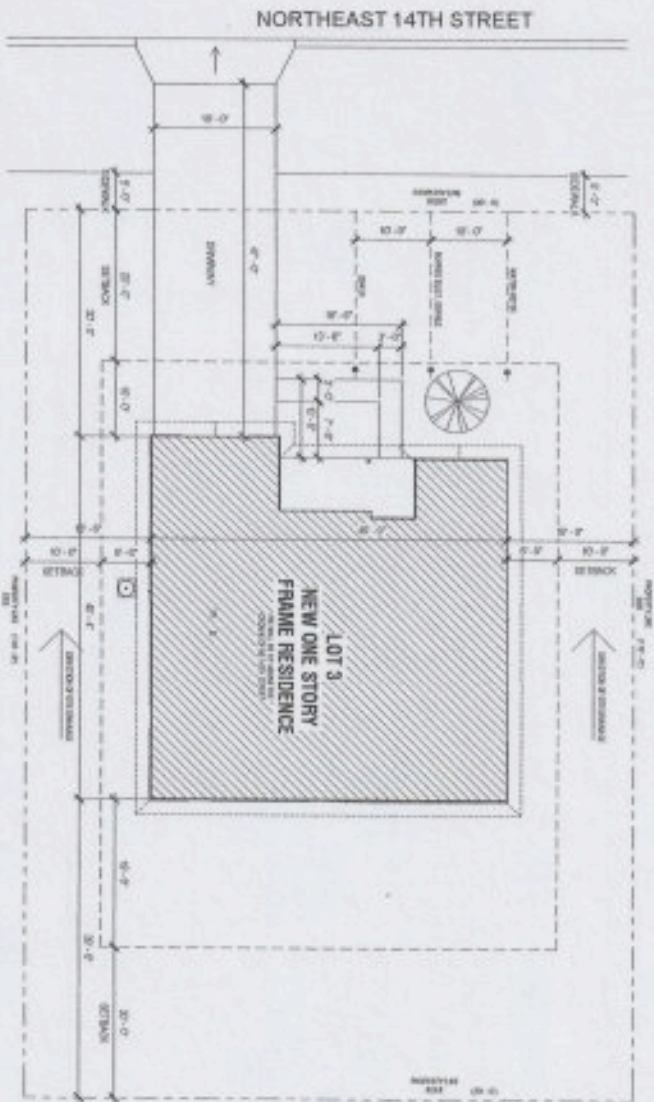
A New Spec Residence For Gainey Builders, LLC VISIONAIRES, LLC

2381 NE 14TH STREET, GAINESVILLE, FL 32609

PROJ. DATA:
 PROJECT NO. 2381 NE 14TH STREET, GAINESVILLE, FL 32609
 DRAWN BY: C.C.G.
 CHECKED BY: C.C.G.
 DATE: 08/14/2013

DATE REVISION:
 08/14/2013

1. NEW ONE STORY FRAME RESIDENCE
2. THE OWNER'S CONTRACT SHALL GOVERN OVER STANDARD PLANS UNLESS OTHERWISE NOTED



1. ALL WORK SHALL BE DONE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK.
2. ALL WORK SHALL BE DONE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK.
3. ALL WORK SHALL BE DONE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK.
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25. ALL WORK SHALL BE DONE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK.

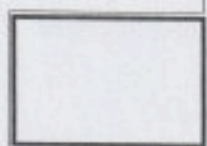


A New Spec Residence For
Gainey Builders, LLC
 2381 NE 14TH STREET,
 GAINESVILLE, FL 32609

DATE	DRAWN BY	REVISION
08/14/2013	C.C.G.	
JOB NUMBER	CHECKED BY	
Gainey Builders	C.C.G.	

