



BOARD OF COUNTY COMMISSIONERS

Planning and Development
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940
321-633-2070

Application for Zoning Action, Comprehensive Plan Amendment, or Variance

Applications must be submitted in person. Please call 321-633-2070 for an appointment at least 24 hours in advance. Mailed, emailed, or couriered applications will not be accepted.

PZ # 20Z00025

Existing FLU: Res G Existing Zoning: RU-19

Proposed FLU: NA Proposed Zoning: RU-17

PROPERTY OWNER INFORMATION

If the owner is an LLC, include a copy of the operating agreement.

John D. Haley
Name(s) Company
PO Box 410558 Melbourne FL 32941
Street City State Zip Code
Haleydevco@aol.com 321-427-6500
Email Phone Cell

APPLICANT INFORMATION IF DIFFERENT FROM OWNER:

☐ Attorney ☐ Agent ☐ Contract Purchaser ☐ Other _____

Name(s) Company

Street City State Zip Code

Email Phone Cell

①

APPLICATION NAME

- ☐ Large Scale Comprehensive Plan Amendment (CP) (greater than 10 acres)
- ☐ Small Scale Comprehensive Plan Amendment (CP) (less than 10 acres)
- ☐ Text Amendment (CP): Element _____
- ☐ Other Amendment (CP): _____
- ☒ Rezoning Without CUP (RWOC)
- ☐ Combination Rezoning and CUP (CORG)
- ☐ Conditional Use Permit (CUP)
- ☐ Binding Development Plan (BDP)
- ☐ Binding Development Plan (BDP) (Amendment)
- ☐ Binding Development Plan (BDP) (Removal)
- ☐ Variance(s) (V)
- ☐ Administrative Approval of Setbacks, Lot Size, or Accessory Structures
- ☐ Administrative Approval of Flag Lot or Easement
- ☐ Other Action: _____

Acreage of Request: .99

Reason for Request:

Owner wishes to split the lot into 2 lots.

The undersigned understands this application must be complete and accurate prior to advertising a public hearing:

- ☒ I am the owner of the subject property, or if corporation, I am the officer of the corporation authorized to act on this request.
- ☐ I am the legal representative of the owner of the subject property of this application. (Notarized Authorization to Act must be submitted with application)
- ☐ An approval of this application does not entitle the owner to a development permit.
- ☐ I certify that the information in this application and all sketches and data attached to and made part hereof are true and accurate to the best of my knowledge.

X [Signature]
Signature of Property Owner or
Authorized Representative

8-13-2020
Date

State of Florida

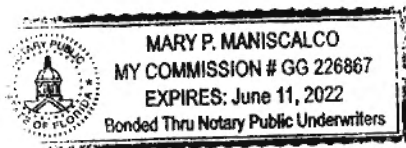
County of Brevard

Subscribed and sworn to me before me this 12th day of, August, 20 20.

personally appeared John D. Halcy, who is personally known to me or
produced _____ as identification, and who did / did not take an oath.

[Signature]
Notary Public Signature

Seal



Office Use Only:

Accela No. 20200025 Fee: 588.00 Date Filed: 8-13-2020 District No. 4

Tax Account No. (list all that apply) 2611673

Parcel I.D. No.

26 32 32 52 * 29
Twp Rng Sec Sub Block Lot/Parcel

Planner: PB Sign Issued by: PB Notification Radius: 500 ft.

MEETINGS

DATE

TIME

☒ P&Z

November 9, 2020

3:00pm

☐ PSJ Board

☐ NMI Board

☐ LPA

☐ BOA

☒ BCC

December 3, 2020

5:00pm

Wetland survey required by Natural Resources ☐ Yes ☒ No Initials PB

Is the subject property located in a JPA, MIRA, or 500 feet of the Palm Bay Extension?

☐ Yes

☒ No

If yes, list _____

Location of subject property: East side of N. Highway US-1,
200 ft south of E. ELM ST.

Description of Request: Rezone from RU-1-9 To
RU-1-7

ACCELA # 20200025

DOCUMENT SUBMITTAL REQUIREMENTS

Application type	Application	Authorization to Act Form ¹	Recorded Property Deeds	Legal Description of Request ²	Certified Survey ⁸	Property Appraisers Map	Concurrency	School Concurrency ³	Wetland Survey ⁴	CUP Worksheet & Sketch ⁵	Comp Plan Information ⁶	Notice to Applicants	Neighbors Affidavit ⁷	Letter to Zoning Official	Variance Hardship Worksheet ⁹	*Additional Documentation	Fees
	NUMBER OF COPIES REQUIRED																
Staff to check Indicating receipt	✓	NA	✓	NA	✓	✓		NA	NA			✓					✓
Comprehensive Plan Amendment ⁶	1	1	1	2	2	1		1			1					*	Y
Zoning request	1	1	1	1	1 ⁸	1	1	1	1			1				*	Y
Conditional Use Permit (CUP)	1	1	1	1	1 ⁸	1				1		1					Y
AA – Waiver	1	1			1	1							1	1			Y
AA – Easement or Flag lot	1	1	1	1	1	1											Y
Variance	1	1	1	1	1	1									1	*	Y

¹If the property is not owned in entirety by the applicant, either an Authorization to Act form or a notarized letter from each/all property owners of the subject property is required.

