

YARDLEY FARMS

2024

A DETAILED DESCRIPTION OF A SMALL SLICE OF HEAVEN ON EARTH CREATED BY THE GRACE OF GOD, INGENUITY OF MAN AND THE PRESENCE OF NATURE IN ALL ITS GLORY.

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Figure 1-Night view of Bridge between Main Dwelling and Guest Cottage

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YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA **HISTORY of PALM CITY and Ranchito Street**

Location:

Palm City lies west of the St. Lucie River and is 5 miles from the city of Stuart in Martin County. It hosts Exit 133 off the Florida Turnpike and both Exits 110 and 102 off



Figure 2-Area Map

the Interstate 195. It is some 90 miles north of Miami, 62 miles north of Ft. Lauderdale and 34 miles north of West Palm Beach. Orlando and all the entertainment parks are only 120 miles north of Palm City. The County seat is Stuart which earned the "2024 Best Coastal Town" accolade from USA Today. That was merely one of the honors that the locals celebrate. It is

also referred to as "The Sailfish Capital of the World" and "America's Happiest Seaside Town." Previously, it was named "America's Most Beautiful Small Town" and "The Most Beautiful City." Lake Okeechobee lies just 30 miles to the west and Florida's west coast can be reached in 2 ½ hours by car.

The Early Years:

It was originally a swampy area with cypress and oak hammocks and was home to the

Figure 3-Local Map Tequesta and Ais Native American tribes. The first settlers arrived in the 1850s and began hunting and fishing as well as agricultural efforts. In the late 1800s most of **Palm City Farms** consisted of pineapple farms. At the time, Jensen Beach was the Pineapple Capital of the World. On September 28, 1889, George Beckwith from New York bought thousands of acres of what would be Palm City from the U.S. Government. The arrival of the railroad to Stuart in 1894 helped in commercializing the farm production in the area. But by 1920, most of the farms had succumbed to crop-damaging freezes and competition from Cuban pineapples imported to Miami.



On August 10th,1910, a lawyer and real estate developer named **Charles Chillingsworth** purchased **12,000** acres west of the **St. Lucie River** from **George Beckwith** for the princely sum of **\$1.91** and ¼ cents per acre. In 2024, just 114 years later, the price of an acre could cost in the millions of dollars with most larger parcels selling for upwards of **\$80,000** per acre.

By 1913, along what is now Martin Highway, there were citrus groves and the Moore Dairy started by Frank Barat. This highway connected Stuart with Okeechobee. In 1919, a wooden drawbridge was installed at a cost of \$60,000 to replace the ferry that was the only way to travel between Stuart and Palm City. 50 years later it was replaced with a cement bridge.

In 1921, the 47 residents of Palm City petitioned the State to become an incorporated city. In 1926, the first electricity service became a reality for the town and the population

had balooned to 150. In January of 1926, Martin County, named after the Florida governor at the time, was separated from what was then Palm Beach County to become its own County with Stuart as the county seat.



Figure 4-Palm City Bridge in 1964

A New County is born

Following the great Hurricane of 1928 and the damage it left behind, many residents had to leave and the population dwindled to some 95 residents. In 1937, the Florida legislature abolished the incorporated Palm City due to exhorbitant debt. Palm City has remained an unincorporated town to this day and its debt was finally paid in 1967.

A dirt road was built in 1924 that paralelled the St, Lucie Canal connecting Stuart to Port Mayaca on Lake Okeechobee. It was called Kanner Highway. Later, a connecting road was opened from Martin Highway that looped south and crossed the canal to connect with Kanner Highway and the Pratt & Witney Road that led to West Palm Beach. Not surprisingly, it was called Loop Road. It would become part of State Road 76A in the 1950s and later in 2014 become known as Citrus Boulevard.

Another point of interest was that I-95 originating in Maine and descending the entire east coast stopped in Ft Pierce. There, drivers had to take the Florida Turnpike Toll Road or US 1 as far as Palm Beach Gardens at PGA Boulevard. The Treasure Coast gap remained until 1987 when the portion that wrapped around the western part of Palm City was approved and allowed uninterrupted travel from Maine to Miami.

Ranchito Street

On July 20, 1973 the John's Composite Minor Plat No. 1 was registered in Book 5 Page 95 of the County Registry. Lot E-42 on Ranchito Street was born. A handful of homes were constructed in the 1970s followed by many more in the 1980s. It was popular with working class professionals such as plumbers and electricians. Indeed, 5755 SW Ranchito street was acquired for \$25,000 IN 1980 and became the home of a Master Plumber, Robert Grover and his family. Construction of the 1,825 square foot home began in 1982. The property to the east was owned by another Master Plumber while the one to its west was owned by a local banker, Wayne Smith, who had bought numerous lots along the street and offered mortgages to eventual buyers. Many of the streets became county property and were paved but some, like Ranchito Street, remained private and mostly remained as dirt roads. In 2000, the owner of the last lot on Ranchito Street who coincidently owned an asphalting company, got together with his neighbors and paved the entire mile long road for a fee of \$3,000 each neighbor. At the time, there were only 20 lots inhabited and many of them failed to pay their quota.



Figure 6-Main Dwelling in 1984

After his family had grown up and moved away, Grover and his wife retired and sold the property in 1998 to a young landscaper, Kenneth Teardo, for \$183,500. He remained in the house for only four years, adding many landscaping improvements like the brick driveway and fieldstone to the fireplace and pool sauna. He sold it to the

current owners in 2002 for \$260,000 which in 2024 dollars equals about \$452,000.

Over the next 20 years, some \$877,000 was invested in improvements to the property. These included stables, workshop, garages, aviaries, landscaping and a golf putting green, fencing, RV/Boat storage,

and some 5,000 square feet of under air living space. The property has numerous amenities not found elsewhere like a dry fire hydrant and fire sprinkler system, safe rooms, fiber optic internet service and an artificial turf putting green for golf enthusiasts.



Figure 5-Barn in 2002





Figure 8-Guest Cottage in 2002



Figure 10-Guest cottage 2006

Over the years. Property taxes for the property have risen from \$2,200 in 2002 to \$7,700 per year in 2024. Homeowner's Insurance has risen similarly from around \$1,200 per year to over \$11,000 in 2023. The population in 2000 was 20,097 and by 2024 had reached almost 26,000 representing a 28.7% increase.



Figure 9-Main entrance 2002



Figure 11-Main entrance 2004

Property General Description

This Mini-Estate belies its 5 acre size providing its residents a varied experience throughout. There are three essential areas comprising the CBS main house, a second frame dwelling connected by a covered bridge and the the third area dedicated to the animals and cars. The main house has the master bedroom with his and hers bathrooms as well as a safe-room. There is also a guest room on the ground floor with bathroom and another en-suite bedroom and bath on the second floor with separate entrance. The expansive kitchen has modern, web connected appliances with maple cabinetry and granite countertops, a breakfast nook and a wine closet. The house is protected by an off-site alarm system as well as a firesprinkler system in every room. The dining room and den with fieldstone fireplace open to the in-ground freeform salt pool with whirlpool hidden in a fieldstone cave. The pool has extensive covered terrace area and is flanked by a 1,200 square foot family room with bar and projection TV and huge windows looking out on the stocked pond and the secondary dwelling.

The secondary dwelling has two large bedrooms, each with a spacious bathroom. A living room, a full kitchen and garage are complemented by the covered terrace overlooking the pond. This dwelling also has its own garage. There is a full office with conference room and two offices on the second floor with its own access and a sun terrace. One of the bedrooms serves as a safe-room as well.

The third area is a frame structure across from the main house and the 4,500 square foot paver lined parking lot. This area includes the air conditioned frame 10 car garage connected to the main house by covered walkway, the golf cart and EV charging station, two greenhouses with hydroponic systems and a six stall stable. Attached to the stables are a complete workshop, a well stocked parts and materials storage room, and a property manager's office. The stables also have a complete kitchen and a second floor two bedroom apartment with living room and full bath. The stables and garage are also protected by security cameras and a fire sprinkler system. There is a state-of-the-art virtual auto racing system in the garage. Attached to the stables is a professional office with conference room, two private executive offices and reception.

Despite there being several structures spread across the Property, it is possible to access them all without ever bing exposed to the elements. The 12 beds currently offered are spread out in three zones offering maximum space and privacy to all the residents.

The estate is serviced by two entrances with remote controlled electric gates. Fences and walls assure safety and privacy. A 14 zone sprinkler system assures the tropical plantings and fruit trees receive adequate irrigation and for the golf lover, a 24 foot artificial turf putting green allows for practicing approach and putting techniques before going to any of the 34 golf courses within 25 miles of the

estate. Finally, there is an RV/Boat covered storage facility complete with 9,000 pound hydraulic lift ideal for the boat lover wanting to take

advantage of area marine opportunities.

The Property is better suited for an adult population. Its ideal for active adults with interest in golf and horses as well as small scale agricultural activities. The secondary dwelling lends itself well to housing live-in parents or married children. The design emphasized privacy and security and virtually every amenity available on a residential scale. The on-site office complex is ideal for self-employed entrepreneurs or professionals needing secure premises. The property enjoys its rustic roots while embracing every possible technological advantage. Unique to the area, the property has its own fiber optic cable providing multi gigabyte per second internet connection. Elsewhere in Palm City Farms, the maximum service available rarely exceeds 10 megabytes per second. It has multiple security cameras accessible from its own server and a secure network that encompasses the whole property. It



Figure 12-Yardley Farms aerial picture 2023

has Dish network TV connected to over a dozen flat screen TVs as well as the home theater 100" screen in the Grand Room. Its two wells provide potable and irrigation water and are monitored by a wifi connected system which reports useage in real time.

Property Amenities and Equipment

<u>AMENITY</u>	NUMBER				
BEDROOMS	7	3 MASTER/ 4 GUEST	1/2 main d	welling;1/1 Guest house;1/1	barn
FULL BATH	7	TOTO TOILETS IN 3, SAUNA & WHIRLPOOL IN 1	4 main dwe	elling; 2 Guest house;1 barn	
HALF BATH	3		1 main dwe	elling; 1 Guest house; 1 barn	
LIVING ROOM	4	1 WITH 100" MOVIE PROJECTION SCREEN			
DEN	1	WITH STONE FIREPLACE & SKYLIGHT			
KITCHEN W/LAUNDRY	3	CENTER ISLAND AND SKYLIGHT IN 1			
DINING	1				
STABLE STALLS	6				
TACK ROOM	1	W/AC			
FEED ROOM	1				
RV/BOATHOUSE	1	SPACE FOR 1 RV, 2 BOATS			
VEHICLE LIFT	1	HYDRAULIC 9,900 POUND			
STORAGE VAN	2	1 EA 48' AND 1 EA 45'			
LOADING DOCK	1				
WORKSHOP	2				
TOOL STORAGE	2				
GARAGE , COVERED, UNATTACHED	1	SPACE FOR 11 CARS			
GARAGE , ATTACHED	1	SPACE FOR 1 CAR			
CARPORT	1	SPACE FOR 1 CAR			
CHARGING STATION	1	2 GOLF CARTS,1 EV			
DOG HOUSE/CHICKEN KOOP	1				
GOLF PUTTING GREEN	1	ARTIFICIAL TURF			
POND (STOCKED & LICENSED)	1	TILAPIA, KOI, CATFISH; ISLAND; 1/4 ACRE			
AVIARIES (FLIGHT)	6				
AVIARIES (LARGE)	9				
POOL	1	10,000 gallon in-ground FREEFORM, SALT, HEA	TED		
WATERFALL	2	1 IN POOL, 1 IN POND			
JACUZZI	1	INSIDE POOLSIDE ROCK GROTTO			
SAUNA (WET & DRY)	1	IN MASTER BATH			
FIREPLACE (WOOD BURNING)	1	RIVER ROCK FASCIA			
GREENHOUSE	2	WITH HYDROPONIC GROWING SYSTEM			
COVERED TERRACE	3	TIKI STYLE WITH THATCHED ROOF			
DRIVEWAY ENTRANCE, GATED	2	WIFI CONTROLLED; CAMERAS			
GENERATOR	1	17,500 WATTS, GASOLINE			
WELL	2	DOMESTIC;AGRICULTURE			
WATER TREATMENT SYSTEM	1	KINETICO			

The **AMENITIES** and **EQUIPMENT** installed provide the comfortable lifestyle that an estate of this quality requires:

Appliances

APPLIANCE	S			
KITCHEN				
	STOVE/OVEN	2023	SAMSUNG SMART CONVECTION	
	MICROWAVE	2023	SAMSUNG SMART 1.7KW	
	REFRIGERATOR/FREEZER	2022	SAMSUNG SMART, SIDE BY SIDE W	//SCREEN MONITOR
	DOUBLE OVEN	2016	THERMADOR, CONVECTION	
	REFRIGERATOR/FREEZER	2016	GE MONOGRAM, SIDE BY SIDE	
	DISHWASHER	2022	FRIGIDAIRE	
	WATER PURIFIER	2022	GE REVERSE OSMOSIS	
LAUNDRY				
	WASHER	2023	WHIRLPOOL 5.4 CU FT	
	DRYER	2023	WHIRLPOOL 7.4 CU FT	
	WATER HEATER	2022	40 GALLON a.o.smith	
	water heater on-demand	2014	ENVIROTECH	
KITCHEN (COTT	AGE)			
	REFRIGERATOR/FREEZER	2019	KITCHEN AID SUPERBA	
	DISHWASHER	2020	WHIRLPOOL	
	STOVE/OVEN	2018	GE	
	MICROWAVE	2018	GE	
	WATER HEATER	2022	40 gallon WESTINGHOUSE	
	WASHER/DRYER	2023	LG 7.4 CU FT	
	WATER DISTILLER	2020	WATERWISE 3 GALLON	
KITCHEN (STAB	BLES)			
•	REFRIGERATOR/FREEZER	2019	FRIGIDAIRE	
	DISHWASHER	2024	WHIRLPOOL	
	STOVE/OVEN	2014	KITCHEN AID SUPERBA	
	MICROWAVE	2024	SAMSUNG	
	REFRIGERATOR/FREEZER	2021	MAGIC CHEF	
	WASHER/DRYER	2016	WHIRLPOOL	
UTILITY SHED				
	DISHWASHER	2016	KITCHEN AID	
	DISHWASHER	2022	WHIRLPOOL	
	WATER DISTILLER	2018	WATERWISE 12 GALLON	

Equipment and Coverings

EQUIPME	NT		
WATER TREAT			
	SOFTENER	2018	KINETICO
	PUMP	2022	A O SMITH
	IRON OUT	2018	KINETICO
	SULPHUR OUT	2018	KINETICO
	PRESSURE TANK	2022	85 GALLON A.O. SMITH
	WIFI WATER USAGE meter	2022	StreamLabs
POOL			
	HEATER	2004	TROPICAL
	PUMP	2022	JANDY PRO VARIABLE SPEED
	ACID DISPENSER	2021	PENTAIR
	CHEMICAL CONTROL	2021	PENTAIR INTELLICHEM
	SALT GENERATOR CELL	2022	PENTAIR
	PUMP / VALVE CONTROL	2020	JANDY PRO
	REMOTE	2014	AQUALINK RS4 WIFI
	SCREEN	2023	ROOF AND WALLS
WELL			
	POTABLE	2022	64'
	IRRIGATION	2003	46'
AIR CONDITION	ONERS		
	CENTRAL, MAIN HOUSE	2022	GOODMAN 5 TON
	CENTRAL, GRAND ROOM	2022	GOODMAN 4 TON
	MINI-SPLIT, BARN	2023	KLEENAIR 24,000 2-WAY
	MINI-SPLIT, COTTAGE GARAGE	2018	KLEENAIR 9,000
	MINI-SPLIT, COTTAGE BED #1	2014	KLEENAIR 18,000
	MINI-SPLIT, COTTAGE BED #2	2021	KLEENAIR 24,000 2-WAY
	MINI-SPLIT, COTTAGE 2ND FLOOR	2018	KLEENAIR 24,000 3-WAY
	MINI-SPLIT, GARAGE	2020	KLEENAIR 24,000 2-WAY
	AIR PURIFIER	2022	HALO WHOLE HOUSE
SEWAGE	MAINLIOUGE TANK O DRAIN SES	2022	1 500 CALLON
	MAIN HOUSE, TANK & DRAIN FIELD	2022	1,500 GALLON
	COTTAGE, TANK & DRAIN FIELD	2022	750 GALLON
	MAIN HOUSE, TREATMENT SYSTEM	2012	ANEROBIC, AEROBIC 1,000 gpd
ELECTRIC			
	FPL MAIN		150 AMP UNDERGROUND
	SURGE PROTECTOR		WHOLE HOUSE
	WHOLE HOUSEGENERATOR		17,500 WATT BACKUP, GASOLINE
	ELECTRIC USAGE MONITOR		EMPORIA 16 CIRCUIT