Designer
 Heidi Cost
 heidi@gaineybuilders.com

Gainey Builders
 (352) 489-1402
 gaineybuilders@gaineybuilders.com



SHEET
A-1
 OF 10

Development Timeline for project

Project start date Feb 5, 2025 estimated completion date Oct 5, 2025

Project sale prices

Estimated sales price \$307,000-\$310,000

B LIFE INSURANCE (List only those Policies that you own)					
COMPANY	FACE OF POLICY	Cash Surrender Value	Policy Loan From Insurance Co.	Other Loans Policy as Collateral	BENEFICIARY
Oxford Life Ins. Co.	\$ -	\$ -	\$ -		Albert Sarreal
	\$ 10,000	\$ -	\$ -		
	\$ -	\$ -	\$ -		
Assurance	\$ 250,000	\$ -	\$ -		Patricia Sarreal
TOTALS		\$ -	\$ -		

C SECURITIES OWNED (Including U.S. Government Bonds and all other Stocks and Bonds)							
Face Value Bonds, # Shares of Stock	DESCRIPTION	Type of Ownership	COST	Market Value - US Gov Sec	Market Value - Marketable Sec	Market Value - Non Mkt Sec	Amount Pledged To Secured Loan
			\$ -	\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	\$ -	
TOTALS			\$ -	\$ -	\$ -	\$ -	

D NOTES AND ACCOUNTS RECEIVABLE (Money Payable or Owed to You Individually - Indicate % of your Ownership Interest)							
MAKER/DEBTOR	%	When Due	Original Amt	Balance Due Current Accounts	Balance Due Over 90 Days	Balance Due Notes Ref. & Friends	Security (If Any)
				\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	
TOTALS				\$ -	\$ -	\$ -	

E REAL ESTATE OWNED (Indicate % of your Ownership Interest)								
TITLE IN NAME OF	%	Date Acquired	Description & Location	Original Cost	Present Value of Real Estate	MORTGAGE OR CONTRACT PAYABLE		
						Balance Due	Mo. Payment	Maturity
V. S. S. LLC		2023		\$ -	\$ 307,000	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
TOTALS					\$ 307,000	\$ -	\$ -	

F MORTGAGES AND CONTRACTS OWNED (Indicate % of your Ownership Interest)							
Mortgage or Contract	%	MAKER Name & Address	Property Covered	Starting Date	Payments	Maturity	Balance Due
		MAT BANK 14304 NW 167th Pl. Arling, FL 32615	YES	November 14th 2014	\$ 646.00	2045	\$ 204,000
							\$ -
							\$ -
TOTALS							\$ -

G PERSONAL PROPERTY (Indicate % of your Ownership Interest)						
DESCRIPTION	Date When New	%	Cost When New	Value Today	LOAN ON PROPERTY	
					Balance Due	To Whom Payable
N/A			\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	
TOTALS					\$ -	\$ -

H NOTES							
PAYABLE TO	Other Obligors (If any)	Notes Due To Rel. and Friends	Notes Due "Others" (Not Banks)	Accounts and Bills	Contracts Payable	COLLATERAL	When Due
N/A		\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -	\$ -		
TOTALS		\$ -	\$ -	\$ -	\$ -		

This information and the information provided on all accompanying financial statements and schedules is provided for the purpose of obtaining credit for the Applicant(s) or for the purpose of the Applicant(s) guaranteeing credit for others. Applicant(s) acknowledge that representations made in this Statement will be relied on by the Creditor in its decision to grant such credit. This Statement is true and correct in every detail and accurately represents the financial condition of the Applicant(s) on the date given below. You are authorized to make all inquiries you deem necessary to verify the accuracy of the information contained herein and to determine the creditworthiness of the undersigned. Applicant(s) will promptly notify Creditor of any subsequent changes which would affect the accuracy of this Statement. Creditor is further authorized to answer any questions about Creditor's experience with violation of federal law 18 U.S.C. sec 1014 and may result in a fine or imprisonment or both.

In addition, each individual signing below authorizes the Creditor to check their individual credit account and employment history and have a credit reporting agency prepare a credit report on them.

The undersigned declares that he/she has read and understands the statements above.

If an individual statement Albert S. Sarreal
 Signature _____
 Date: 01/09/2025

If a joint statement _____
 Spouse Signature _____
 Date: _____

the State of Florida without regard to its conflicts of law provisions. This Note has been accepted by Lender in the State of Florida.

CHOICE OF VENUE. If there is a lawsuit, Borrower agrees upon Lender's request to submit to the jurisdiction of the courts of Leon County, State of Florida.