²Legal Description must be typed on a separate sheet, if not easily described on the deed.

³School Board Concurrency application is required if the request represents an increase of more than one residential unit.

⁴Wetland Survey required on Commercial or Industrial property.

⁵CUP applications require a completed worksheet and a sketch plan with the application signed by a planner.

⁶Must include Comprehensive Plan Amendment supplemental form reviewed by a planner prior to submitting formal application. The supplement must include a written statement explaining the rational and the appropriate data and analysis necessary to support the proposed change.

⁷Administrative waivers requiring a signed affidavit from all abutting property owners indicating no objection to the requested waiver of lot size, width or depth requirement. The affidavit must state the specific request.

⁸Survey must be submitted if requested by staff.

⁹Variance Hardship Worksheet must be filled out completely, addressing the six criteria for a hardship.

***Additional information may be requested by staff dependent upon the requested action. These include but are not limited to impact analysis studies:**

Traffic Impact Analysis (TIA): TIA must be submitted if required by the County Traffic Engineer. Analysis methodology must be coordinated with the Traffic Engineering Office.

Environmental Impact Analysis: The analysis must be conducted by a qualified environmental professional and dated less than one year old. The analysis must document the types of habitat found on site; identify vegetation types, soils types, wetlands, floodplain; and any other environmental concerns.

Water and Sewer Demand: Identify the potable water and sanitary sewer demand for the amendment based on the current and proposed future land use designations using the per capita water and wastewater standards of the applicable service provider.



CALCULATION OF PUBLIC HEARING APPLICATION FEES -ZONING OFFICE

PUBLIC HEARING APPLICATION FEES	BASE FEE	ACREAGE FEE	UNIT FEE	SUB-TOTAL
REZONING				
Environmental Area	511.00			
Residential Professional	960.00			
General Use and Agricultural Use	849.00*	(-5) x 24**		
Single-Family Residential	849.00*	(-5) x 24**		
Single-Family Mobile Home	849.00*	(-5) x 24**		
Commercial/Planned Commercial	1,184.00	() x 24		
Tourist Commercial	1,855.00	() x 45		
Industrial/Planned Industrial	1,855.00	() x 45		
Planned Unit Development	5,661.00	() x 45		
Single-Family Attached Residential	960.00	() x 24		
Multiple-Family Residential	960.00	() x 24		
Recreational Vehicle Park	1,408.00	() x 24		
Mobile Home Park/Mobile Home Co-op	1,408.00	() x 24		
CUP'S OR ROU APPLICATIONS				
Fee per request (with rezoning)	447.00			
Fee per request (without rezoning)	849.00			
OTHER APPLICATION FEES				
Consultant fee Retainer per Tower Application	6,934.00			
Transfer of Development Rights	1,520.00			
Comprehensive Plan Appeals (Vested Rights)				
One (5.0 acres or less) Single-family residential	433.00			
All other Appeals	1,733.00			
Variance/Appeals of Administrative Interpretation				
Base Fee	598.00			
Fee for each additional request	182.00			
Special Hearing Fee for P & Z / LPA	3,692.00			
Special Hearing Fee for BOA	1,872.00			
All Other Unlisted Zoning Applications	849.00			
Miscellaneous				
COMPREHENSIVE PLAN AMENDMENTS				
Small Scale Amendment	919.00			
Large Scale Amendment	1,785.00	\$43 per acre		
Maximum Fee on a Single Application	17,334.00			
				SUB-TOTAL ****
FEES COLLECTED FOR ADMINISTRATIVE ACTIONS				
Office of Natural Resources zoning review (if applicable)	300.00			
flag lot &/or easement review	360.00			
Land Development PUD review	100.00			
flag lot &/or easement review	150.00			
Address Assignment review of flag lot &/or easement	100.00			
Zoning fee	277.00			
BASE FEE ADJUSTMENTS				
* If area for these requests have the potential for only one more lot, the fee is	288.00			
** Maximum acreage fees for these requests shall be	2,240.00			
*** Maximum Planned Unit Development Fee shall be	13,432.00			
**** Maximum fee for all other zoning requests shall be	8,955.00			
				TOTAL



Planning & Development

Central Cashier

2725 Judge Fran Jamieson Way
Building A, Room 114
Melbourne, FL 32940

RECEIPT OF PAYMENT

Payment Date: 8/13/2020

Receipt #: 575385

Transaction Id# 10121

Payment Method	Payment Reference #	Amount Paid	Comments
Check	10121	\$588.00	
		\$588.00	Total
4147 N Highway 1 HWY, FL			
Zoning Rezoning		\$588.00	
20Z00025			
Fee	Invoice #	Amount	
NRMO	676134	\$300.00	
Zoning/Variance	676134	\$288.00	
			Grand Total
			\$588.00

Additional Fees may apply to obtain a Certificate of Completion, a Certificate of Occupancy, Pre-Power, or Final Inspection.