ROOF					
	MAIN HOUSE	2005	30 YEAR MASTERIB 26 GAGE	21	110
	GRAND ROOM	2005	30 YEAR MASTERIB 26 GAGE	24	39
	GARAGE (ORIGINAL)	2005	30 YEAR MASTERIB 26 GAGE	27	45
	GARAGE (ADDITION)	2023	30 YEAR MASTERIB 26 GAGE	22	110
	WALKWAY	2005	30 YEAR MASTERIB 26 GAGE	12	60
	COTTAGE (BEDROOM #2/LIVING)	2005	30 YEAR MASTERIB 26 GAGE	10	48
	COTTAGE (SECOND FLOOR OFFICE)	2020	30 YEAR MASTERIB 26 GAGE	14	100
	COTTAGE (KITCHEN)	2022	30 YEAR MASTERIB 26 GAGE	8	24
	COTTAGE (BATHROOM)	2023	30 YEAR MASTERIB 26 GAGE	6	15
	COTTAGE DECK	2022	PALMETTO THATCH		
	BRIDGE	2022	PALMETTO THATCH		
	STABLE (ORIGINAL)	2005	5v GALVANIZED	21	72
	STABLE (ADDITION)	2013	30 YEAR MASTERIB 26 GAGE	18	36
	STABLE (SHOP ADDITION)	2023	5V GALVANIZED	22	24
	RV/BOATHOUSE	2021	30 YEAR MASTERIB 26 GAGE	14	72
					-
LOCATION	ITEM	YEAR	DETAILS		
	30 YEAR LIFETIME GUARANTEE	+	AGE		\rightarrow
	LESS THAN 2 YEARS OLD	3,230	17 YEARS		53%
	LESS THAN 5 YEARS OLD	5,638			5%
	LESS THAN 10 YEARS OLD	6,286	5 YEARS		18%
	2200 110 11 20 12 11 2 2 2		2 YEARS		24%
	LESS THAN 17 YEARS OLD	13,459			
PAINT		13,459			
PAINT		13,459	SHERWIN WILLIAMS A100		
PAINT	LESS THAN 17 YEARS OLD				
PAINT	LESS THAN 17 YEARS OLD HOUSE	2022	SHERWIN WILLIAMS A100		
PAINT	HOUSE COTTAGE	2022	SHERWIN WILLIAMS A100 SHERWIN WILLIAMS A100		

Property Dimensions Summary

Property Diffiensions Summary	<u>y</u>						
			5755 sw	RANC	ніто	STREET	
AREA DIMENSIONS	5						
						LIVING AREA UN	IDER AIR
	length	width	area square feet	As % of Total	7000 —		
PROPERTY - 5 ACRE PARCEL	660	330	217,800		듈 ⁵⁰⁰⁰ —		/
AND (43/4 ACRE)			207,800	95%	3000 —		
IMPROVED			34,279	16%	g 2000 _		
NATURAL			173,521	80%	1000		
WATER (1/4 ACRE)	100	100	10,000	5%	0 5003	2005 2005 2007 2007 2008 2009 2010 2011	2014 2015 2016 2017 2018 2019 2020 2021
						YE	
MPROVEMENTS (SQ FT)			34,279	100%			
ROADWAYS, PATHWAYS, UN	COVERED)	18,323	53%	OF AREA II	MPROVED	
TOTAL FINISHED AREA UNDE	R ROOF		15,981	47%	OF AREA I	MPROVED	
CONSTRUCTION YEAR	1982		1,556	10%	(Renova	ated 2002-200	5)
CONSTRUCTION YEAR	2005		7,207	45%			
CONSTRUCTION YEAR	2018		921	6%			
				110/			
CONSTRUCTION YEAR	2020		1,730	11%			
CONSTRUCTION YEAR CONSTRUCTION YEAR	2020		1,730 4,183	26%			

Property Dimensions - Primary Dwelling

AREA DIMENSION	NS		5755 sw	RAN	ICHIT	O STREE	T					
				Under	Wall	Roof	Roof	Floor	Floor	SF	YEAR	YEAR
<u>LOCATION</u>	Length	<u>Width</u>	<u>Area</u>	<u>Air</u>	<u>Type</u>	<u>Type</u>	<u>Date</u>	<u>Type</u>	Covering	TOTALS	BUILT	RENOVATION
Primary Dwelling												
First Floor												
HALLWAY	10	5	50	Х	Block	Metal	2005	SLAB	CERAMIC		1982	200
BEDROOM#1	16	18	288	Х	Block	Metal	2005	SLAB	CARPET		1982	200
BEDROOM#2	16	10	160	Х	Block	Metal	2005	SLAB	CARPET		1982	2005
BATHROOM #1	10	5	50	Х	Block	Metal	2005	SLAB	TRAVETINE		1982	2000
BATHROOM #2	10	5	50	Х	Block	Metal	2005	SLAB	TRAVETINE		1982	2000
BATHROOM #3	23	13	299	Х	Block	Metal	2005	SLAB	TRAVETINE		2005	2005
1/2 BATH	12	5	60	Х	Block	Metal	2005	SLAB	SLATE		2005	2009
DEN	20	17	340	Х	Block	Metal	2005	SLAB	CERAMIC		1982	200:
DINING ROOM	23	10	230	Х	Wood	Metal	2005	SLAB	CERAMIC		1982	200:
KITCHEN	16	18	288	Х	Block	Metal	2005	SLAB	CERAMIC		1982	2002
UTILITY	10	10	100	Х	Block	Metal	2005	SLAB	CERAMIC		1982	2002
BREAKFAST	19	9	164	Х	Block	Concrete	2005	SLAB	CERAMIC		2005	2009
WINE CLOSET	3	3	9	Х	Block	Concrete	2005	SLAB	CERAMIC		2009	2009
										2,088		
Second Floor												
BEDROOM#3	8	16	128	Х	BLOCK	Metal	2005	SLAB	LAMINATE		2005	2005
BATHROOM #5	6	6	36	Х	BLOCK	Metal	2005	SLAB	CERAMIC		2005	2005
										164		
Living Room												
First Floor												
MAIN AREA	35	36	1264	Х	Block	Metal	2005	SLAB	CERAMIC		2005	2005
BAR	12				Wood	Metal	2005	WOOD	LAMINATE		2022	2022
										1,552		
Second Floor										,		
UTILITY CLOSET	12	8	96	Х	Block	Metal	2005	WOOD	CERAMIC	96	2005	2005
TOTAL FINISHED AREA DWELI	ING 1 of 2									3,899		of total
TO TALL THUSINED AREA DWEE	1110 1 01 2									3,633	01/0	oi totai
SECOND FLOOR DECK	12	20	240		OPEN	OPEN	2005	SLAB	CONCRETE		2005	2005
POOL TERRACE, SCREENED	22	12	264		BLOCK	SCREEN	2001	SLAB	STONE		2001	2022
POOL	30				OPEN	SCREEN	1982	GUNITE	GUNITE	954	1982	200:
BAR TERRACE, COVERED	12				OPEN	THATCH	2022	WOOD	TREX	35.	2022	2022
POOL TERRACE, COVERED	78				BLOCK	METAL	2005	SLAB	PAVER		2005	2005
CARPORT	20				OPEN	METAL	2005	PAVER	PAVER		2005	2005
BREEZEWAY	72				OPEN	METAL	2005	PAVER	PAVER		2005	2005
ENTRY	10	10	100		OPEN	METAL	2005	PAVER	PAVER	1,607	2003	2003
TOTAL OTHER FINISHED AR	EA PRIMAR'	DWELLI	NG							2,561		

Property Dimensions- Secondary Dwelling (Guest Cottage)

				Under	Wall	Roof	Roof	Floor	Floor	SF	YEAR	YEAR
LOCATION	Length	Width	<u>Area</u>	<u>Air</u>	Type	<u>Type</u>	<u>Date</u>	Type	Covering	TOTALS	<u>BUILT</u>	RENOVATION
Secondary Dwelling (g	uest co	ottage										
First Floor												
Bedroom #1	20	12	248	Х	BLOCK	CONCRETE	2005	SLAB	CERAMIC		2004	2004
Bathroom #1	11	. 7	77	Х	WOOD	METAL	2005	WOOD	SLATE		2004	2004
Utility Closet	4	3	12	Х	BLOCK	METAL	2005	SLAB	CONCRETE		2004	2004
Entry	12	2 8	96	Х	WOOD	METAL	2005	WOOD	LAMINATE		2012	2012
Kitchen/Laundry	12	. 12	144	Х	WOOD	METAL	2022	SLAB	LAMINATE		2022	2022
Living Room	16	8	128	Х	WOOD	METAL	2005	WOOD	CARPET		2004	2004
Hall/Closet	10	6	60	Х	WOOD	METAL	2005	SLAB	LAMINATE		2004	2004
1/2 Bath	4	5	20	Х	WOOD	METAL	2005	WOOD	LAMINATE		2022	2022
Bedroom #2	24	16	384	Х	WOOD	METAL	2005	SLAB	CARPET		2004	2004
Bathroom #2	15	5 5	75	Х	WOOD	METAL	2005	SLAB	LAMINATE		2023	2023
Garage (SINGLE CAR)	20	12	240	Х	WOOD	METAL	2018	SLAB	CONCRETE		2018	2018
Entry health center	12	. 8	96	Х	WOOD	METAL	2024	SLAB	CERAMIC		2024	2024
Health center	24	12	288	Х	WOOD	METAL	2024	SLAB	CERAMIC	1,868	2024	2024
Second Floor												
Conference Room	18	12	216	Х	WOOD	METAL	2018	SLAB	TRAVETINE		2018	2018
Office #1	12	9	108	Х	WOOD	METAL	2018	WOOD	LAMINATE		2018	2018
Office #2	16	12	192	Х	WOOD	METAL	2018	WOOD	LAMINATE		2018	2018
Hallway	12	2 3	36	Х	WOOD	METAL	2018	WOOD	LAMINATE		2018	2018
Storage	8	3	24	Х	WOOD	METAL	2018	SLAB	TRAVETINE	576	2018	2018
TOTAL FINISHED AREA DWELLIN	NG 2 of 2									2,444	39%	of total
												0.000
TOTAL FINISHED AREA DWELLIN	NG 1 & 2									6,343		
COTTAGE TERRACE, SCREENED	12	2 6	72		OPEN	METAL	2005	WOOD	WOOD	72	2005	2005
COTTAGE TERRACE, COVERED	48				OPEN	THATCH	2022	WOOD	TREX		2022	
KITCHEN TIKI HUT	12				OPEN	THATCH	2022	DIRT	PAVER		2022	
POND BRIDGE, COVERED	50				OPEN	THATCH	2022	WOOD	TREX	1,384	2022	
TOTAL OTHER FINISHED AREA	SECOND	ARY DWE	LLING							1,456		
TOTAL OTHER FINISHED AREA D	WELLING	1 & 2								4,017		

Property Dimensions – Other Structures

				Under	Wall	Roof	Roof	Floor	Floor	SF	YEAR	YEAR
<u>LOCATION</u>	<u>Length</u>	<u>Width</u>	<u>Area</u>	<u>Air</u>	<u>Type</u>	<u>Type</u>	<u>Date</u>	<u>Type</u>	Covering	TOTALS	BUILT	RENOVATION
GARAGE, DETACHED												
Primary (3 CAR)	44	24	1056	Х	WOOD	METAL	2005	SLAB	CONCRETE		2005	2005
Secondary (6 CAR)	55	20	1100	Х	WOOD	METAL	2023	DIRT	PAVER		2023	2023
Third (2 CAR)	24	18	432	Х	WOOD	METAL	2022	SLAB	CONCRETE	2,588	2020	2020
STABLES, DETACHED												
First Floor												
2 STALL	24	20	480		WOOD	METAL	2001	DIRT	NONE		2005	2005
2 STALL	28	19	532		WOOD	METAL	2001	DIRT	NONE		2005	2005
Tack Room	12				WOOD	METAL	2001	WOOD	CARPET		2005	2005
Storage	12	. 12	144		WOOD	METAL	2001	WOOD	WOOD		2022	2022
Work Shop	22	. 12	264		WOOD	METAL	2023	SLAB	CONCRETE		2023	2023
Tool Room	12	. 12	144		WOOD	METAL	2023	SLAB	CONCRETE		2023	2023
WC SHED	4	4	16		WOOD	METAL	2005	WOOD	WOOD	1,724	2005	2005
Second Floor												
Loft Area 1 (Front)	34	12	408	Х	WOOD	METAL	2023	WOOD	WOOD		2023	2023
Loft Area 2 (Center)	24	12	288	Х	WOOD	METAL	2001	WOOD	WOOD		2023	2023
Storage (Eaves)	24	12	288		WOOD	METAL	2001	WOOD	WOOD	984	2003	2003
RV/BOAT STORAGE, DETACHED												
COVERED	38	25	950		OPEN	METAL	2020	SLAB	CONCRETE		2020	2020
OPEN	24				OPEN	OPEN	2020	SLAB	CONCRETE	1,238	2020	2020
GREENHOUSE												
Large	14	10	140		PLEXIGLASS	PLEXIGLASS	2022	SLAB	CONCRETE		2022	2022
Small	10					PLEXIGLASS		SLAB	CONCRETE	200	2020	2020
UTILITY SHED, DETACHED	9	16	144		BLOCK	CONCRETE	2005	SLAB	CONCRETE	144	2005	2005
DOG KENNEL, DETACHED	4	8	32		WOOD	METAL	2005	WOOD	WOOD			
DOG KENNEL, DETACHED	8				WIRE	OPEN	2005	DIRT	DIRT	96	2005	2005
DRIVEWAY, MAIN	120) 16	1920				2001	DIRT	PAVERS		2001	2001
DRIVEWAY, REAR	450	12	5400				2005	DIRT	DIRT		2005	2005
PARKING AREA	65						2005	DIRT	DIRT		2005	2005
OTHER ROADWAY	450						2005	DIRT	DIRT	16,045	2005	2005
PATHWAYS	150	6	900				2020	DIRT	PAVERS	900	2005	2005
	100		300							300		2003

Property Values

Cost Approach

In 2024, the median sale price of a home in Palm City was

\$528,000, which represents a 28.8% increase compared to the previous year. Properties in the Farms Area ranged from 2 to 10 or more acres but most have 5 acres and the average price overall was \$847,200. As of July, 2024 there were 11 properties for sale with an average price of \$1,746,900. The house one lot to the west sold for \$1,800,000 in 2022 and the house to the east sold for \$1,100,000 in the same year. Within 5 miles of the Property, similar properties ranged in price from \$2.4 to \$4.3 million

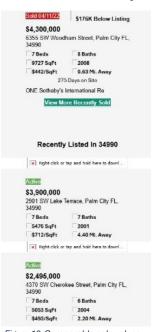


Figure 13-Comparable sale values

 When it comes to the cost per square foot, homes in Palm City are currently selling for an average of \$265 per square foot. This figure has risen by 4.3% since

2023. However, in the Farms Area, the average price was \$430 per square foot.

• Each property is unique. Some homes may have luxurious features like built-in pools and grand fireplaces, while others offer charming farmhouses with ample storage barns.