DISHONORED ITEM FEE. Borrower will pay a fee to Lender of \$35.00 if Borrower makes a payment on Borrower's loan and the check or preauthorized item with which Borrower pays is later dishonored.

RIGHT OF SETOFF. To the extent permitted by applicable law, Lender reserves a right of setoff in all Borrower's accounts with Lender (whether checking, savings, or some other account). This includes all accounts Borrower holds jointly with someone else and all accounts Borrower may open in the future. However, this does not include any IRA or Keogh accounts, or any trust accounts for which setoff would be prohibited by law. Borrower authorizes Lender, to the extent permitted by applicable law, to charge or setoff all sums owing on the indebtedness against any and all such accounts.

COLLATERAL. Borrower acknowledges this Note is secured by a first real estate mortgage together with an assignment of rents both dated and recorded on December 2, 2022 in Official Records Book 5055 at Page 1852, and Official Records Book 5055 at Page 1860, respectively, in the Public Records of Alachua County, Florida. All terms and conditions are hereby incorporated and made a part of this note.

LINE OF CREDIT. This Note evidences a revolving line of credit. The following person or persons are authorized to request advances and authorize payments under the line of credit until Lender receives from Borrower, at Lender's address shown above, written notice of revocation of such authority: **Individuals identified on the Construction Loan Requirement Authorization Form.** Borrower agrees to be liable for all sums either: (A) advanced in accordance with the instructions of an authorized person or (B) credited to any of Borrower's accounts with Lender. The unpaid principal balance owing on this Note at any time may be evidenced by endorsements on this Note or by Lender's internal records, including daily computer print-outs.

SPECIAL PROVISION. 1) No new starts allowed.
2) GLOC to be closed once sub-note #70000252956 is paid off.

DOCUMENTARY STAMP TAXES. This Note renews Loan # 70000255482 on which documentary stamp taxes were previously paid on the full amount of the original note.

GUIDANCE LINE NEW STARTS. BORROWER RATIFIES AND CONFIRMS AND AGREES TO BE BOUND BY ANY AND ALL NEW START AGREEMENTS ADVANCED BY LENDER TO OR FOR BORROWER UNDER THIS NOTE.

SUCCESSOR INTERESTS. The terms of this Note shall be binding upon Borrower, and upon Borrower's heirs, personal representatives, successors and assigns, and shall inure to the benefit of Lender and its successors and assigns.

NOTIFY US OF INACCURATE INFORMATION WE REPORT TO CONSUMER REPORTING AGENCIES. Borrower may notify Lender if Lender reports any inaccurate information about Borrower's account(s) to a consumer reporting agency. Borrower's written notice describing the specific inaccuracy(ies) should be sent to Lender at the following address: Capital City Bank Credit Administration Division Post Office Box 900 Tallahassee, FL 32302-0900.

HO6 CONDOMINIUM REQUIREMENTS. If any portion of the collateral for my loan includes a condominium unit(s), I understand that I am required to purchase HO6 (Condominium) insurance coverage, specifically for insuring the interior of my condominium unit and its contents against fire and other hazards. This requirement is for coverage over and above any other insurance requirement (such as Flood) and is in addition to any coverage that may be provided by any policy obtained by my Building Association. This requirement will remain in full force and effect throughout the life of the loan and is further subject to the conditions set forth below.


GENERAL PROVISIONS. If any part of this Note cannot be enforced, this fact will not effect the rest of the Note. Borrower does not agree or intend to pay, and Lender does not agree or intend to contract for, charge, collect, take, reserve or receive (collectively referred to herein as "charge or collect"), any amount in the nature of interest or in the nature of a fee for this loan, which would in any way or event (including demand, prepayment, or acceleration) cause Lender to charge or collect more for this loan than the maximum Lender would be permitted to charge or collect by federal law or the law of the State of Florida (as applicable). Any such excess interest or unauthorized fee shall, instead of anything stated to the contrary, be applied first to reduce the principal balance of this loan, and when the principal has been paid in full, be refunded to Borrower. Lender may delay or forgo enforcing any of its rights or remedies under this Note without losing them. Borrower and any other person who signs, guarantees or endorses this Note, to the extent allowed by law, waive presentment, demand for payment, and notice of dishonor. Upon any change in the terms of this Note, and unless otherwise expressly stated in writing, no party who signs this Note, whether as maker, guarantor, accommodation maker or endorser, shall be released from liability. All such parties agree that Lender may renew or extend (repeatedly and for any length of time) this loan or release any party or guarantor or collateral; or impair, fail to realize upon or perfect Lender's security interest in the collateral; and take any other action deemed necessary by Lender without the consent of or notice to anyone. All such parties also agree that Lender may modify this loan without the consent of or notice to anyone other than the party with whom the modification is made. The obligations under this Note are joint and several.