To verify fees please visit the Brevard County Planning & Development Search.

www.brevardcounty.us/PlanningDev

P (321) 633-2068 F (321) 633-2052

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Zoning Information Worksheet

Owner(s): John D. Haley
(Does this match the warranty deed?)

Applicant(s): Same
(Does this person have authorization from everyone listed on the warranty deed?)

Parcel ID#: 26-37-32-52-X-29
(If more than one parcel, they must share a property line to be on the same application.)

Present Zoning: RU-1-9

Is there a BDP or a CUP on the property? Yes/No (If yes, attach BDP)

Existing BDP states: _____

Requested Zoning/CUP: Rezone to RU-1-7

BDP Requested? Yes/No

If CUP Request, do you have a CUP worksheet filled out by the applicant? Yes/No

Previously Approved Zoning Actions on lot:

Z-2980

Is this a non-conforming lot of record? Yes/No Why?

Non-Conforming to: _____

Is this a substandard lot? Yes/No Why?

What is the FLU Designation of the property?: Res C

- Is the requested zoning consistent with the FLU? Yes/No (See compatibility table)
- If no, what is the requested **small scale plan amendment**? (Must be 10 acres or less)

NA

Character of the Area – List the recent zoning changes in same section? (Last 3 years)

Action #, Date of action and State what changed?

Z# 14PZ-00106

If this is a CUP request, list all CUP's on adjacent properties: NA

Abutting property zoning: N BU-1-A/RU-1-7 S RU-1-7 E River W Road

JPA/Special Board/Special Section? Yes/No (Circle one and make a note on the application) PSJ, NMI, MIRA
ROCKLEDGE, MELBOURNE, PALM SHORES, TITUSVILLE, PALM BAY or within 500' of PALM BAY EXTENSION

Reason for Rezoning Request: Owner wants to Demo existing SFR and make Two 50 feet wide Lots for Two Future SFR

- If proposing single-family or multi-family how many units? 2
- If proposing a CUP for alcohol, how many seats? NA Bar or Restaurant? NA
 - Do you have a certified survey indicating there are no churches or schools within 400'? Yes/No
 - Do you have a site plan showing the layout and parking configuration? Yes/No
 - Do you have a CUP worksheet filled out by the applicant? Yes/No
- If the request is for commercial zoning, do you have a wetland survey that includes a legal description of the wetland? Yes/No (If no, NR must have checked no on the front of the application)

Existing structures/uses on the property? One SFR and Residential Amenities

Describe the character of the area based upon Administration Policy 3 of FLUE (attached):

Character of area is consistent with the Resb. Abutting parcels to South were Rezoned From RU-1-9 to RU-1-7 in 2014 and Developed into a Three Lot Subdivision

Concerns raised as part of request: Is parcel on Sewer or Septic Parcel lies on Indian River.

Other options discussed with applicant: Owner wants to make Two 50ft wide Lots as he did with the Three Lot subdivision abutting this Lot to the south.

Did you print out the Property Appraiser's Map for this property?
Did you mark the map?
Did you stamp the deed(s)?

Paul Body
Planner Signature

8-13-2020
Date

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Administrative Policy 3

Compatibility with existing or proposed land uses shall be a factor in determining where a rezoning or any application involving a specific proposed use is being considered. Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foresee ably be affected by the proposed use;
- B. Whether the proposed use(s) would cause a material reduction (five percent or more) in the value of existing abutting lands or approved development.
- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through an analysis of:
 - 1. Historical land use patterns;
 - 2. Actual development over the immediately preceding three years; and
 - 3. Development approved within the past three years but not yet constructed.
- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

Notice to Applicants for Change of Land Use

The Planning and Zoning Office staff will be preparing a package of written comments concerning your request. These comments will be provided to the Planning and Zoning Board and Board of County Commissioners. The comments will address the following:

The current zoning of the property along with its current development potential and consistency with the Brevard County Comprehensive Plan use and density restrictions.

The proposed zoning of the property along with its development potential and Consistency with the Board County Comprehensive Plan use and density restrictions.

The proposal's impact on services, such as roads and schools.

The proposal's impact upon hurricane evacuation, if applicable.

Environmental factors.