	LAND				low		high	а	verage				
5 ACRES	ag/residential			\$	325,000	\$	505,000	_	415,000				
	Improvements		\$/SQ FT		Sq ft	H			Value		DEPRECIATION		
	DRIVEWAY, MAIN	\$	3/3QF1 7	Н	1,920	Н		\$	13.440	-	DEFRECIATION		
	DRIVEWAY, REAR	\$	3		5,400			\$	16,200				
	PARKING AREA	\$	3		4,225			\$	12,675				
	OTHER ROADWAY	\$	3		4,500			\$	13,500				
	PATHWAYS	\$	7		900			\$	6,300				
	PERIMETER FENCING	\$	10		1,980			\$	19,800	\$	10,000		
	CROSS FENCING	\$	8		350			\$	2,800	\$	2,000		
	PUTTING GREEN							\$	5,000				
	POND ROCK LINING							\$	15,000				
	PLANTS (FRUIT TREES, PALMS ETC)							\$	25,000				
		TOT	AL LAND IMPROV	EM	ENTS			\$	129,715				
CTDLLC	TURAL IMPROVEMENTS												
SIKUC	TURAL IIVIPKUVEIVIENTS			AI	REA SQ. FT	%	OF TOTAL						
	TOTAL UNDER ROOF			Т	15,981	Т	100%						
	TOTAL UNDER AIR				9,771		61%						
	TOTAL LIVING AREA (UNDER AIR)				6,799		43%						
	TOTAL GARAGE (UNDER AIR)				2,828		18%						
	TOTAL OTHER (UNDER AIR)				144		1%						
cost value	per sq ft LIVING under air	\$	265	Ś	1,801,777								
	per sq ft OTHER under air	\$	200		594,400								
	per sq ft not UNDER air	\$	150		931,476								
	Total			\$	3,327,653								
DEPREC	IATION SCHEDULE					L							
			YEAR		SQ. FT.	%	OF TOTAL	c	OST VALUE	_	DEPRECIATION	NI	T VALUE
	CONSTRUCTION YEAR		1982		1,896	,3	10%	_	502,440		168,820		333,620
	CONSTRUCTION YEAR		2005		7,207		45%			\$	369,644	Ś	1,019,99
	CONSTRUCTION YEAR		2018		921		6%		244,065	\$	20,501	\$	223,56
	CONSTRUCTION YEAR		2020		1,730		11%	\$	259,500	\$	14,532	\$	244,96
	CONSTRUCTION YEAR		2023		4,183		26%	\$	836,600	\$	11,712	\$	824,88
	CONSTRUCTION YEAR		2024		384		2%	\$	101,760	\$	-	\$	101,76
	TOTAL				16,321		98%	\$	3,232,245	\$	585,210	\$	2,647,035
TOTAL E	STIMATED CURRENT VALU	ΕO	F PROPERT	Υ	PLUS II	VII	PROVEN	ΙE	NTS AS C)F	:	7,	/25/202
	LAND AND IMPROVEMENTS	\$	544.715										
	STRUCTURAL IMPROVEMENTS	\$	3,327,653										
		-											
	DEPRECIATION	\$	(585,210)	-									
	TOTAL	C	3.287.158										

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Property Taxes and Exemptions

County Tax Appraiser Data

The **COUNTY TAX APPRAISER** maintains information on the property

Property Owners Use Code/Property Class APOSTOL NICHOLAS & JEANNETTE 27-38-40-002-000-00420-9 5000 - 5000 Improved Ag Stables **Mailing Address Account Number** Neighborhood 5755 SW RANCHITO ST 17308 640000 Palm City Farms PALM CITY FL 34990 **Property Address Legal Acres** 5755 SW RANCHITO ST PALM CITY FL Tax District DISTRICT FIVE MSTU **Legal Description** Ag Use Size (Acre\Sq Ft) JOHN'S COMPOSITE MINOR PLAT NO 1 LOT E 4... + Read more

The **COUNTY TAX APPRAISER** also establishes the property valuation and consequent tax base. Martin County has a tax rate less than its neighboring Counties. The Palm City Farms area is designated **AG-RESIDENTIAL**, and this property has been granted an **AG Classification** in addition its current owners enjoy a **Homestead** and a **Seniors Exemption**.

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 325,000	\$ 1,200,840	\$ 1,525,840	\$ 670,078	\$ 855,762	\$ 50,000	\$ 805,762

While the property is shown as being built in 1982, the original structure represents barely 10% of the square footage under roof today. In actuality the average age of the square footage today is 15 years. This would place the average year built as 2009 rather than 1982.

County and State Exemptions Licenses and Certifications



The Property has received a County License to operate Boarding



Stables, a Plant Nursery and a Bird Sanctuary. It also has a State License for Aquaculture and a Class III Exotic Animal facility. It has been a registered Natural Habitat since 2004.



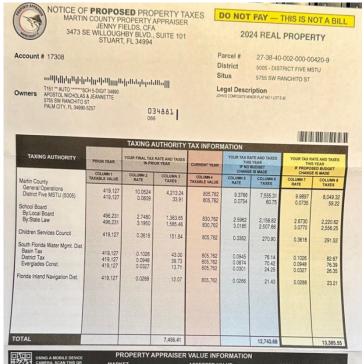
Figure 14-County Business Licenses

Figure 16-State Aquaculture Certificate Figure 15-Certified Wild

Figure 15-Certified Wildlife Habitat plaque There are three Homestead exemptions of \$25,000 each applied to the property. Taxes have increased from around \$1,800 in 2002 to \$7,500 in 2023. Proposed taxes for 2024

are \$13,385, an increase of 79% over 2023 taxes.

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA County 2024 Proposed property taxes



Assessed Market value: \$1,525,840

+ 27% over 2023

Tax rate per \$1,000= \$11.56

Mil Rate= 1.16%

USING A MOBILE DEVIC	MARKET	,	ALUE INFORMA	ASSESSED VALUE			
	VALUE	APPI	LIES TO SCHOOL MILLAGE	APPLIES TO NON-SCHOOL MILLAGE			
PRIOR YEAR	1,195,560		521,231	469,127			
CURRENT YEAR	1,525,840		855,762	855,762			
ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE	CURRENT VALUE	If you feel the market value of the property is			
SAVE OUR HOMES BENEFIT	ALL TAXES	472,729	447,478	inaccurate or does not reflect fair market value as of January 1, 2024, or if you are entitled to an exemption or classification that is not reflected, please contact the Martin County Property Appraiser's office at:			
NON-HOMESTEAD 10% CAP BENEFIT	NON-SCHOOL TAXES	52,104	0				
AGRICULTURAL CLASSIFICATION	ALL TAXES	201,600	222,600				
OTHER	ALL TAXES	0	0	(772) 288-5608			
EXEMPTIONS	APPLIES TO	PRIOR VALUE	CURRENT VALUE	or email: info@pa.martin.fl.us			
FIRST HOMESTEAD	ALL TAXES	25,000	25,000	If the Property Appraiser's office is unable			
ADDITIONAL HOMESTEAD	NON-SCHOOL COUNTY TAXES	25,000	25,000	to resolve the matter as to the market value, classification, or an exemption, you may file a			
ADDITIONAL HOMESTEAD	NON-SCHOOL CITY TAXES	25,000	25,000	petition for adjustment with the Value Adjustment Board. Petition forms are available online at:			
LIMITED INCOME SENIOR	COUNTY TAXES	0	0	www.pa.martin.fl.us			
TPP EXEMPTIONS	ALL TAXES	0	0	Petitions must be filed on or before:			
OTHER	ALL TAXES	0	0	September 09, 2024			

Figure 17-2024 Proposed County Property Tax

Assessed taxable Value; \$855,762

+82% over 2023

Tax rate per \$1,000= \$15.50

Mil Rate= 1.55%

Property Plants and Animals

The natural wildlife found on the property or nearby has included **Florida Panther**, **Bobcat**, **Coyote**, **Fox**, **Turkey**, **Opossum**, **Racoon**, **Armadillo**, **Wild Boar**, **Softshell Turtles**, **Gopher Tortoises**, **Blue Heron**, **Sandhill Crane**, **Bald Eagle**, **Red-Tailed Hawk**, **Cooper hawk**, **Wood Ducks**, **Rose Spoonbills** to name a few.

Farm animals on the property include **Geese**, **Muscovy Ducks**, **Peacocks**, **Alpacas**, **Donkeys and Horses**. The pond is fully stocked with **Catfish** and **Tilapia**.



Figure 18-Animals at Yardley Farms

The property is full of trees and tropical vegetation including *Cypress-Pine-Maple-Teak-Live Oak-Bamboo* and a variety of *Palms* to include *Foxtail-Christmas-Bismark-Washingtonian-Coconut-African Date-Philippine-Fan-Royal-Queen* and *Palmetto*. Fruit trees include *Pineapple-Banana-Fig-Papaya-Mango-Avocado-Lemon-Orange-Lime-Cherry-Peach* and *Guava*. The vegetable garden has *Tomatoes*, *Grapes*, *Lettuce*, *Peanuts*, *Sunflower*, *Hot and Sweet Peppers* and *Cucumbers*. The Herb Garden has *Dill*, *Parsley*, *Mint*, *Rosemary*, *Thyme*, *Cilantro*, *Basil*, *Chives and Oregano*.



Figure 19-Fruit Trees at Yardley Farms

Property Layouts and Surveys

County Plans on file

The County surveys the Property every 5 years to update its records. The latest drawings now show year of construction of each room or area. The following are the current

property drawings made by the County in 2023: **Stables and Garages** STABLE Yr=2005 SHED (816) SHED Yr=2005 (16) DETGAR Yr=2005 (342) DETGAR 3 0

Figure 20-County Appraiser Barn/Garage floorplan

Primary Dwelling

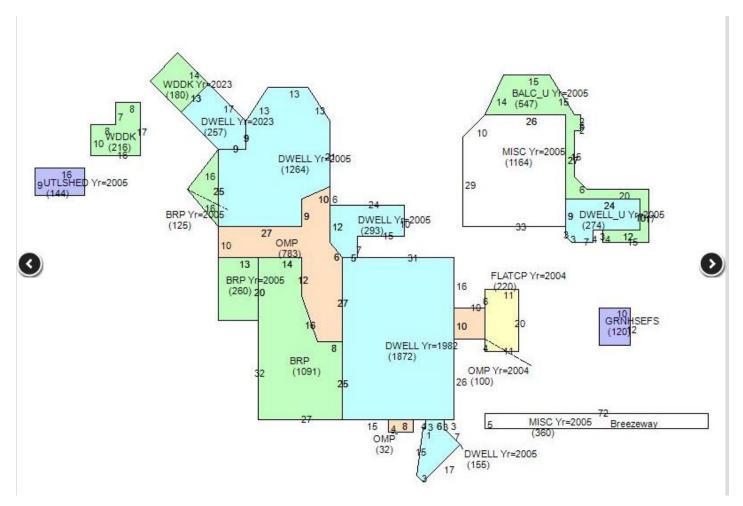


Figure 21-County Appraiser Main Dwelling floorplan

Secondary Dwelling and Outbuildings

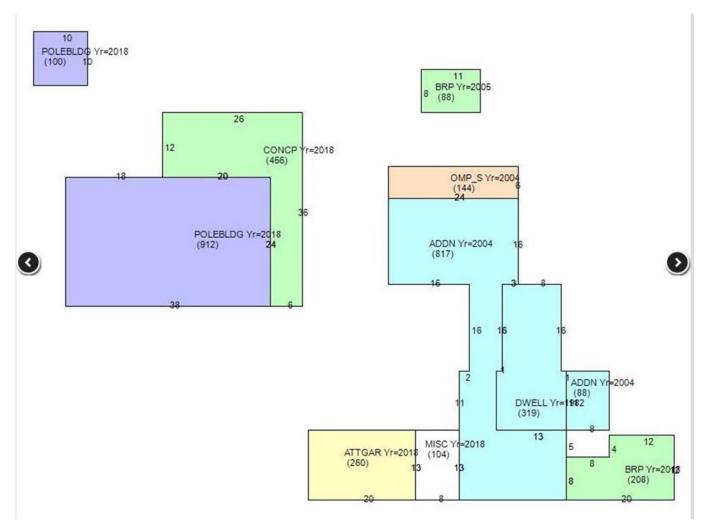


Figure 22-County Appraiser Guest Cottage and RV/Boat Storage floorplan

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA The current 2024 County Property Appraiser Information Card

Gener	al Information	Property Location Map						
Parcel #	273840002000004209			No.	EXME V			
O N	APOSTOL NICHOLAS &	1				经 可信用。第		
Owner Name:	JEANNETTE							
	5755 SW RANCHITO ST	<u> </u>		# A	1000	THE RESERVE		
Owner Address: PALM CITY, FL 34990		3 0 6				COLLEGE OF SERVICE		
Site Address:	5755 SW RANCHITO ST PALM CITY, FL 34990	B.A.				1		
Storm Surge Evacuation Zone:	N/A					34		
Flood Zone - BFE:	X, AE - N/A' NAVD	Washington .	- T					
FIRM Panel:	12085C0140H	1 - 100		-				
Urban Service District:	Outside	9						
Municipality:	Unincorporated Martin County	1		No.	SMELL X			
Taxing District:	District 5	-	S SAINT					
ISO-PPC Rating:	10	200			The said	PARTIE		
Subdivision infill applicability:	N/A	all.						
Development	200	Election	on In	formati	on			
Imposed Conditions:	Required	Election Information						
Building Design W	ind Speed		on District:	5				
Occupancy Category	140, 160, 170	Commissi	011 010011001	Edward Ciampi 772-288-5400				
I,II,III/IV:	110, 100, 170	Clerk of C		Carolyn		772-288-5400		
	Land Use	Court:	ii cuit	Timmann		772-288-5576		
Land Use information	n can change frequently, please	County Sh	eriff.	William Snyder		772-220-7000		
verify with the Marti	n County Growth Management		roperty Appraiser:		Fields	772-288-5608		
Department at 772-	288-5495	School				772-219-1200		
Zoning:	ning: A-2		Superintendent:		el Maine			
Zoning Details:	g Details: N/A		Supervisor of		183 184			
Future Landuse	AG. RANCHETTE	Elections:		Vicki Davis		772-288-5637		
Landuse Details:	N/A			Ruth				
Communi	Tax Collec	tor:	Pietruszewski		772-288-5600			
CRA:	N/A		Utilitie	s & Solid Waste				
CRA Regulating Plan:	N/A	Service:	Utility:	Availability		: Phone:		
	Schools	Water:	N/A	- 1	I/A	N/A		
School information obtained from the Martin County		Sewer:	N/A	N/A N/A				
School District system, 772-219-1200		Recycle Collection:		Recycle Friday				
Elementary School: Citrus Grove Elementary		Trash Collection:		Garbage Tuesday and Friday				
Middle School: Hidden Oaks Middle School		Yard Wast	_	Yard Waste Wednesday				
High School:		Collection	:					
	1990			Prin				

Figure 23-County Appraiser Information Card

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Property Measurement and Elevation Status

Land Survey - Original

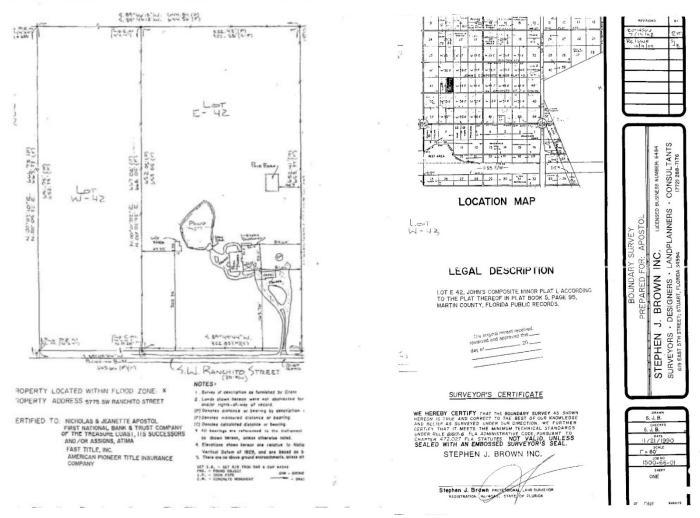


Figure 24-Property Survey 2002

FEMA Flood Data



Figure 26-FEMA Property AE zone area Map

Zone X – Moderate Probability

Zone X – Low Probability

The overall rating for the Palm City Farms Zone is "AE" which signifies High Risk for flooding within the 1% probability in the 100 year flood. The property is well outside the Hurricane evacuation zone established by the Emergency Management Office. Although not required,

a Flood Insurance Policy is kept with Wright Insurance at an annual cost of \$858.

Global warming studies call for sea levels to rise over

the next 50 years. A 19 foot rise in sea levels shows that the Property remains dry.