PRIOR TO SIGNING THIS NOTE, BORROWER READ AND UNDERSTOOD ALL THE PROVISIONS OF THIS NOTE, INCLUDING THE VARIABLE INTEREST RATE PROVISIONS. BORROWER AGREES TO THE TERMS OF THE NOTE.

BORROWER ACKNOWLEDGES RECEIPT OF A COMPLETED COPY OF THIS PROMISSORY NOTE.

BORROWER:

VISIONAIRES LLC

By: 
ALBERT L. SORRELL, Manager of VISIONAIRES LLC

PROMISSORY NOTE

Principal \$300,000.00	Loan Date 02-07-2025	Maturity 02-07-2026	Loan No 70000255482	Call / Coll 1A2 / 860	Account VAA5234	Officer 506	Initials
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References in the boxes above are for Lender's use only and do not limit the applicability of this document to any particular loan or item. Any item above containing "*****" has been omitted due to text length limitations.

Borrower: VISIONAIRES LLC
2477 NE 14th ST
GAINESVILLE, FL 32609-3180

Lender: CAPITAL CITY BANK
WEST NEWBERRY OFFICE
P.O. BOX 900
TALLAHASSEE, FL 32302

Principal Amount: \$300,000.00

Date of Note: February 7, 2025

PROMISE TO PAY. VISIONAIRES LLC ("Borrower") promises to pay to CAPITAL CITY BANK ("Lender"), or order, in lawful money of the United States of America, the principal amount of Three Hundred Thousand & 00/100 Dollars (\$300,000.00) or so much as may be outstanding, together with interest on the unpaid outstanding principal balance of each advance. Interest shall be calculated from the date of each advance until repayment of each advance.

PAYMENT. Borrower will pay this loan in one payment of all outstanding principal plus all accrued unpaid interest on February 7, 2026. In addition, Borrower will pay regular monthly payments of all accrued unpaid interest due as of each payment date, beginning March 7, 2025, with all subsequent interest payments to be due on the same day of each month after that. Unless otherwise agreed or required by applicable law, payments will be applied first to any unpaid collection costs; then to any late charges; then to any accrued unpaid interest; and then to principal. Borrower will pay Lender at Lender's address shown above or at such other place as Lender may designate in writing.

VARIABLE INTEREST RATE. The interest rate on this Note is subject to change from time to time based on changes in an independent index which is the J.P. Morgan Chase Prime Rate (the "Index"). The Index is not necessarily the lowest rate charged by Lender on its loans. Lender will tell Borrower the current Index rate upon Borrower's request. The interest rate change will not occur more often than each day. Borrower understands that Lender may make loans based on other rates as well. The Index currently is 7.500% per annum. Interest on the unpaid principal balance of this Note will be calculated as described in the "INTEREST CALCULATION METHOD" paragraph using a rate of 1.000 percentage point over the Index (the "Margin"), adjusted if necessary for any minimum and maximum rate limitations described below, resulting in an initial rate of 8.500% per annum based on a year of 360 days. If Lender determines, in its sole discretion, that the Index has become unavailable or unreliable, either temporarily, indefinitely, or permanently, during the term of this Note, Lender may amend this Note by designating a substantially similar substitute index. Lender may also amend and adjust the Margin to accompany the substitute index. The change to the Margin may be a positive or negative value, or zero. In making these amendments, Lender may take into consideration any then-prevailing market convention for selecting a substitute index and margin for the specific index that is unavailable or unreliable. Such an amendment to the terms of this Note will become effective and bind Borrower 10 business days after Lender gives written notice to Borrower without any action or consent of the Borrower. **NOTICE:** Under no circumstances will the effective rate of interest on this Note be less than 5.000% per annum or more than (except for any higher default rate shown below) the lesser of 17.700% per annum or the maximum rate allowed by applicable law.