Compatibility with surrounding land uses.

Consistency with the character of the area.

You may place your own written comments regarding these items into the record. Up to two typewritten pages can be included in the package if received 10 working days prior to the Planning and Zoning Board hearing. You are not required to provide written comments. *An Applicant presentation to the Planning and Zoning Board is required regardless of written submittals.* The board may approve the requested classification or a classification which is more intensive than the existing classification, but less intensive than the requested classification.

Staff comments will be available approximately one week prior to the Planning and Zoning Board hearing. These comments will be made available to you at that time. In order to expedite receipt of staff's comments, please provide an e-mail address or fax number below. Alternatively, a copy of staff's comments will be mailed via the U.S. Postal Service.

NOTES:

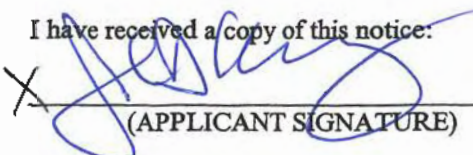
- ☐ If your application generates public opposition, as may be expressed in letters, petitions, phone calls, testimony, etc., you are advised to meet with concerned parties in an effort to resolve differences prior to the BCC taking final action on the request; therefore, you are encouraged to meet with affected property owners prior to the public hearing by the Planning & Zoning Board/Local Planning Agency (P&Z/LPA). During the course of conducting the public hearing, if the P&Z/LPA finds the application is controversial, and the applicant has not met with affected property owners, the item shall be tabled to the next agenda to allow such a meeting to take place. If the item is controversial, despite the applicant's efforts to meet with affected property owners, the P&Z/LPA may include, in their motion, a requirement to meet with interested parties again prior to the BCC public hearing. The BCC may also table your request in order for you to meet with interested parties, if this has not occurred prior to the public hearing before the BCC. If you need assistance to identify these parties, please contact the Planning & Zoning Office.
- ☐ BCC approval of a zoning application does not vest a project nor ensure issuance of a permit. At the time of permit application, land development regulations and concurrency-related level of service standards must be met.

Please transmit staff's comments via:

Haleydevco@aol.com or () _____ or U.S. Mail _____
e-mail address fax number

Yes/No

I have received a copy of this notice:

X 
(APPLICANT SIGNATURE)

This Instrument Prepared by:
Shore to Shore Title, LLC
Kara Strausser
On behalf of:
SingleSource Property Solutions
Pursuant to the Issuance of title insurance
1000 Noble Energy Drive, Suite 300
Canonsburg, PA 15317

Property Appraisers Parcel ID #: 26-37-32-52-*-29
Tax ID #2611673

THIS INSTRUMENT CONTAINS THE OFFICIAL
RECORD BOOK AND PAGE NUMBERS DESCRIBING
THE PARCELS TO BE ADVERTISED.


SIGNATURE

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made and executed the 4th day of AUGUST, 2020, Cascade Funding Alternative Holdings, LLC, a Delaware limited liability company, whose post office address is 3900 Capital City Blvd., Lansing, MI 48906, herein called the Grantor(s), to John Haley, a single person, whose address is PO Box 410558, Melbourne, FL 32941, hereinafter called the Grantee(s):

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

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BREVARD County, State of Florida, viz:

LOT 29, UNRECORDED PLAT KNOWN AS INDIAN RIVER ESTATES, NORTH EAU GALLIE, FLORIDA, MORE PARTICULARLY DESCRIBED AS PART OF GOVERNMENT LOT 4, AS DESCRIBED IN DEED BOOK 414, PAGE 77, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SECTION 32, TOWNSHIP 26 SOUTH, RANGE 37 EAST; BEGIN AT A POINT ON EAST SIDE OF U. S. HIGHWAY #1, 1960 FEET NORTH OF SOUTH LINE OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 37 EAST AND 608.52 FEET, MORE OR LESS, EAST OF WEST LINE OF U.S. LOT #3; THENCE SOUTH 22 DEGREES 51 MINUTES EAST ON EAST SIDE OF U. S. HIGHWAY #1 A DISTANCE OF 1100 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 67 DEGREES 9 MINUTES EAST PERPENDICULAR TO U. S. HIGHWAY #1 TO THE WATERS OF THE INDIAN RIVER; THENCE SOUTHEAST ALONG THE WATER LINE OF THE INDIAN RIVER TO A POINT 100 FEET SOUTHEAST FROM POINT OF BEGINNING AND AT RIGHT ANGLES TO THE EAST SIDE OF U. S. HIGHWAY #1; THENCE SOUTH 67 DEGREES 9 MINUTES WEST PERPENDICULAR TO EAST SIDE OF U. S. HIGHWAY #1; THENCE NORTH 22 DEGREES 51 MINUTES WEST ON THE EAST SIDE OF U. S. HIGHWAY #1, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

4147 North U.S. Highway 1, Melbourne, FL 32935

Authorized Signers and Power of Attorney attached hereto and made a part hereof.
Certificate of Approval of Sale attached, if applicable.