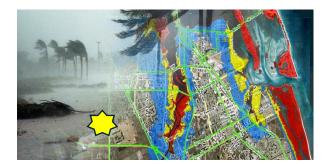


Figure 28-EVACUATION ZONES MAP



Figure 29-Global Warming 19' sea level rise map

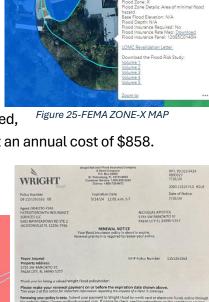


Figure 27-Flood Insurance Policy

FACILITIES

Stables and Garages

Ground Floor Layout:

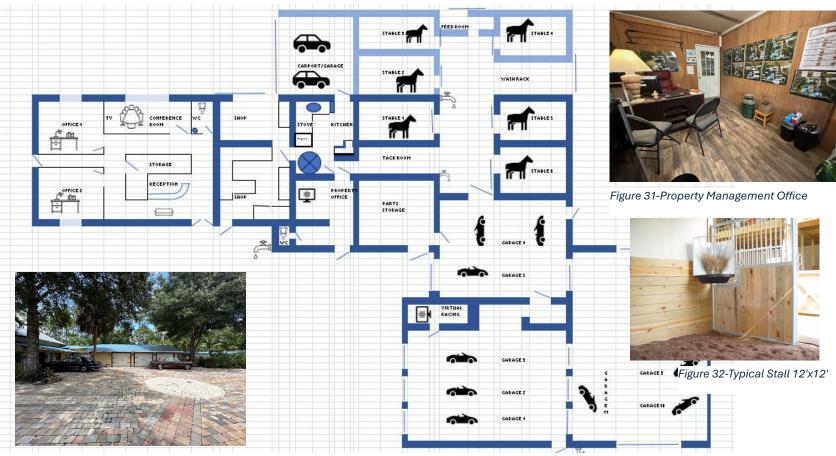


Figure 30-Stables and Garages floorplan 2024

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Second Floor Layout:

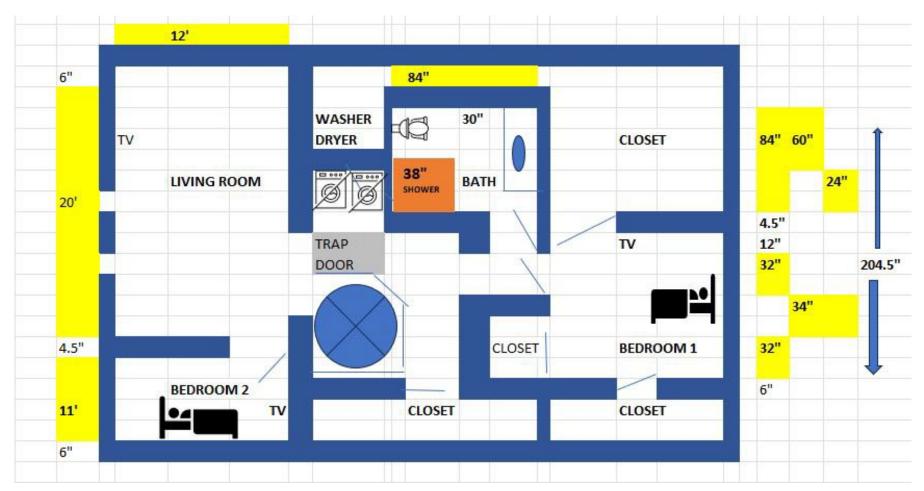


Figure 33-Stables second level floorplan 2024

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Secondary Dwelling floorplan

Ground Floor layout







Figure 34-Cottage Main Floor Layout

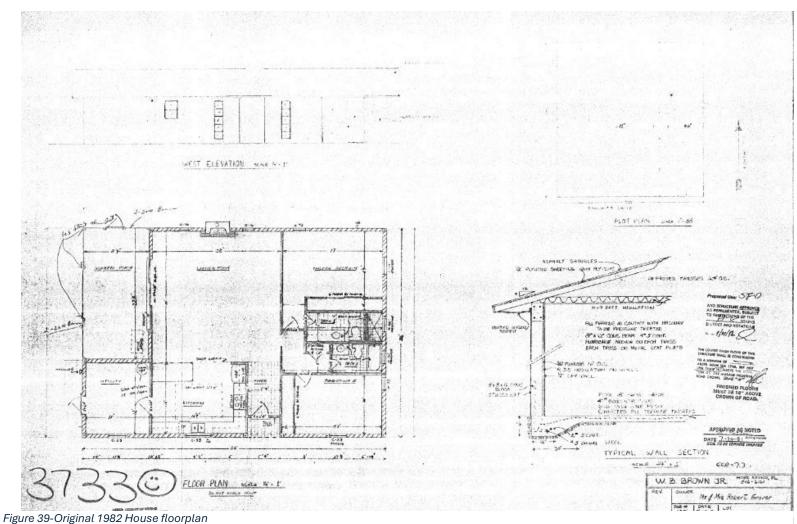


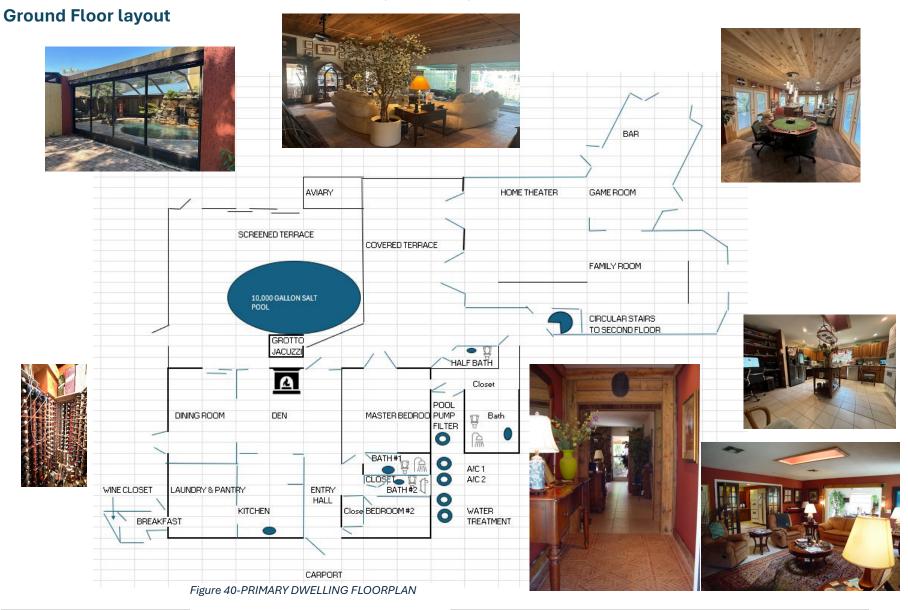
Second Floor layout



YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Main Dwelling floorplan

Original House Plan - Main Dwelling 1982





YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA



YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA PROPERTY SYSTEMS and EQUIPMENT

Landscaping 14 Zone Irrigation System

Irrigation Sprinkler System Layout

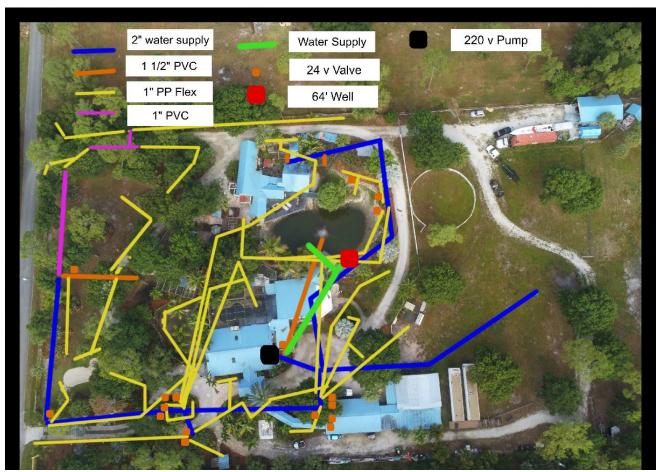


Figure 42-Irrigation System Distribution

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA WYZE Wifi Sprinkler Control Heads Wiring

WYZE SPRINKLER CONTROL HEAD WIRING DIAGRAM

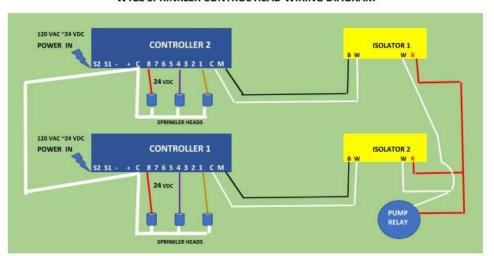




Figure 43-WYZE WIFI Sprinkler System





B





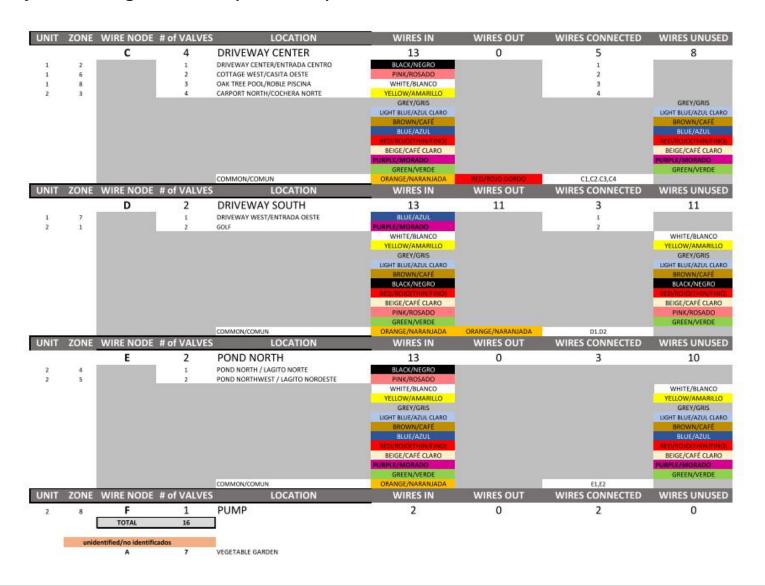
<u>Irrigation system Wiring Schematic</u>

SPRINKLER CONTROL SYSTEM

UNIT	ZONE	WIRE NODE	VALVE #	AREA	CONTROL COLOR	NODE COLOR	VALVE COLOR	HEADS - ROTOR	HEADS - FIXED
1	1	В	1	DRIVEWAY EAST/ENTRADA ESTE	BLUE/AZUL	GREY/GRIS	GREY/GRIS	r .	
1	2	C	1	DRIVEWAY CENTER/ENTRADA CENTRO	BROWN/CAFÉ	BLACK/NEGRO	BLACK/NEGRO	100	
1	3	В	2	CARPORT SOUTH/COCHERA SUR	RED/ROJO(THIN/FINO)	PINK/ROSADO	PINK/ROSADO		
1	4	A	1	CEMETARY/CEMENTERIO	GREEN/VERDE	GREEN/VERDE	GREEN/VERDE		
1	5	A	2	HYDROPONIC/SISTEMA HYDROPONICO	WHITE/BLANCO	WHITE/BLANCO	WHITE/BLANCO		
1	6	C	2	COTTAGE WEST/CASITA OESTE	YELLOW/AMARILLO	WHITE/BLANCO	WHITE/BLANCO		
1	7	D	1	DRIVEWAY WEST/ENTRADA OESTE	RED/ROJO (FAT/GORDO)	BEIGE/CAFÉ CLARO	BLUE/AZUL		
1	8	C	4	OAK TREE POOL/ROBLE PISCINA	WHITE/BLANCO	BEIGE/CAFÉ CLARO	BLACK/NEGRO		
2	1	D	2	GOLF	RED/ROJO (FAT/GORDO)	PURPLE/MORADO	PURPLE/MORADO		
2	2	A	3	POND NE/LAGITO NORESTE	BLUE/AZUL	BLUE/AZUL	BLUE/AZUL	N.	
2	3	C	3	CARPORT NORTH/COCHERA NORTE	BEIGE/CAFÉ CLARO	YELLOW/AMARILLO	YELLOW/AMARILLO		
2	4	E	1	POND NORTH / LAGITO NORTE	RED/ROJD(THIN/HINO)	PURPLE/MORADO	BLACK/NEGRO	e-i	
2	5	E	2	POND NORTHWEST / LAGITO NORGESTE	GREEN/VERDE	BLACK/NEGRO	BLACK/NEGRO		
2	6			ERROR - CONSTANT VOLTAGE - ERROR				l)	
2	7	A	4	POND LAWN NORTH / LAGITOGRAMA NORTE	YELLOW/AMARILLO	YELLOW/AMARILLO	BLACK & WHITE/NEGRO Y BLANCO		
2	8	F	1	POND FOUNTAIN/FUENTE LAGITO	GREENtoWHITE/BLANCO	0.57	GREEN/VERDE	0	1
2	16	TOTAL	15					1000	

UNIT	ZONE	WIRE NODE	# of VALVES	LOCATION	WIRES IN	WIRES OUT	WIRES CONNECTED	WIRES UNUSED
89		Α	5	GARAGE SOUTH	7	0	5	2
1	4	10	1	CEMETARY/CEMENTERIO	GREEN/VERDE		1	
1	5		2	HYDROPONIC/SISTEMA HYDROPONICO	WHITE/BLANCO		2	
2	2		3	POND NE/LAGITO NORESTE	BLUE/AZUL		3	
2	7		4	POND LAWN NORTH / LAGITOGRAMA NORTE	YELLOW/AMARILLO		4	
			5	VEGETABLE GARDEN/PLANTAS VEGETALES	BEIGE/CAFÉ CLARO			BEIGE/CAFÉ CLARO
					RED/RODO			RED/ROJO
				COMMON/COMUN	ORANGE/NARANJADA		ALL	
UNIT	ZONE	WIRE NODE	# of VALVES	LOCATION	WIRES IN	WIRES OUT	WIRES CONNECTED	WIRES UNUSED
W. C.		В	2	DRIVEWAY EAST	13	4	5	3
11	1	d (4)	1	DRIVEWAY EAST/ENTRADA ESTE	BLUE/AZUL	- 10	1	
1	3		2	CARPORT SOUTH/COCHERA SUR	RED/ROJOCTHIN/FIND)		2	
1	7		- 0	DRIVEWAY WEST/ENTRADA OESTE	BEIGE/CAFÉ CLARO	RED/ROJO GORDO	D1	
2	1			GOLF	PURPLE/MORADO	RED/ROJO GORDO	D2	
					GREEN/VERDE			GREEN/VERDE
1	- 6			COTTAGE WEST/CASITA DESTE	WHITE/BLANCO	C2		The National Control
1	8			OAK TREE POOL/ROBLE PISCINA	YELLOW/AMARILLO	C4		
1	2			DRIVEWAY CENTER/ENTRADA CENTRO	BLACK/NEGRO	C1		
					BROWN/CAFÉ			BROWN/CAFÉ
2	3			CARPORT NORTH/COCHERA NORTE	PINK/ROSADO	C3		Name of the last o
					GREY/GRIS			GREY/GRIS
					LIGHT BLUE/AZUL CLARO			LIGHT BLUE/AZUL CLARO
				COMMON/COMUN	ORANGE/NARANJADA	RED/ROJO GORDO	ALL	
					The second second			

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Irrigation System Wiring Schematic (continued)



Potable Water System

Well Water Distribution



Figure 44-Potable Water Distribution

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA **Well Water Treatment System**







BEFORE TREATMENT

AFTER TREATMENT

IRRIGATION WELL







KINETICO SOFTENER and SULPHUR OUT FILTER plus UV UNDERSINK

KITCHEN REVERSE OSMOSIS

Water Pressure/Pump and Monitoring System

The potable water serving the Property is supplied from a 64' shallow well by a 1.5 HP electric pump and an 85 gallon **A.O Smith** pressure tank installed in 2022. The 1" supply line operates at 65 PSI delivering 2.5 gallons of purified water to outlets. A **STREAMLABS** monitoring system provides water usage data by WIFI.



Iphone STREAMLABS Screen



STREAMLABS SENDER



85 GALLON PRESSURE TANK

Water Heaters

There are five water heaters on the property. In the kitchen of the Main Dwelling there are two: an ENVIROTECH whole house on-demand heater and a 40 gallon A.O. Smith Signature 100 heater. The tankless unit can be used for economic normal use. It only draws power when hot water is required but at start-up can pull 70 amps. The tank unit draws power constantly to maintain a hot water reserve and is ideal for use when operating on generator power but has a draw of under 30 amps. There is another 40 gallon tank heater in the secondary dwelling. The stables kitchen and bathroom are served by an on-demand tankless heater and the birdhouse kitchen is served by a 25 gallon tank heater.