INTEREST CALCULATION METHOD. Interest on this Note is computed on a 365/360 basis; that is, by applying the ratio of the interest rate over a year of 360 days, multiplied by the outstanding principal balance, multiplied by the actual number of days the principal balance is outstanding. All interest payable under this Note is computed using this method.

PREPAYMENT. Borrower may pay without penalty all or a portion of the amount owed earlier than it is due. Early payments will not, unless agreed to by Lender in writing, relieve Borrower of Borrower's obligation to continue to make payments of accrued unpaid interest. Rather, early payments will reduce the principal balance due. Borrower agrees not to send Lender payments marked "paid in full", "without recourse", or similar language. If Borrower sends such a payment, Lender may accept it without losing any of Lender's rights under this Note, and Borrower will remain obligated to pay any further amount owed to Lender. All written communications concerning disputed amounts, including any check or other payment instrument that indicates that the payment constitutes "payment in full" of the amount owed or that is tendered with other conditions or limitations or as full satisfaction of a disputed amount must be mailed or delivered to: Capital City Bank, Loan Servicing, Post Office Box 900 Tallahassee, FL 32302-0900.

LATE CHARGE. If a payment is 10 days or more late, Borrower will be charged 5.000% of the regularly scheduled payment.

INTEREST AFTER DEFAULT. Upon default, including failure to pay upon final maturity, the interest rate on this Note shall be increased to 17.700% per annum based on a year of 360 days. However, in no event will the interest rate exceed the maximum interest rate limitations under applicable law.

DEFAULT. Each of the following shall constitute an event of default ("Event of Default") under this Note:

Payment Default. Borrower fails to make any payment when due under this Note.

Other Defaults. Borrower fails to comply with or to perform any other term, obligation, covenant or condition contained in this Note or in any of the related documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Borrower.

Default in Favor of Third Parties. Borrower or any Grantor defaults under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Borrower's property or Borrower's ability to repay this Note or perform Borrower's obligations under this Note or any of the related documents.

False Statements. Any warranty, representation or statement made or furnished to Lender by Borrower or on Borrower's behalf under this Note or the related documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Death or Insolvency. The dissolution of Borrower (regardless of whether election to continue is made), any member withdraws from Borrower, or any other termination of Borrower's existence as a going business or the death of any member, the insolvency of Borrower, the appointment of a receiver for any part of Borrower's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Borrower.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Borrower or by any governmental agency against any collateral securing the loan. This includes a garnishment of any of Borrower's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Borrower as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Borrower gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of any of the indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any guaranty of the indebtedness evidenced by this Note.

Adverse Change. A material adverse change occurs in Borrower's financial condition, or Lender believes the prospect of payment or performance of this Note is impaired.

Insecurity. Lender in good faith believes itself insecure.

Cure Provisions. If any default, other than a default in payment, is curable and if Borrower has not been given a notice of a breach of the same provision of this Note within the preceding twelve (12) months, it may be cured if Borrower, after Lender sends written notice to Borrower demanding cure of such default: (1) cures the default within ten (10) days; or (2) if the cure requires more than ten (10) days, immediately initiates steps which Lender deems in Lender's sole discretion to be sufficient to cure the default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

LENDER'S RIGHTS. Upon default, Lender may declare the entire unpaid principal balance under this Note and all accrued unpaid interest immediately due, and then Borrower will pay that amount.

ATTORNEYS' FEES; EXPENSES. Lender may hire or pay someone else to help collect this Note if Borrower does not pay. Borrower will pay Lender the amount of these costs and expenses, which includes, subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including reasonable attorneys' fees and legal expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), and appeals. If not prohibited by applicable law, Borrower also will pay any court costs, in addition to all other sums provided by law.

GOVERNING LAW. This Note will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of

List of Housing Developments since 2014

One Single family home located in Gainesville FL.

Market Project

- We will market the home online with ads and with realtor and with housing programs