Taxes and assessments for the current calendar year and all subsequent years.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Anna Montgomery
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Bryan Stiglich
Witness #2 Printed Name

Cascade Funding Alternative Holdings, LLC, a Delaware limited liability company, by Compu-Link Corporation dba Celink, as Duly Authorized Attorney-In-Fact

Eileen Papariella
By: Eileen Papariella
Title: CEO Manager

STATE OF Pennsylvania
COUNTY OF Washington

SWORN TO AND SUBSCRIBED before me by means of [X] physical presence or [] online notarization, the foregoing instrument was acknowledged before me this 4th day of August, 2020, by Eileen Papariella (name) as CEO Manager (title) on behalf of Compu-Link Corporation dba Celink, as Duly Authorized Attorney-in-Fact, Cascade Funding Alternative Holdings, LLC, a Delaware limited liability company, on behalf of the corporation. He/she (✓) is personally known to me or () has produced N/A as identification.

SEAL

[Signature]
Notary Signature
Christopher J. Porto
Printed Notary Signature

My Commission Expires 11-22-2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christopher J. Porto, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires Nov. 22, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**SPECIAL AND LIMITED POWER OF ATTORNEY
AND RELATED COVENANTS**

KNOW ALL MEN BY THESE PRESENTS:

For good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Principal of Cascade Funding Alternative Holdings, LLC ("Principal"), located at c/o Waterfall Asset Management, 1140 Avenue of the Americas, 7th Floor, New York, NY 10036, does herein constitute, appoint, authorize and empower Compu-Link Corporation, dba Celink (the "Attorney-in-Fact") in the name, place and stead of Principal with respect to the Loans and related Mortgaged Property and REO Property serviced by the Attorney-in-Fact on behalf of Cascade Funding Alternative Holdings, LLC pursuant to that certain Servicing Agreement dated July 6, 2018, by and among the Attorney-in-Fact, as Servicer, Cascade Funding Alternative Holdings, LLC, and several other parties (the "Servicing Agreement"). The Attorney-in-Fact and Principal together are the "Parties." Capitalized terms used and not otherwise defined herein shall have the respective meanings ascribed to such terms in the Servicing Agreement.

The Attorney-in-Fact is hereby authorized, and empowered, as follows with respect to the Loans and related Mortgaged Property and REO Property subserviced by the Attorney-in-Fact pursuant to the Servicing Agreement:

- (i) To execute, acknowledge, seal and deliver deed of trust/mortgage note endorsements, lost note affidavits, assignments of deed of trust/mortgage and other recorded documents, satisfactions/releases/reconveyances of deed of trust/mortgage, subordinations and modifications, assumptions, tax authority notifications and declarations, deeds, bills of sale, and other instruments of sale, conveyance, and transfer, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits, and supporting documents as may be necessary or appropriate to affect their execution, delivery, conveyance, recordation or filing provided that such action does not adversely affect the lien of the Mortgage or as insured.
- (ii) To execute and deliver insurance filings and claims, affidavits of debt, substitutions of trustee, substitutions of counsel, non-military affidavits, notices of sale, notices of rescission, foreclosure deeds, substitutions of trustee under deeds of trust, transfer tax affidavits, affidavits of merit, verifications of complaints, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays, other actions and execution of documents necessary to protect the interest of Principal in any bankruptcy or similar proceeding, and other documents or notice filings on behalf of Principal in connection with insurance, foreclosure, bankruptcy and eviction actions.
- (iii) To pursue any deficiency, debt or other obligation, secured or unsecured, including but not limited to those arising from foreclosure or other sale, promissory note or check. This power also authorizes the Attorney-in-Fact to collect, negotiate or otherwise settle any deficiency claim, including interest and attorney's fees.

- (iv) To endorse any checks or other instruments received by the Attorney-in-Fact and made payable to Principal.
- (v) To endorse, execute or deliver any and all documents or instruments of mortgage satisfaction or cancellation, or of partial or full release or discharge, and all other comparable instruments with respect to the Loans including, without limitation, the recording or filing with the appropriate public officials of such documents or instruments and the endorsement and deposit of any such documents or instruments in connection with the foreclosure of any Loan, or the bankruptcy or receivership of a Mortgagor.
- (vi) To execute, acknowledge, seal and deliver any and all documents, deeds, transfers, tax declarations, certificates, escrow instructions, bills of sale, closing statements and any other documents or instruments whatsoever which are necessary, appropriate, or required to transfer, sell or convey real property that constitutes REO Property or to effect evictions from such REO Property.
- (vii) To do any other act or complete any other document that arises in the normal course of servicing the Loans and related REO Property.
- (viii) To perform any and all such other acts of any kind and nature whatsoever that are necessary and prudent to service the Mortgage Loans and related REO Property, including without limitation, delegating the authority granted herein to third parties, including but not limited to law firms, trust companies and other service providers (specifically including SingleSource Property Solutions LLC and LRES Corp.) and each of their officers, directors, employees, agents and assigns

This Special and Limited Power of Attorney and Related Covenants (the "Power of Attorney") is coupled with an interest.