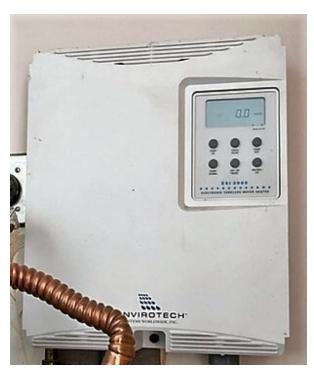


Figure 48-Primary Dwelling 40 gallon tank water heater



Figure 46-AO Smith on-demand 220V Water heater in Stables



Figure 45-Cottage 40 gal water heater



Figure 47-Bird Kitchen 25 gal water heater

Figure 49-Tankless water heater

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Laundry Washer and Dryer Systems



Figure 51-Samsung Washer and Dryer set



Figure 53-LG 7.4cu ft washer/dryer





Figure 52-Samsung Washer/Dryer digital controls

There are three washer/dryer systems on the Property. The Primary Dwelling has a 2023 electric SAMSUNG 5.4 cu ft large capacity washer and 7.4 cu. Ft. large capacity dryer with digital controls. The secondary dwelling has a 2023 LG 7.4 cu ft one piece over/under washer dryer. The Stables apartment has a pair of 2018 Whirlpool Duette large capacity electric units.



Figure 50-Whirlpool Duette units



Waste Water System



Septic Tanks are pumped and certified every three years. The last annual service was performed in March of 2023. A 1,000 gallon per day

Anerobic/Aerobic backup Staehlermatic sewage treatment plant converts the Primary dwelling discharge





water to grey water which can then be safely discharged into the pond. It operates on an air

Figure 54-Sewage Treatment Distribution

pump drawing 40 watts and is designed to accept the effluent that collects in the existing septic tank and cannot be discharged to the drain field. This is necessary in the event the drain field system were to fail or be flooded over.

Solid Waste (Garbage) Management



Figure 56-Recyclables collection

Garbage collection is provided by the County at an approximate current cost of \$450 per year included in Property Tax billing. Regular garbage is collected on Tuesdays and Fridays and recyclables are collected on Fridays. In addition, yard waste is collected on Wednesdays. A small shed was installed on the street in which the garbage cans are stored. This prevented garbage awaiting pickup to become rain soaked or be ransacked by wild animals or dogs.



Figure 55-garbage storage hut

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Air Conditioning Systems



Figure 57-Air Conditioning Systems

74/ UNDER 10 MIN 68 · 74

Climate control is provided throughout the Property. The Primary Dwelling and its large family room

are served by Goodman central air systems with variable speed air handlers

mounted in the attic. The 3 $\frac{1}{2}$ and 4 $\frac{1}{2}$ ton units were installed in 2022 and have 16

and 18 SEER ratings. The Primary dwelling air handler has a HALO Whole house In-Duct Air Purifier installed. The units are controlled by NEST thermostat control units accessible also by Wifi. The attic of both structures has been treated with 4" of open-cell foam

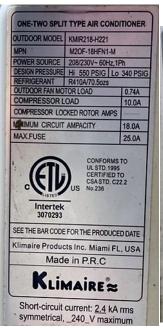
insulation which reduces energy costs. The Secondary structure has both its walls and roof treated in similar fashion. The garage also has been foamed which not only helps to insulate the buildings but also is a fire retardant. Dry cell foam can reduce heating and air conditioning costs by 30%.













ONE-TWO SPLIT TYPE AIR CONDI	TIONER
OUTDOOR MODEL KMIR218-H221	3
MPN M2OF-18HFN1-M	-
POWER SOURCE 208/230V - 60Hz, 1P	h
DESIGN PRESSURE HI 550 PSIG Lo	340 PSIG
REFRIGERANT R410A/70.5ozs	
OUTDOOR FAN MOTOR LOAD	0.74A
COMPRESSOR LOAD	10.0A
COMPRESSOR LOCKED ROTOR AMPS	-
MINIMUM CIRCUIT AMPACITY	18.0A
MAX.FUSE	25.0A
CONFORMS UL STO 1995 CONFORMS UN STO 1995 CONFORMS UN STO 1995 CONFORMS UL STO 1995 CONFORMS UN STO 1995 CONFORMS UL STO 1995 CONFORMS UN STO 1995 CONFORMS	12
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YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA **Electrical System Distribution**



Figure 62-Electrical System Distribution

any mobile device. A 65Kw solar energy system installation is planned for 2025 with the capacity to provide complete off-grid power capability offering a \$15,000 annual cash savings. Current rates are RS1 (Residential) but with three meters commercial rates may apply to one or more. It will be rack mounted along the North edge of the property.

The property is currently served by one meter and a 150

Amp breaker panel in the Primary dwelling. All service from the street and throughout is buried. When FPL places supply lines underground in 2025-26, two additional

meters will be added - one for the stables and garage and one for the secondary dwelling.

A 17,500 watt Generac gasoline powered

Figure 63-17.5KW Generac

generator provides power to the entire property during outages. A Wifi

monitoring system allows remote monitoring of key circuits from



Figure 61-Daily power consumption graph (January 2023)

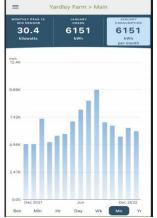


Figure 64-WIFI Energy Use

Screenshot

Figure 60-Monthly power consumption (2022)

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Communication Systems

A distinct advantage offered at Yardley Farms is the fiber optic 5 gigabyte internet service provided by ATT at a monthly subscription of \$203. The normal service offered by ATT is 6 MB throughout Palm City farms area and no alternative providers exist. A private line has been installed by ATT to service the Property's Ubiquiti server and Wifi system delivering internet by cable and wirelessly throughout the property. A Dish Network satellite service with 7 drops provides TV entertainment services. Streaming services via internet are also available throughout. Phone service is available via VOIP.



Figure 65-Communications networks layout

The existing system provides direct telephone voice lines from Panama, Switzerland, Hong Kong and Puerto Rico as well as 5 local domestic lines. A four line telephone system permits communication sharing and intercom service between all structures.

A Hughes
Satellite System
was installed to
provide up to
30Mb internet
access directly
from the
satellite. It is
currently not



Figure 66-Hughes Satellite Transciever

being used but during Hurricane aftermaths, it is very reliable. In 2024 a backup Starlink system was installed at a monthly cost of \$99

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA **Safety and Security**

Camera and Alarm Systems



The server network also connects several dozen cameras providing remote surveillance of most areas on the property day or night.

The property is completely fenced and cross fenced. There are two main entrances with motorized gates

security.

controlled remotely by WIFI. The cameras at each gate provide added

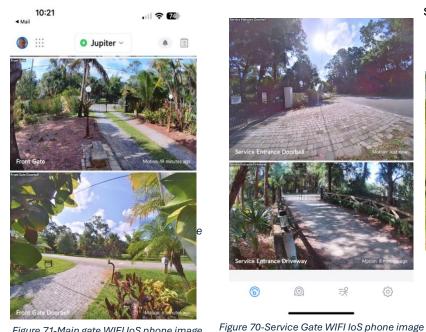


Figure 71-Main gate WIFI IoS phone image



intercom



Figure 69-Front gate



Figure 67-Camera positions



YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Access Conrols

Certificate of Security System Monitoring
AJANA RELAYING.

The Certificate System Monitoring AJANA RELAYING.

The Certificate System Nontering reflects that a Security dama system is currently being executing at Advance.

The Certificate System System Nontering reflects that a Security dama system is currently being executing at Advance.

The Certificate Against System S

A remote security service provides monitoring for fire and burglary.

In the main dwelling, all windows and doors have intrusion alarm sensors and in the larger rooms

READY

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Figure 73-Alarm Control

motion detectors are also deployed. There are Smoke and CO2 detection systems installed in the primary and secondary Dwellings as well as the Stables and Garages. Each gate has two cameras and individual intercoms to communicate with visitors. The Wifi system allows the property owner to communicate and control the gates from any remote site serviced by internet. The front gates

personnel (Fire or Police). In the event of an emergency, these services can respond to a 911 call, for example, and gain access to the Property by opening the Fire Box with a special key that only they have. Inside they find the remote control, keys or other tools placed in the Fire Box by the owner that permits easy access to everywhere on the property.

are also equipped with Fire Boxes which are only accessible by emergency services



Figure 79-Fire Box

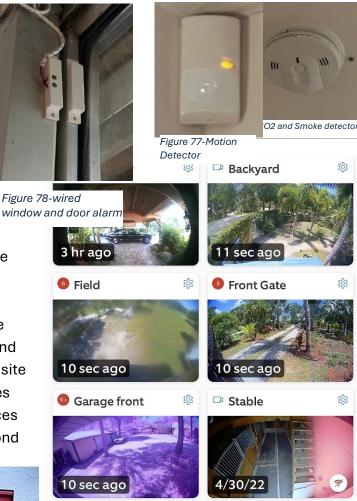


Figure 74-RING Security cameras on IoS phone

Most main access doors have electronic combination locks as well as keyed locks. A few use biometrics.

Most locks are accessible via Wifi.



Figure 80-Gate Keypad





Figure 85-Biometrics Lock w/camera Wifi





Figure 84-Iphone lock control





Figure 82-Garage door control







camera access



Figure 83-Iphone lock view screen

Fire Protection Systems



Figure 88-First Alert Control Panel

A remote security service provides monitoring for fire and burglary. The Primary and Secondary



Figure 87-Fire Sprinkler Head

Dwellings as well as the Garages and Stables are connected to a fire suppression Sprinkler System fed by a 2 HP pump and its own well. In addition, the pond has a dry hydrant installed



Figure 89-Monitoring Service



Figure 86-Dry Hydrant Connect

allowing a fire department the ability to hook up a tanker truck to use the 50,000 gallon pond as a source of water. The same connection allows a fire department pumper truck to distribute water directly to the Sprinkler System from two locations – one from a connection outside the property on Ranchito Street and one within the property convenient to all structures. In 2004, following Hurricane Frances, a fire started in the garage. The Fire Department was on scene in 6 ½ minutes and the fire was extinguished in less than 5 minutes. Numerous portable fire extinguishers are located throughout the Property

Safe Rooms



There are two safe areas to provide safety from high winds and one safe room. The Breakfast room, off of the main dwelling kitchen, has reinforced concrete wall and roof and one of the bedrooms in the secondary dwelling has reinforced concrete walls and roof providing safety from hurricane and tornado winds. The primary safe room is located off of the master bedroom in the primary dwelling. It serves as a second bathroom and a

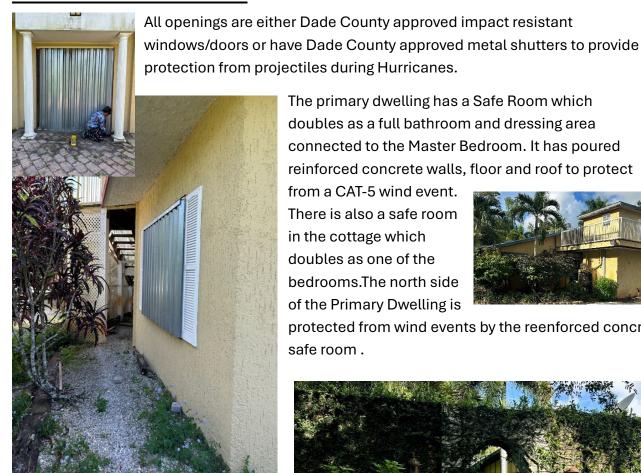


Figure 90-Access to safe-room CLOSED

closet/dressing room. It has two protected access doors to the outside and a secret access door

from the master bedroom allowing the owners to escape in the event of a home invasion to the safe room without leaving a track of their escape.

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA **Hurricane Wind Protection**



The south side has a protective wall that serves as a wind block for the Primary Dwelling as well.

The primary dwelling has a Safe Room which doubles as a full bathroom and dressing area connected to the Master Bedroom. It has poured reinforced concrete walls, floor and roof to protect

from a CAT-5 wind event. There is also a safe room in the cottage which doubles as one of the bedrooms. The north side of the Primary Dwelling is

protected from wind events by the reenforced concrete safe room.









several built in the wall of the cave of the whirlpool.

Figure 92-Pool nightime view

The Primary Dwelling has a 10,000 gallon inground, heated freeform screened salt pool. The pool has a blue-green marbelite surface and a whirlpool inside a stone cave. The deck is covered in flagstone. There is a skimmer and a floor drain as well as three return jets in the main pool. There is also a return from above the whirlpool stone cave which cascades as a waterfall into the pool. An electric vacuum with Wifi control assures the pool floor and sides stay clean.

The pool light is LED and can be set for one of a dozen colors by remote control. There are also lights mounted in the screen frame above the pool and





Figure 93-Pool Waterfall



The main pool pump is a Jandy variable speed pump connected to a PENTAIR INTELLICHEM unit and the POOL PRO box.



Figure 97-Pool Covered Terrace



Figure 95-Pool robot cleaner



The actuator control valves are Goldpro

Figure 94-Chlorine generator

Pentair, The Pentair acid system is controlled by

the



Figure 96-Pool Chemistry Controller

Intellichem unit which monitors and controls the basic pool chemistry automatically. The pool is heated by a Tropi Cal pool/spa electric heater and the filtration is accomplished using a cleanable Pentair 120 sq ft paper filter cartridge. The entire system can be managed via Wifi from an Iphone. The Aqualink RS4 6700 REV C Control Panel inside the Primary Dwelling also provides control over the pump and landscape lighting.

Other Amenities

Golf Putting Green



Figure 98-Putting Green daytime



The property has a 40' x 10' irregular shaped Putting Green with two cups and two sand traps. The Green is covered by professional grade nylon artificial turf and lit for nighttime practice. The approach to the Green is approximately 70 yards allowing for both the short game and the putting to be practiced in all weather conditions.



Figure 99-Golf Putting Green at night

This Par 3 hole was installed in July of 2022.

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA RV/Boat Storage



Figure 100-RV and Boat Service

It is equipped with a hydraulic lift capable of 9,000 pounds and has an air compressor as well as tool storage. It has internet access and 1-Phase 220 volt power. It has been used for exotic car restoration in the past few years.



Figure 101-RV and Boat Storage

This facility is 40' x 24' with a concrete slab that extends out another 12 feet. The ceiling is 14' high and was designed to house a large RV and a couple of boats (one 42' long and the other 20' long for water skiing).



Figure 102-9,000 LB Hydraulic lift

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Vehicle Parking and Garages

There are two garages on the Property. One is an attached SINGLE car garage for the Secondary Dwelling. The other is a detached garage with 6 access points and space for up to 10 cars. Both are air conditioned. There is a carport at the entrance to the Primary Dwelling and a 4,500 square foot area covered with pavers that can accommodate a dozen more vehicles.



Figure 103-CARPORT



Figure 105-PAVED PARKING AREA

te controls and Wifi

Figure 106-INTERIOR SECURITY CAMERA VIEW

The garage has secured access via doors with remote controls and Wifi access. Doors have hurricane reinforcement. There are also video cameras monitoring the interior and exterior.

The main garage is ideal for a car collector to show off fine automobilia with space for up to 12 vehicles.



Figure 107-Hurricane reenforcing bars

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Virtual Car Racing/Flight Simulator

In the northeast corner of the main garage, there is a Virtual Car Racing System installed. With a direct network connection at 1 GB speed, the system permits on-line virtual racing on any

Figure 108-Classic Cars Exhibition

racetrack worldwide and the use of hundreds of racecars in the database including some of those parked in the garage behind. The system can be switched over to incorporate a Flight Simulator for multi-engine prop and jet aircraft.



Golf cart/EV charging station

Figure 109-Virtual Racing Simulator

Figure 111-Flight Simulator

Figure 110-Virtual Car Racing



Figure 112-Golf Carts charging Station

A covered parking area with battery chargers is conveniently located adjacent to the Primary Dwelling carport and front door. It houses two golf carts for use on the Property. A ChargePoint Home Flex Level 2 EV Charger J1772, Nema 14-50 Outlet 240V Fast Charger, Electric Vehicle Charging EV charging station is also installed for convenient charging of visiting cars.