The appointment of the Attorney-in-Fact is to be construed and interpreted as a limited power of attorney. The enumeration of specific items, rights, acts, of powers herein is not intended to, nor does it give rise to, and it is not to be construed as, a general power of attorney. This Power of Attorney is not intended to extend the powers granted to the Attorney-in-Fact under the Servicing Agreement or to allow the Attorney-in-Fact to take any actions with respect to Mortgages or Notes not authorized by the Servicing Agreement.

Principal covenants and agrees that it shall, from time to time after the date hereof, at the request of the Attorney-in-Fact, execute instruments confirming all of the foregoing authority of the Attorney-in-Fact. The foregoing shall not be deemed to be breached by reason of any action or omission of the Attorney-in-Fact appointed hereunder.

The limited power of attorney granted herein shall commence as of the date of execution hereof and shall continue in full force and effect until terminated, in writing, by Principal.

Unless a third party has received notice that this Power of Attorney has been terminated by Principal, such third party may rely upon the exercise of the power

(b)

granted herein. For the avoidance of doubt, this provision is not a waiver of any claims that Principal may have against the Attorney-in-Fact for any unlawful or improper use of this Power of Attorney by the Attorney-in-Fact.

No director, officer, employee or agent of the Attorney-in-Fact shall be individually liable to Principal for taking any action or for refraining to take any action in good faith or for errors in judgment with respect to this Power of Attorney.

THIS POWER OF ATTORNEY SHALL BE CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF MICHIGAN AND THE OBLIGATIONS, RIGHTS AND REMEDIES OF THE PARTIES HEREUNDER SHALL BE DETERMINED IN ACCORDANCE WITH SUCH LAWS.

IN WITNESS WHEREOF, Principal has caused this instrument to be signed by its duly authorized officer on this 29th day of April, 2019.

Cascade Funding Alternative Holdings, LLC

Kenneth Nick
Name:
Title

Marysis Hanna
Witness

By: Marysis Hanna
(Name)

Brandon Bilchuck
Witness

By: _____
(Name)

NOTARY ACKNOWLEDGEMENT

State of New York

County of New York

On the 29th day of April in the year 2019 before me, the undersigned, a Notary Public in and for said State, personally appeared, Kenneth Nick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Marc B. Ledesma
Notary Signature

Prepared by: Celink
After recording return to:
Celink
PO Box 40724
Lansing, MI 48901

MARC B. LEDESMA
NOTARY PUBLIC STATE OF NEW YORK
NO. 02166074886
QUALIFIED IN NEW YORK COUNTY
COMMISSION EXPIRES MAY 20, 20 22



SECRETARY'S CERTIFICATE

COMPU-LINK CORPORATION, dba Celink

The undersigned, being secretary of Compu-Link Corporation, dba Celink, certifies that the Sole Director of the Company, by Written Consent executed on November 15, 2019 appointed the officers identified on Exhibit A hereto and granted such officers the authority to execute on behalf of the Company the following types of documents.

Foreclosure related documents, including deeds in lieu of foreclosure;

Documents related to full or partial lien releases; -

Bankruptcy related documents;

Documents related to assignment of mortgage;

Documents related to the management and disposition of real estate owned properties (REO);

Documents related to evictions, title curative actions and similar routine legal proceedings; and

Such other documents as are appropriate in furtherance of the execution of any of the matters described hereinabove.

Executed as of November 15, 2019.

A handwritten signature in cursive script, appearing to read "Karen S. Crawford".

Karen S. Crawford, Secretary





SingleSource

SingleSource Property Solutions
1000 Noble Energy Dr Ste 300
Canonsburg, PA 15317

866.620.7577
singlesourceproperty.com

To Whom It May Concern:

Please be advised that this letter will serve as Corporate Authorization for the following SingleSource Employees to execute and deliver any and all Listing Agreements, Purchase Agreements, Addendums and Instruments of sales as defined by the Limited Power of Attorney.

Eileen Papariella, REO Manager
Salynn Williams, Closing Coordinator-Team Lead
Julie Marth, Closing Coordinator
Kay Milesky, Portfolio Manager
Kim Fischetti, Asset Manager
Jason Anderson, Asset Manager
Marielle Brown, Portfolio Manager
Jordan Cypher, Asset Manager
Michelle Bertucci, Senior HOA Specialist
Renata Holmes, Assistant Asset Manager
Marlita Klement, Portfolio Manager
Ericka Shuble, Closing Coordinator
Denise Egercic, Closing Coordinator
Eleanor Mlecsko, Closing Coordinator
Mary Blocher, Closing Coordinator
Nicole Rohr, Closing Coordinator
Sandra Bracken, Title and Closing Manager
Chris Porto, Title Production Manager
Christine Ziccardi, Director-Title and Settlement & Marketing

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Cullen".

Brian Cullen
Chief Executive Office

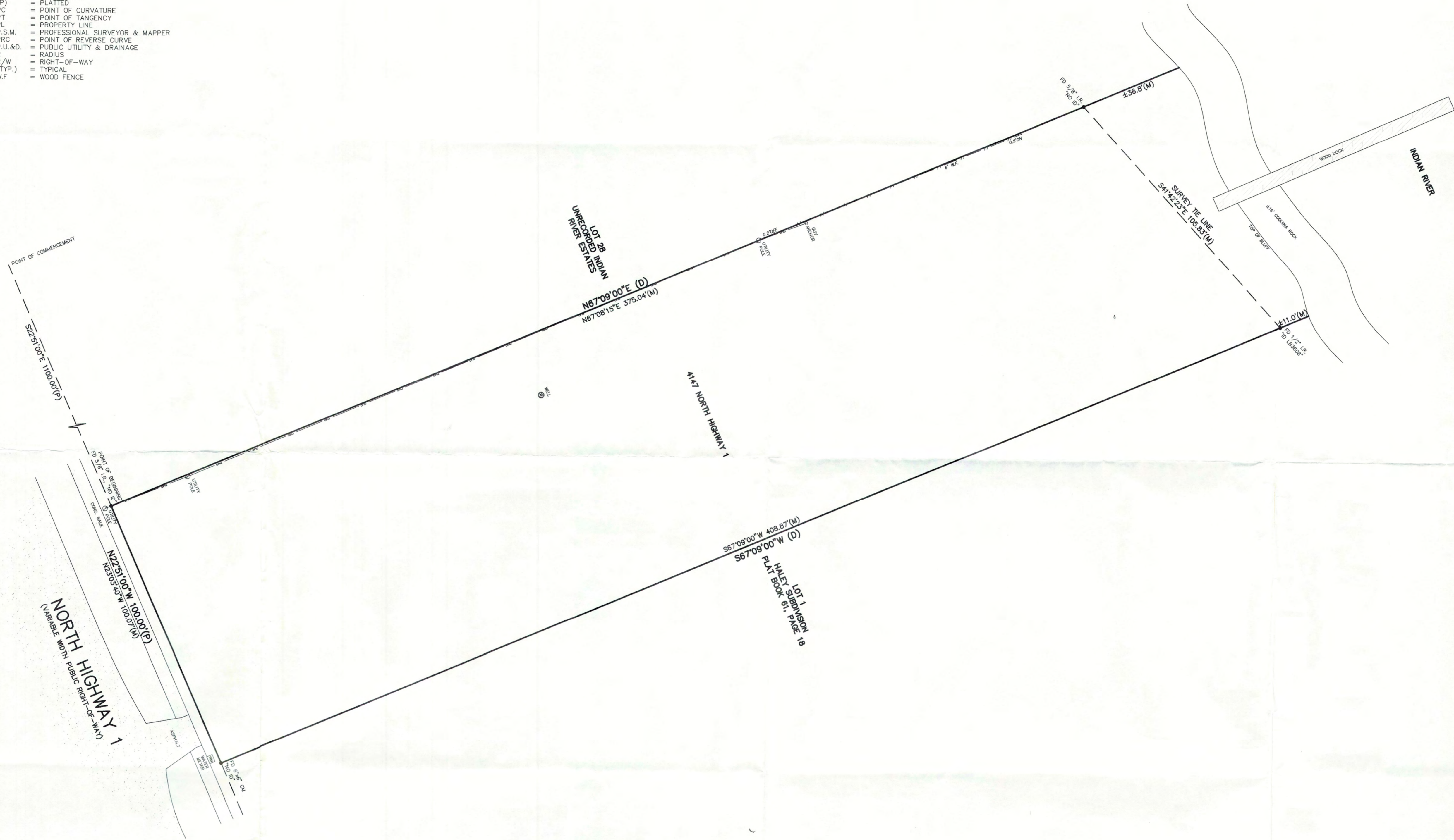
4/23/2020



- LEGEND**
- (AKA) = ALSO KNOWN AS
 - C = CENTERLINE
 - C.B. = CONCRETE BLOCK
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.L.F. = CHAIN LINK FENCE
 - CLR. = CLEAR
 - C.M. = CONCRETE MONUMENT
 - CONC. = CONCRETE
 - COR. = CORNER
 - COVD = COVERED
 - D = DELTA
 - FD = FOUND
 - ID. = IDENTIFICATION
 - I.P. = IRON PIPE
 - I.R. = IRON ROD
 - L = LENGTH
 - LB = LICENSE BUSINESS
 - LS = LICENSE SURVEYOR
 - (M) = MEASURED
 - N&D = NAIL & DISK
 - (P) = PLATTED
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PL = PROPERTY LINE
 - P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
 - PRC = POINT OF REVERSE CURVE
 - P.U.&D. = PUBLIC UTILITY & DRAINAGE
 - R = RADIUS
 - R/W = RIGHT-OF-WAY
 - (TYP.) = TYPICAL
 - W.F. = WOOD FENCE

LEGAL

LOT 29, UNRECORDED PLAT KNOWN AS INDIAN RIVER ESTATES, NORTH EAU GALIE, FLORIDA, MORE PARTICULARLY DESCRIBED AS PART OF GOVERNMENT LOT 4, AS DESCRIBED IN DEED BOOK 414, PAGE 77, OF PUBLIC RECORDS-OF BREVARD COUNTY, FLORIDA, SECTION 32, TOWNSHIP 26 SOUTH, RANGE 37 EAST; BEGIN AT POINT ON EAST SIDE OF U.S. HIGHWAY #1, 1960 FEET NORTH OF SOUTH LINE OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 37 EAST AND 608.52 FEET, MORE OR LESS, EAST OF WEST LINE OF U.S. LOT #3; THENCE SOUTH 22 DEGREES 51 MINUTES EAST ON EAST SIDE OF U.S. HIGHWAY #1 A DISTANCE OF 1100 