Figure 113-EV Charging Station

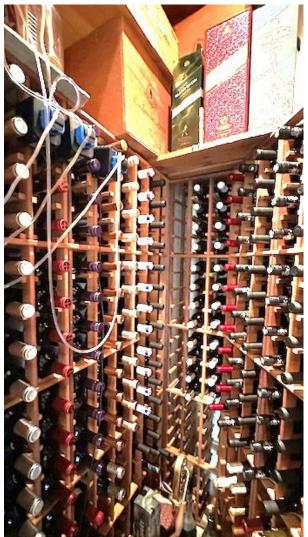


Figure 114-Wine closet showing dispensers

There is a small breakfast room just off the kitchen in the main dwelling. It looks out on the walled garden and has an exit to the main driveway as well. In the corner, a wine / liquor closet has been built with concrete walls and roof to maintain a temperature of generally 68-72F.

The door has a combination lock to assure only authorized persons can access the closet contents.

There is also a system installed that dispenses set quantities at set times of

any three liquids to receptacles located outside the locked closet. The dispensers are managed via Wifi accessed through the network.

The racks have space for 320 standard sized 750ml bottles.



Figure 117-Breakfast room before wine closet closed in

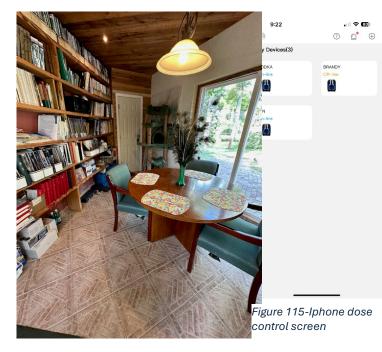


Figure 116-Breakfast room after wine closet closed in

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Greenhouses and Hydroponics



There are two greenhouses installed on the Property. Both are made with aluminum frames, clear plexiglass panels mounted on concrete slabs. Both have electrical power and water. The smaller one is 5'X8' and is set up to grow seedlings. The larger one is 10' x 16' and was erected in 2022. The latter one houses a unique hydroponic system and is used to grow the seedlings into produce. It has been successfully used with lettuce, Stevia, and tomatoes.



Figure 123-Small Greenhouse



Figure 120-Seedlings hydroponics



Figure 119-Potting supplies



Figure 118-Seedling Preparation



Figure 121-Hydroponic system

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Workshop, Parts and Materials

To properly maintain the Property, there is a need to have adequate spare parts and materials available on hand, the tools with which to effect the maintenance and a workshop in which to perform the work. Though there is a Home Depot, Lowes and other suppliers within a 10 mile radius, repairs often need immediate attention and often occur at inopportune moments. Obtaining repair services is not always timely and can become very expensive. Having some level of mechanical skills available on the Property is almost a prerequisite to owning a property such as Yardley Farms. The Property is stocked with a large supply of electrical and plumbing supplies to resolve virtually every situation that might arise. A full array of landscaping tools are kept to respond to every need such as weed whackers, hedge trimmers, edgers, shovels etc. There are all types of electric and air powered tools with which to accomplish every sort of construction task as well as battery chargers, saw sharpeners, and electric

meters, drills, sanders, saws, tile cutters, ground compactors, pumps, generators and

more.



Figure 124-Landscaping tools



Figure 126-Gas Powered Tools



Figure 125-Workshop

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Weather Systems



A DAVIS Vantage Vue weather station is mounted atop a 40' mast on the Primary dwelling. It is solar powered and feeds a signal via Bluetooth to a panel mounted

inside. The panel is connected to the Network and transmits the data via internet. The data is used by the Weather bureau as one of its sampling stations. A report is sent daily and displayed on an Iphone as well as other devices connected to the internet.

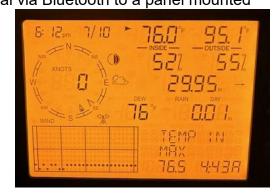


Figure 127-Davis weather station screen



Figure 130-A Weather Picture display

Гетр	77 °F
High Temp	91 °F at 1:48 PM
Low Temp	77 °F at 10:51 PM
Hum	89 %
Heat Index	80 °F
Wind Chill	77 °F
Dew Point	73 °F
Barometer	30.00 in Hg
Wind Speed	0 mph
Wind Direction	=
High Wind Speed	7 mph at 12:22 PM
10 Min Avg Wind	0 mph
Rain Rate	0.00 in/h
Day Rain	0.00 in
Month Rain	5.45 in
/ear Rain	19.96 in

Figure 128-Davis Weather Station Report

Equipment and Vehicles

The Property has equipment consisting of motor vehicles, tractors, and trailers necessary to provide support. These include:

- 1) 1995 Bobcat 2400
 - Grapples
 - Forks
 - Bucket
 - Backhoe









Figure 134-Grapples

Figure 133-Bobcat 2400

Figure 132-Backhoe

Figure 131-Ford F250 P/U

- 2) 2001 Ford F-250 Diesel 4x4 long bed super duty dual cab pickup truck w/tow hitch and Gooseneck ball
- 3) 2001 Ford 4x4 Expedition 9 seat w/tow kit Eddie Bauer Edition
- 4) 1992 Z-Track 72" John Deere Z797 lawnmower
- 5) Trailers
 - 16' double horse trailer
 - 16' Open trailer
 - 16' Closed trailer
 - 20' Boat trailer w/ winch



Covered Trailers

Figure 135-16' open Figure 136-Horse and trailer



- 6) 16' Car Hauler w/ electric winch
- 7) 1985 Volvo WHITE Tractor day cab dual axle diesel with one 45' and one 48' trailer



Figure 139-Zero Turn 72" mower



Figure 141-Car haul trailer



Figure 137-45' and 48' trailers



Figure 138-White truck

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA PROPERTY OPERATING COSTS

The basic costs for taxes, insurance and utilities are currently running \$38,535 per year. Adding labor costs for contracted labor to clean the dwellings weekly, provide landscaping services weekly and undertake general maintenance adds another \$54,600 per year bringing the daily cost to \$255. If the property were to be registered in the name of the 501(C)3 entity and the solar system were to be active, the annual carrying charges would be reduced by \$28,900 or roughly 30%. If the owner undertook all cleaning, landscaping and maintenance work himself, then the costs would be only \$8,535 per year – less than \$25 per day.



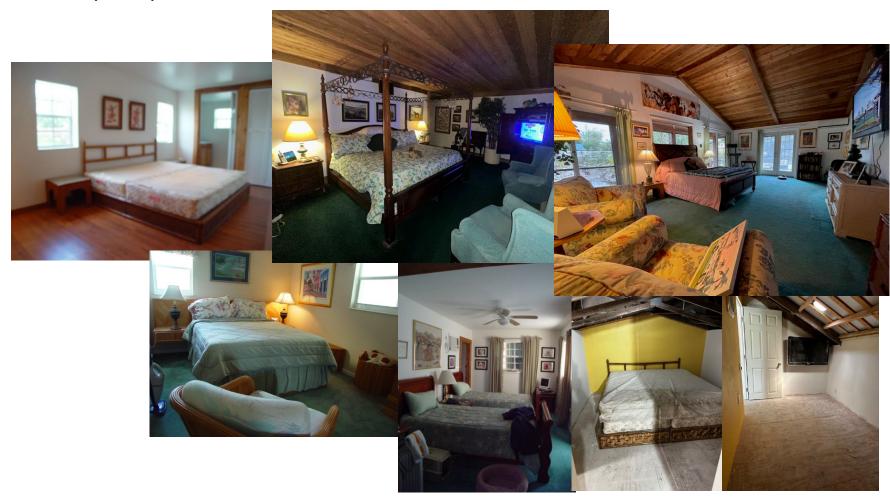
If the property were to be sold at \$3.2 million, taxes would be increased and carrying costs would rise by about \$10,000. Under this scenario, assuming a 20% down payment, a \$2.5 million mortgage at current rates would add another \$16,000 per month or \$192,000 to the annual costs. Using the 40/60 rule where cost of housing should not exceed 40% of income, then an owner of this Property would need to have an income of approximately \$500,000 per year or some \$40,000 per

HOHIUI.

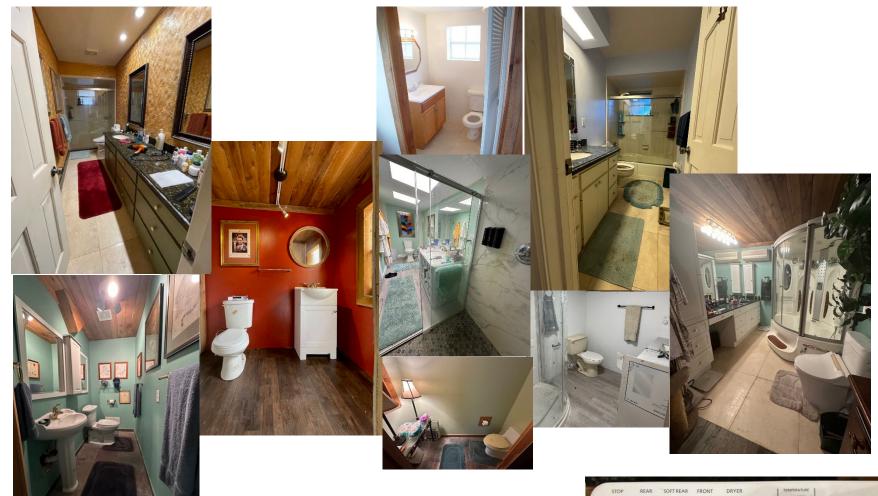
PROPERTY CARRYING COSTS										SC	Q FT UNDER AIR	sQ	FT UNDER ROOF		BEDS	
CURRENT FOR:	2024									9,771		15,981		12		
FREQUENCY	ITEM		AMOUNT		MONTHLY		WEEKLY		DAILY	PER SQ FT/AIR		PER SQ FT/COVERED		PER BED		
INSURANCE/TAX	PROPERTY TAX	\$	13,300.00	0.84%	\$	1.108.33	\$	255.77	\$ 36.44	\$	1.36	\$	0.83	\$	1,108,33	
	HOMEOWNER INSURANCE	\$	7,700.00	0.49%	\$	641.67	\$	148.08	\$ 21.10	\$	0.79	\$	0.48	\$	641.67	
	FLOOD INSURANCE	\$	835.00	0.05%	\$	69.58	\$	16.06	\$ 2.29	\$	0.09	\$	0.05	\$	69.58	
		\$	21,835.00	1.38%	\$	1,819.58	\$	419.90	\$ 59.82	\$	2.23	\$	1.37	\$	1,819.58	
UTILITIES	ELECTRICITY	\$	15,600.00	0.98%	\$	1.300.00	\$	300.00	\$ 42.74	\$	1.60	\$	0.98	\$	1,300,00	
	WATER	\$	1,100.00	0.07%	-	91.67	\$	21.15	\$ 3.01		0.11	\$	0.07	\$	91.67	
		\$	16,700.00	1.05%	\$	1,391.67	\$	321.15	\$ 45.75	\$	1.71	\$	1.04	\$	1,391.67	
SERVICES	CLEANING	\$	10,400.00	0.66%	\$	866.67	\$	200.00	\$ 28.49	\$	1.06	\$	0.65	\$	866.67	
	LANDSCAPE	\$	18,200.00	1.15%	\$	1,516.67	\$	350.00	\$ 49.86	\$	1.86	\$	1.14	\$	1,516.67	
	MAINTENANCE	\$	26,000.00	1.64%	\$	2,166.67	\$	500.00	\$ 71.23	\$	2.66	\$	1.63	\$	2,166.67	
		\$	54,600.00	3.45%	\$	4,550.00	\$	1,050.00	\$ 149.59	\$	5.59	\$	3.42	\$	4,550.00	
	TOTAL CARRYING COST	\$	93,135.00	5.88%	\$	7,761.25	\$	1,791.06	\$ 255.16	\$	9.53	\$	5.83	\$	7,761.25	
PROPERTY ASSESSED VALUE:			1,584,500							\$	162.16	\$	99.15	\$	132,041.67	
CARRYING COST AS % OF VALUE			6%													

PROPERTY PICTORIALS

Bedrooms (3+2+2)



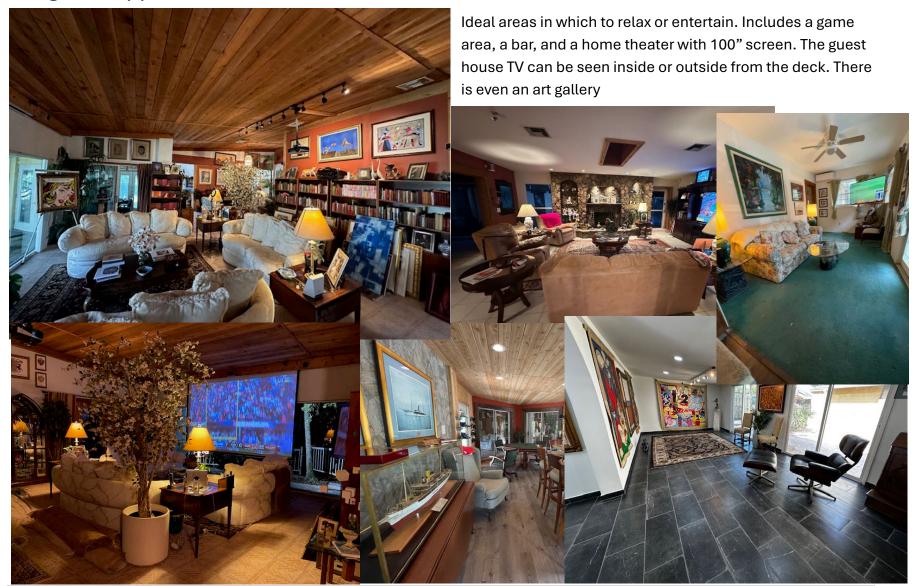
YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Bathrooms (7+3)



Of the seven full baths and three half baths, most are equipped with 1.2 GPM TOTO toilets. Two have

remote controlled air dryer, bidet and deodorizer attachments.

Living Rooms (5)



YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Living areas (Continued)







Dining Room (1)



Figure 142-Dining Table

The dining room is open to the Primary dwelling den with full view of the 75" television

and is conveniently close to the kitchen. It looks out on the walled garden and has sliding doors for access to the pool area.



Figure 144-Fine chinaware



Figure 143-Dining room



Cottage Deck

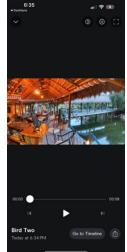
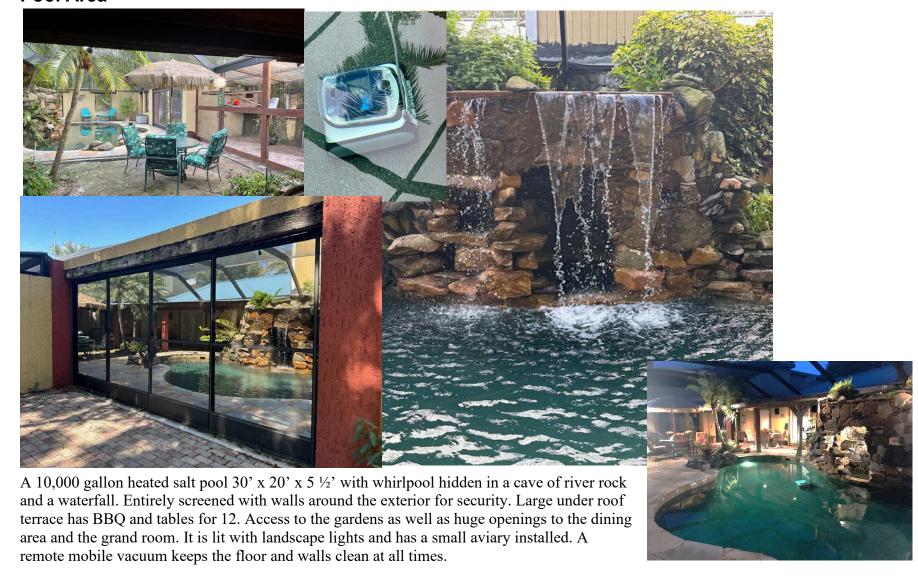


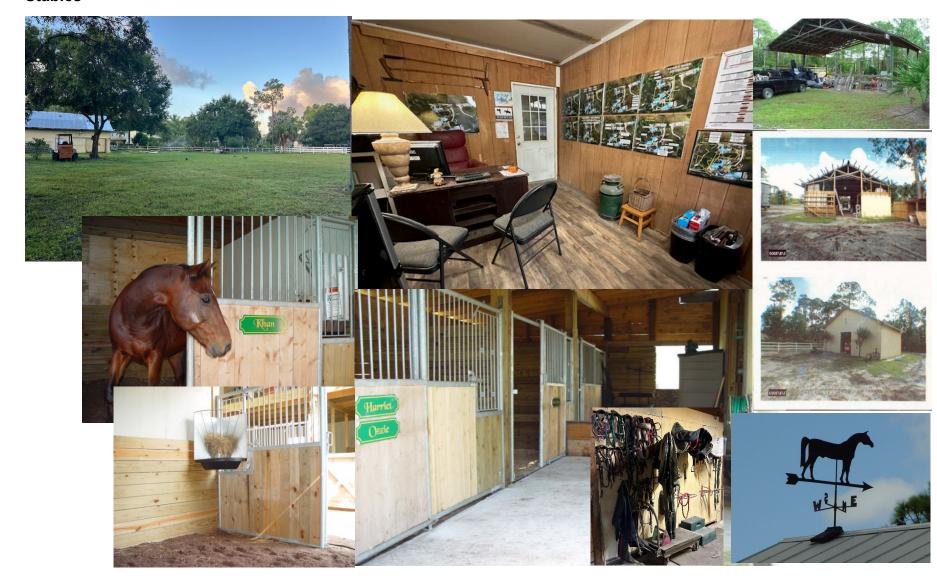
Figure 145-Security camera view on IoS



Figure 147-TV Watching on the Deck







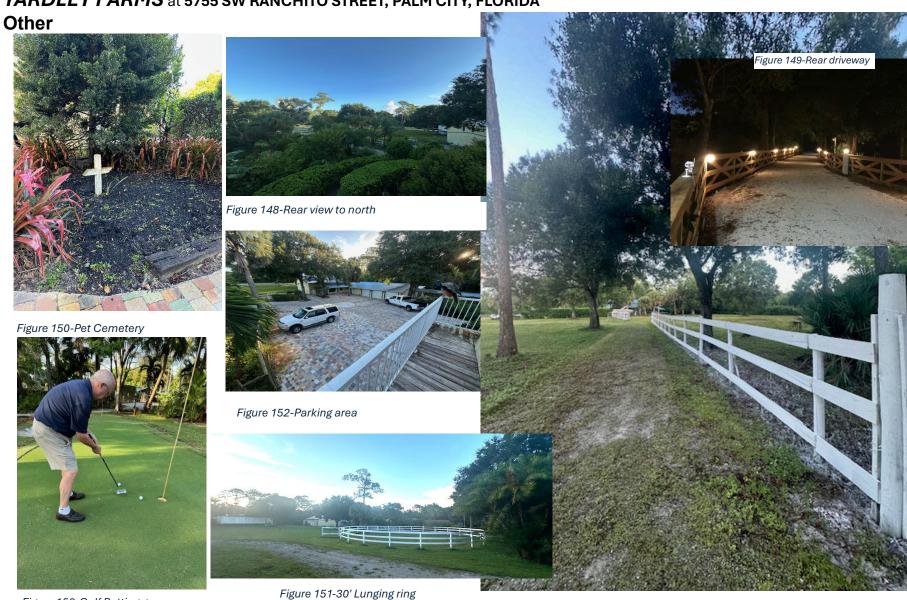


Figure 153-Golf Putting green

Figure 154-Cross fencing

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Property Warranty Deed

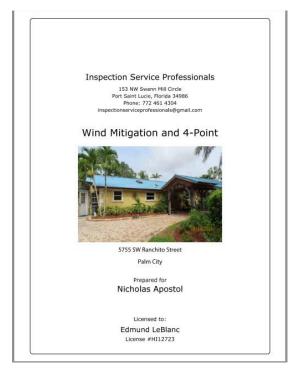
Prepared By: Maureen J. Louisbery	
Fast Tide, Inc. 27 East Ocean Boulevard	INSTR # 1618878
Stuart, FL	OR BK 01707 PG 2792 RECORDED 12/06/2002 10:35:33 AM
neidental to the Issuance of a title insurance policy.	MARSHA EWING 10:35:33 AM
File Number: 1865-mi-82	CLERK OF MARTIN COUNTY FLORIDA
Partee (D P: Prantee(s) SS 4:	DEED DGC TAX 1,820.00
WARRAI	NTY DEEDRECORDED BY S Phoenix
whose post office address is: 5755 SW Ranchito Street,	eth E. Teardo and Laura D. Teardo, husband and wife Palm City, FL 34990 hereinafter called the GRANTOR, to iffe whose post office address is: 5755 Sw Ranchito St Palm
(Wherever used herein the terms "Grantor" and "Grantee representatives and assigns of individuals, and the successor	e* include all parties to this instrument and the heirs, legal rs and assigns of corporations.)
WITNESSETH: That the GRANTOR for and in consider	ration of the sum of \$10.00 and other valuable considerations,
	argains, sells, aliens, remises, releases, conveys and confirms
Lot E-42, JOHN'S COMPOSITE MINOR PLAT 1, acc 95, of the Public Records of Martin County, Florida.	cording to the plat thereof, recorded in Plat Book 5, Page
Subject to restrictions, reservations and ease 2002.	ments of record, if any, and taxes subsequent to
TOGETHER with all the tenements, hereditaments and app	purtenances thereto belonging or in anywise appertaining.
TO HAVE AND TO HOLD, the same in fee simple forever	er.
seized of said land in fee simple; that the GRANTOR has that the GRANTOR hereby fully warrants the title to said I	NTEE that except as above noted, the GRANTOR is lawfully good right and lawful authority to sell and convey said land; and and will defend the same against the lawful claims of all
persons whomsoever.	
IN WITNESS WHEREOF, GRANTOR has signed and se	aled these presents the date set forth above.
SIGNED IN THE PRESENCE OF THE FOLLOWING	WITNESSES:
Signature: DONNA TOPNISTER	Voice
Print Name:	Kenneth E. Teardo
Signature: Maure Journshing- Print Name: Maureen Lounshing	Juna D Toondo
	·
State of Florida	
County of Martin	
THE FOREGOING INSTRUMENT was sworn and ac Teardo and Laura D. Teardo, husband and wife, FL Drives Lunse. as identification.	sknowledged before me on $\frac{r^2/5/32}{5/32}$ by: Kenneth E. who is personally known to me or who has produced
Signature: Print Nam	read cas as constant
	Manage of the Commence of
	ACTION OF STATE OF PLOYINA MANAGEMY LOUMSERY
	ACTION TO BE OF A COMMA COMMAND OF A COMMAND

Figure 155-Warranty Deed

Wind Mitigation and 4 Point Inspection

The WMI is valid for 5 years from August of 2021. The 4 Point is only valid for 1 year until August 2022.

Wind Mitigation Inspection (2021-2026)



nspection Date: 08/24/21					tance than 8d common nails spaced a maximum of 6 inches	in the field or has a mean uplif	it resistance of at le
Owner Information	Service Control of the Control of th	970 970 984 A		182 psf.			
Owner Name: Nicholas Apos	tol	Contact Person:		D. Reinforced	Concrete Roof Deck.		
Address: 5755 SW Ranchito	Street	Home Phone: 772 2	85 3676	E. Other:			
City: Palm City	Zip: 34990	Work Phone:		G. No attic acc			
County: Martin	State: Florida	Cell Phone:					
nsurance Company:	99	Policy #:			chment: What is the WEAKEST roof to wall connection? or outside comer of the roof in determination of WEAKEST		hip/valley jacks w
fear of Home: 1982	# of Stories: 2	Email:		A. Toe Nails	or outside contact of the root in determination of WEAKEST	19947	
ecompany this form. At leas hough 7. The insurer may as	t one photograph must accompany thi ik additional questions regarding the r	istence of each construction or mitigat is form to validate each attribute mark- nitigated feature(s) verified on this forn ida Building Code (FBC 2001 or later) O	ed in questions 3 m.		Truss/rafter anchored to top plate of wall using nails driven a top plate of the wall, or Metal connectors that do not meet the minimal conditions or	requirements of B, C, or D	fter and attached t
the HVHZ (Miami-Dude or	Broward counties), South Florida Buildi	ng Code (SFBC-94)?	ne for nomes recated in		is to qualify for categories B, C, or D. All visible metal co		
			ermit application with		Secured to truss rafter with a minimum of three (3) nails, an		
 B. For the HVHZ Only: provide a permit applica 				B. Clips	Attached to the wall top plate of the wall framing, or embedd the blocking or truss/rafter and blocked no more than 1.5" corrosion.	of the truss/rafter, and free of v	
					Metal connectors that do not wrap over the top of the truss/re		
Roof Covering: Select all r OR Year of Original Installa covering identified.	ntion/Replacement OR indicate that no in	ennit application date OR FBC/MDC Pre aformation was available to verify compli	No beloragion	C. Single Wra	Metal connectors with a minimum of 1 strap that wraps over position requirements of C or D, but is secured with a minim ps	ium of 3 nails.	
1.1 Real Covering Type:	Permit Application Date Per	EEC or MEN: Year of Original Excellation or dact Approval 9 Replacement	Provided for Compliance		Metal connectors consisting of a single strap that wraps ove minimum of 2 nails on the front side and a minimum of 1 na		I is secured with
installation OR have a r	oofing permit application date on or afte	Miami-Dade Product Approval listing cu 7 31 10 2 OR the roof is original and built ing current at time of installation OR (for	in 2004 or later.		Metal Connectors consisting of 2 separate straps that are atta- cion, on either side of the truss/after where each strap wrap a minimum of 2 ands to the front side, and a minimum of 10 Metal connectors consisting of a single strap that wraps over both sides, and is secured to the top plate with a minimum of trushed to the structurally connected or reinforced concrete ro- or unidentified	as over the top of the truss/rafts nail on the opposing side, or the top of the truss/rafter, is so f three nails on each side.	er and is secured v
roofing pennit applicati		R the roof is original and built in 1997 or			What is the roof shape? (Do not consider roofs of porches or wer unenclosed space in the determination of roof perimeter		
D. No roof coverings m	eet the requirements of Answer "A" or "	B".					
A. Plywood/Oriented st by staples or 6d nails sp shingles, -OR- Any syst mean uplift less than the	saced at 6° along the edge and 12° in the tem of screws, nails, adhesives, other de- at required for Options B or C below.	d to the roof truss/rafter (spaced a maxim fieldOR- Batten decking supporting w & fastening system or truss/rafter spacing	ood shakes or wood g that has an equivalent	☐ A. Hip Roof ☐ B. Flat Roof ☐ C. Other Roof	Hip roof with no other roof shapes greater than 10% of Total length of non-hip features: [eet; Total rool Roof on a building with 5 or more units where at least 9 less than 2:12. Roof area with slope less than 2:12. Any roof that does not qualify as either (A) or (B) above	f system perimeter: fe 0% of the main roof area has a sq ft; Total roof area	eet roof slope of
24 inches o.c.) by 8d co other deck fastening sys a maximum of 12 inche C. Plywood/OSB roof inches o.c.) by 8d comm	mmon nails spaced a maximum of 12" i stem or truss/rafter spacing that is shown is in the field or has a mean uplift resista sheathing with a minimum thickness of ' non nails spaced a maximum of 6" inche	7/16"inch attached to the roof truss/rafter notices in the field_OR- Any system of ser to have an equivalent or greater resistance need at least 103 psf. 7/16" attached to the roof truss/rafter (spa in the fieldOR- Dimensional lumber/ diffeach board is equal to or less than 6.	rews, nails, adhesives, ce than 8d nails spaced seed a maximum of 24 Tongue & Groove	A. SWR (also sheathing or for	Resistance (SWR): (standard underlayments or hoe-mopper called Sealed Roof Deck) Self-schering polymer modificable am adhesive SWR barrier (not foxumed-on insulation) applie water intrusion in the event of roof covering loss. or undetermined.	oitumen roofing underlayment	applied directly to
		tem or truss/rafter spacing that is shown		Inspectors Initials FI	Property Address 5755 SW Ranchito Street	Palm City	34990
spectors Initials EL Prop	erty Address 5755 SW Ranchito Stre	et Palm City	34990	*This varification from	n is valid for up to five (5) years provided no material cha	engos have been made to the	-tt

YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Wind Mitigation Inspection (2021-2026) continued

deter	ning Protection: What is the weakest form of wind borne debris prot mine the weakest form of protection for each category of opening. See it upon the lowest protection level for ALL Glazed openings and (b) cl. 2, or .3) as applicable.	cond, (a) cl	heck one	answer be	low (A.	B, C, N,	or X)
	ening Protection Level Chart an 'X' in each row to identify all forms of protection in use for each		Glazed O	penings			Glazed nings
openi form	an "X" in each row to identify air forms of protection in use for each ing type. Check only one answer below (A thru X), based on the weakest of protection (lowest row) for any of the Glazed openings and indicate eakest form of protection (lowest row) for Non - Glazed openings.	Window or Entry Doors	Garage Doors	Skylights	Glass Block	Entry Doors	Garag
N/A	Not Applicable - there are no openings of this type on the structure		×	-	X	x	0
A	Verified cyclic pressure & large missite (9 lb for windows doors/4.5 lb for skylights)			-	100		
8	Verified cyclic pressure & large missite (4-8 to for windows doors/2 to for saylights)			×			
¢	Verified physicod/OSB meeting Table 1609.1.2 of the FBC 2007		1 2		- 23		
_				_	_	-	_

- A. Exterior Openings Cyclic Pressure and 9-lb Large Missile (4.5 lb for skylights only) All Glazed openings are protected at a minimum, with impact resistant coverings or products listed as wind borne debris protection devices in the product approval
 - Miumi-Dude County PA 201, 202, and
 - Florida Building Code Testing Application Standard (TAS) 201, 202, and 203
 - American Society for Testing and Materials (ASTM) E 1886 and ASTM E 1996
 - Southern Standards Technical Document (SSTD) 12
 - For Skylights Only: ASTM E 1886 and ASTM E 1996 For Garage Doors Only: ANSI/DASMA 115
- A.1 All Non-Glazed openings classified as A in the table above, or no Non-Glazed openings exist
- A.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level B, C, N, or X in the table above
- A.3 One or More Non-Glazed Openings is classified as Level B, C, N, or X in the table above
- B. Exterior Opening Protection Cyclic Pressure and 4 to 8-lb Large Missile (2-4.5 lb for skylights only). All Glazed openings are protected, at a minimum, with impact resistant coverings or products Insted as windborne debris protection devices in the product approval system of the State of Florida or Minimi-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level B in the table above):

 • ASTM E 1886 and ASTM E 1996 (Large Missile – 4.5 lb.)

 - SSTD 12 (Large Missile 4 lb. to 8 lb.)
 - For Skylights Only: ASTM E 1886 and ASTM E 1996 (Large Missile 2 to 4.5 lb.)
- B.1 All Non-Glazed openings classified as A or B in the table above, or no Non-Glazed openings exist B.2. One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level C, N, or X
- B.3 One or More Non-Glazed openings is classified as Level C, N, or X in the table above
- C. Exterior Opening Protection-Wood Structural Panels meeting FBC 2007. All Glazed openings are covered with plywood/OSB meeting the requirements of Table 1609.1.2 of the FBC 2007 (Level C in the table above).
- TIC.1 All Non-Glazed orenings classified as A, B, or C in the table above, or no Non-Glazed openings exist.
- $\Box C.2 \ One \ or \ More Non-Glassed openings \ classified \ as \ Level \ D \ in the table above, and no \ Nor-Glassed openings \ classified \ as \ Level \ N \ or \ X \ in \ Nor-Glassed openings \ classified \ as \ Level \ N \ or \ X \ in \ Nor-Glassed \ openings \ classified \ as \ Level \ N \ or \ X \ in \ Nor-Glassed \ openings \ classified \ as \ Level \ N \ or \ X \ in \ Nor-Glassed \ openings \ classified \ as \ Level \ N \ or \ X \ in \ Nor-Glassed \ openings \ classified \ as \ Level \ N \ or \ X \ in \ Nor-Glassed \ openings \ classified \ as \ Level \ N \ or \ X \ in \ Nor-Glassed \ openings \ classified \ as \ Level \ N \ or \ X \ in \ Nor-Glassed \ openings \ classified \ as \ Level \ N \ or \ X \ in \ Nor-Glassed \ openings \ classified \ openings \ openin$
- C.3 One or More Non-Glazed openings is classified as Level N or X in the table above

Inspectors Initials FI Property Address 5755 SW Ranchito Street Palm City

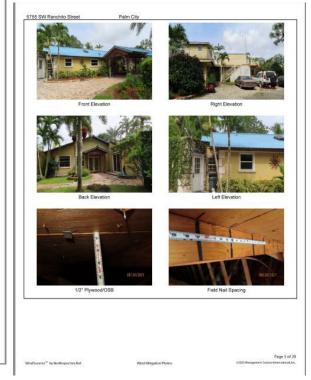
"This verification form is valid for up to five (5) years provided no material changes have been made to the structure. OIR-B1-1802 (Rev. 01/12) Adopted by Rule 69O-170.0155

N. Exterior Opening Protection (unverified shutter systems with no documentation). All Glazed openings are protected with protective coverings not meeting the requirements of Answer "A", "B", or C" or systems that appear to meet Answer "A" or "B" protective coverings not meeting the requirements of Antwer "A", "B", or C" or systems that appear to me with no documentation of compiliumce (Level N in the table above).

N.1 All Non-Glazed openings classified as Level A, B, C, or N in the table above, or no Non-Glazed openings exist

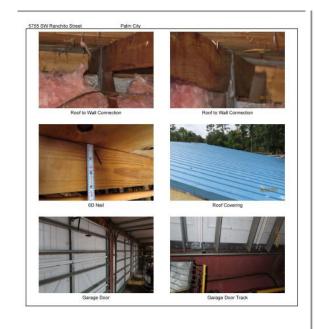
N.1 All Non-Glazed openings classified as Level A, B, C, or N in the table above, or no Non-Glazed openings exist N.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level X in the table above N.3 One or More Non-Glazed openings is classified as Level X in the table above X. None or Some Glazed Openings One or more Glazed openings classified and Level X in the table above. MITIGATION INSPECTIONS MUST BE CERTIFIED BY A QUALIFIED INSPECTOR. Section 627.711(2), Florida Statutes, provides a listing of individuals who may sign this form. License #HI12723 Edmund LeBlanc Home Inspector Inspection Service Professionals 772 461 4304 Qualified Inspector - I hold an active license as a: (check one) Home inspector licensed under Section 468.814. Florida Statutes who has completed the statutory number of hours of hurricane mitigation training approved by the Construction Industry Licensing Board and completion of a proficiency exam. Building code inspector certified under Section 468.607, Florida Statutes General, building or residential contractor licensed under Section 489.111, Florida Statutes. Professional engineer licensed under Section 471.015, Florida Statutes. Professional architect licensed under Section 481.213. Florida Statutes. Any other individual or entity recognized by the insurer as possessing the necessary qualifications to properly complete a uniform mitigation verification form pursuant to Section 627.711(2). Florida Statutes. Individuals other than licensed contractors licensed under Section 489.111, Florida Statutes, or professional engineer licensed under Section 471.015, Florida Statues, must inspect the structures personally and not through employees or other persons. Licensees under s.471.015 or s.489.111 may authorize a direct employee who possesses the requisite skill, knowledge, and experience to conduct a mitigation verification inspection. I, <u>Edmund LeBlanc</u> am a qualified inspector and I personally performed the inspection or (*licensed* (print name)

contractors and professional engineers only) I had my employee (
(print name of inspector) and I agree to be responsible for his/her work. Qualified Inspector Signature: All All Date: Aug 24, 2021 An individual or earity who knowingly or through gross negligence provides a false or fraudulent mitigation verification form is subject to investigation by the Florida Division of Insurance Fraud and may be subject to administrative action by the appropriate licensing agency or to critical prosecution. Scient 0.27.11(4)-6.1 Perioda Statistis 17 Qualified Inspector who certifies this form shall be directly liable for the misconduct of employees as if the authorized mitigation inspector personally conference this income. performed the inspection, Homeowner to complete: I certify that the named Qualified Inspector or his or her employee did perform an inspection of the residence identified on this form and that proof of identification was provided to me or my Authorized Representative. obtain or receive a discount on an insurance premium to which the individual or entity is not entitled commits a misdemeanor of the first degree. (Section 627.711(7), Florida Statutes) The definitions on this form are for inspection purposes only and cannot be used to certify any product or construction feature Inspectors Initials FI Property Address 5755 SW Ranchito Street Palm City *This verification form is valid for up to five (5) years provided no material changes have been made to the structure OIR-B1-1802 (Rev. 01/12) Adopted by Rule 69O-170.0155 Page



YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA Wind Mitigation Inspection (2021-2026) continued

Page 6 of 20







YARDLEY FARMS at 5755 SW RANCHITO STREET, PALM CITY, FLORIDA 4 Point Inspection (2021-2022)

Insured/Applicant Name Nicho as Apostol		* and and	ion / Policy #
Address Inspected: 5755 SW Ranchito Stre		Palm City	34990
Actual Year Built 1982		Date Inspected: 00	90401
Minimum Photo Requirements:		ton organia <u>o</u>	O ZT ZT
Dwelling: Each side	r door label		
Be advised that Underwriting will rely on t licensed professional of your choice. This suitability, fitness or longevity of any of th	information only is use		or form, that is obtained from the Florida Willy and is not a warranty or assurance of t
Electrical System Separate documentation of any aluminum	n wiring remediation ma	at be provided and cer	riffed by a licensed electrician.
Main Panel Type	Yes No (explain)	Second Panel Type: Circuit bres Total Amps: 100 Is amperage sufficier	sker Fuse
Indicate presence of any of the following: Cloth wining Active knob and tube			
Cloth wiring Active kinds and tube Branch circuit aluminum wiring (If press if single strand (aluminum branch) wir Connections repaired via COPALUM o	ing, provide details of all r		currentation of all work must be provided.
Cloth writing Active knob and tube Branch drout aluminum writing (if press If single strand; (aluminum writing (if press Connections repaired via AlumiCorn	ing, provide details of all r	emediation. Separate do	
Active knob and tube Branch circuit aluminum wiring (if press "If single strand (aluminum tranch) wir Connections repaired via COPALUM o Connections repaired via AlumiConn Hazards Present	ing, provide details of all r	emediation. Separate do	cuntentiation of all work must be provided.
Cloth wiring Advise knob and tube Branch clotd staminum wiring (if press iff single strand (alterinum tranch), wir Connections repaired via COPALIUM of Connections repaired via AlamiCorn Hazards Present Blowing fluses	ing, provide details of all r	Double taps	cuntentation of all work must be provided.
Cloth winny Arbie Indo and futile Branch directal aluminum winny (if press If single strand (plan-intum teated) wir Connections repained via COPALLM or Connections repained via AlumiCorn Hazard S-Present Blowing fuses Tripping breakers	ing, provide details of all r	emediation. Separate do	cumentation of all work must be provided.
Cloth wiring Adve knob and tube Branch focut aluminum wiring (if press if single strand (plurinum tranch), wir Connections repaired via COPALUM to Connections repaired via AlumCorn Hazards Presson Blowing fuses	ing, provide details of all r	Double taps Exposed wire	cumentation of all work must be provided.
Cloth winny Arbe Into and tube Branch direct alluminum wining (if press If a legisle strand (pluminum wining (if press If a legisle strand (pluminum wining the press If a legisle strand (pluminum wining the pression of the	ing, provide details of all r	Double taps Exposed win	cumentation of all work must be provided. 19 19 18 18 18 18 18 18 18 18 18 18 18 18 18
Coth wining	ing, provide details of all r	Double taps Exposed wire Unsafe wing Improper bear	cumentation of all work must be provided. 19 19 18 18 18 18 18 18 18 18 18 18 18 18 18
Cloth winny Cloth winny Cloth winny Cloth winny Cloth wind with Cloth Cl	ing, provide details of all r	Double taps Exposed wire Unsafe wing Improper bear	cumentation of all work must be provided. 19 19 18 18 18 18 18 18 18 18 18 18 18 18 18
Cloth wining Cloth wining Cloth wining (if pres Branch crota stummum wining (if pres If angle strand plann-hum wanning (if pres If angle strand plann-hum wanning (if pres Connection repaired via OCANUM Connection repaired via AlamiCorn Nazarda Present Bishamp fuses Tripping breakers Entry sociates Entry sociates Interpret grounding Connection Correction Correct	ing, provide details of all e	Double taps Exposed wirit Ursalle wing Improper vince Societies Other (explain	cumentation of all work must be provided. 19 19 18 18 18 18 18 18 18 18 18 18 18 18 18
Cloth wiring Active Incident and bube Branch forcion at Jammum wiring (if press If angle strand planning mannel or angle strand planning mannel or Commentations repeated via COPALLM or Commentations repeated via Alam/Commentation Present Bosonsy fuses Traping treaters Fraing treaters Fraing treaters Fraing consistent Loose wiring Improper grounding Connection Consession Ches fusion Ches	ing, provide details of all e	Double taps Exposed wirit Ursalle wing Improper vince Societies Other (explain	cumentation of all work must be provided. 19 19 18 18 18 18 18 18 18 18 18 18 18 18 18
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Cortsus and Luce Active Innob and Luce Branch critical aluminum wiring (if press If angle strand plannism manach) wir Connections registed via CAPALMIC Connections registed via AlumiCorn Hazard Present Blowing Tuses Trippy breathers Emply acustes Loose wiring Imprope grounding Coression Coression	ing, provide details of all e rimp Satisfactory UN Second Panel Panel age: 15-20 Yes	Double taps Double taps Exposed with Utrasfe witing Utrasfe witing Other (explain)	currentation of all work must be provided. 19 19 Writing Type Copper
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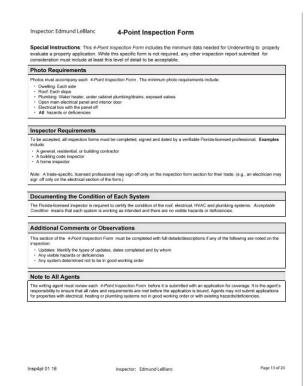
HVAC System	n						
Central AC:	Yes No						
Central heat:	Yes No						
f not central heat, in	dicate prime	ary heat source a	and fuel type:				
are the heating, ven	tilation and a	ir conditioning sys	stems in good wor	king order? 🔳 Yes 🗌 No	(explain)		
Date of last HVAC s	ervicing/insp	ection: Feb 3, 20	021	- 1001			
Hazards Present				80000 (New World State Of			
				lud? 🗌 Yes 📵 No			
Space heater used a		Sec. 10.	es 🔳 No				
s the source portable	-			Market Control	to a second		diamental and
Yes No	condentate	line or drain pan s	show any signs of	blockage or leakage, includ	ing water darr	age to the surroun	ding area?
Supplemental I	informatic	n					
Age of system: 1-2	Years		4				
Year last updated: _2	020		_				
Pilones affects wheth		eminment inchis	ding dated manufa	icturer's plate)			
rrease atlach photo	(s) of HVAC	editories servi					
200 200 20	100	equipment, more					
Plumbing Sy	stem re pressure r	elief valve on the	water heater?	50 7005			
Plumbing Sy s there a temperatu s there any indication s there any indication Visiter heater location	stem re pressure r n of an activ n of a prior k r. Laundry	eliof valve on the e leak? Yes sak? Yes Room	water heater?	Yes No			
Plumbing Sy s there a temperatu s there any indicatio s there any indicatio Nater heater locatio Seneral condition	stem re pressure r n of an activ n of a prior k r. Laundry of the follow	eliof valve on the e leak? Yes sak? Yes Room ling plumbing fix	water heater?	Yes No	Satisfactory	Unatioheter	Alla
Plumbing Sy s there a temperatu s there any indication is there any indication Visiter heater location General condition in	stem re pressure r in of an activ in of a prior h r. Laundry of the follow Satisfactory	elief valve on the e leak? Yes sak? Yes sak? Yes sak? ing plumbing fix	water heater? No No No tures and conne	Yes No		Unsatisfactory	NA D
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Plumbing Sy sthere a temperatu sthere any indication there any indication there any indication filater heater location General condition of Continuation Teletigerator Visioning machine Vision heater Showers/Tubs	stem re pressure r in of an activ in of a prior l in: Laundry of the follow Satisfactory	elief valve on the e leak? Yes sak? Yes	water heater? • No	Yes No Citions to appliances: Toliets Sinks Sump pump Man shu off valve		00000	
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Plumbing System a temperatus there are indicated the state of the stat	stem re pressure re no of an active no of a prior in re Laundry or Laundry of the follow Satisfactory Researce provide tease provide tease provide the community of the follow states and the satisfactory of the follow satisfactory of the following satisfactory of the satisfactory of th	ellef valve on the leak? Yes leak? Yes leak? Yes leak? Yes leak? The leak in l	water heater? No No No No NA	Ves No Itions to appliances: Tolets Sints Sump pump Main shat of valve As other visible oft spots, mald, corresion Type of pippes tithe Type of pippes the	B B B s, grouticaulk		
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Roof (With photos of each roof slope, this section of	an take the place of the Proof Inspection Form.)
Predominant Roof	Secondary Roof
Covering material: Aluminum	Covering material:
Roof age (years): 17 Years	Roof age (years):
Remaining useful life (years): 30 Years	Remaining useful life (years):
Date of last roofing permit: Oct 20, 2004	Date of last roofing permit:
Date of last update: Oct 20, 2004	Date of last update:
If updated (check one):	If updated (check one):
Full replacement	Full replacement
Partial replacement	Partial replacement
% of replacement:	% of replacement:
Overall condition:	Overall condition:
■ Satisfactory	Satisfactory
Unsatisfactory (explain below)	Unsatisfactory (explain below)
Any visible signs of damage / deterioration?	Any visible signs of damage / deterioration?
(check all that apply and explain below)	(check all that apply and explain below)
Cracking Cuscing/cuffing	Cracking Cupping/cuffing
Excessive granule loss	Excessive granule loss
Exposed asphalt	Exposed asphalt
Exposed felt	Exposed felt
Missing/loose/cracked tabs or tiles	Missing/loose/cracked tabs or tiles
Soft spots in decking	Soft spots in decking
☐ Visible half damage	☐ Visible hall da mage
Any visible signs of leaks? Tyes No	Any visible signs of leaks? ☐ Yes ☐ No
Atticiunderside of decking Yes No	Attic/underside of decking ☐ Yes ☐ No
Interior ceilings Yes II No	Interior ceilings

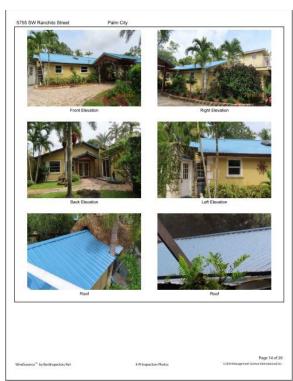
		and signed by a verifiable Florida-	licensed inspector.
			licensed inspector.
I certify that the above state			
I certify that the above state	ments are true and co	rrect.	Aug 24, 2021 Date
I certify that the above state	Pres Title	License #HI12723	Aug 24, 2021

Insp4pt 01 18 Inspector: Edmund LeBlanc Page 12 of 20

4 Point Inspection (2021-2022) continued







4 Point Inspection (2021-2022) continued

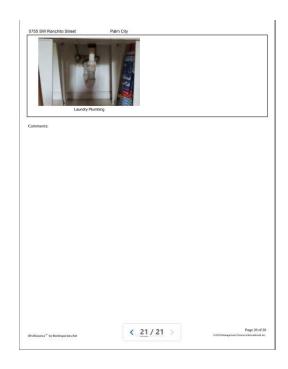






4 Point Inspection (2021-2022) continued









Born in London, England in 1947, Mr. Apostol is the great-grandson of one of the most famous Manx authors. He attended private school in New Hampshire and served in the United States Air Force during the Vietnam War. He has been a pioneer in the computer, aviation, and environmental fields and served in various capacities with the U.S. State Department and several Presidents of El Salvador. He speaks several languages, holds advanced pilot ratings and has written numerous books and articles. He is married and living in Florida, USA. He and his wife, Jeannette, are the owners of Yardley Farms

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