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 67 DEGREES 9 MINUTES EAST PERPENDICULAR TO U.S. HIGHWAY #1 TO THE WATERS OF THE INDIAN RIVER; THENCE SOUTHEAST ALONG THE WATER LINE OF THE INDIAN RIVER TO A POINT 100 FEET SOUTHEAST FROM POINT TO BEGINNING AND AT RIGHT ANGLES TO THE EAST SIDE OF U.S. HIGHWAY #1; THENCE SOUTH 67 DEGREES 9 MINUTES WEST PERPENDICULAR TO EAST SIDE OF U.S. HIGHWAY #1; THENCE NORTH 22 DEGREES 51 MINUTES WEST ON THE EAST SIDE OF U.S. HIGHWAY #1, A DISTANCE 100 FEET TO THE POINT OF BEGINNING.



Certified

PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE
MYRON E. BARKER - FLORIDA CERTIFICATE NO. 5085
CERTIFICATE OF AUTHORIZATION LB. 6586

SCALE: 1" = 20'
DATE: 03/20/2020
PROJECT: 20-1270
F.B. NUMBER:
TYPE OF SURVEY: BOUNDARY SURVEY
CADD FILE: 20-1270.DWG

BOUNDARY SURVEY

CERTIFIED TO:
JOHN HALEY

PRECISION
LAND SURVEYING, INC.
2900 LAKE WASHINGTON ROAD, SUITE 1
MELBOURNE, FLORIDA 32935
PHONE: 321-259-4600
EMAIL: PRECISIONSURVEYING1993@GMAIL.COM

- 1) THE BEARING SYSTEM SHOWN HEREON IS BASED ON A ASSUMED BEARING OF S.67°09'00"W., ALONG THE NORTH LINE OF HALEY SUBDIVISION.
- 2) AS PER FLOOD INSURANCE RATE MAP NO.12009C 0517 G, INDEX DATED 03-17-2014, THE ABOVE DESCRIBED PROPERTY LIES IN ZONE X.
- 3) THIS SURVEY WAS PREPARED FROM TITLE INFORMATION PROVIDED TO THE SURVEYOR. THERE MAY BE ADDITIONAL RESTRICTIONS OR EASEMENTS THAT AFFECT THE PROPERTY.

- 4) UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.
- 5) LANDS SHOWN HERON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, RESERVATION, AGREEMENT AND/OR EASEMENTS OF RECORD, SUCH INFORMATION IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHER THROUGH APPROPRIATE TITLE VERIFICATION.
- 6) NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account 2611673
 Owners Cascade Funding Alternative Holdings LLC
 Mailing Address 101 W Louis Henna Blvd, Ste 310 C/O Financial
 Freedom Austin TX 78728
 Site Address 4147 N Highway 1 Melbourne FL 32935
 Parcel ID 26-37-32-52*-29
 Property Use 0819 - Two Residential Units - Not Attached
 Exemptions None
 Taxing District 4200 - Unincorp District 4
 Total Acres 0.99
 Subdivision Indian River Estates Villas Unrec
 Site Code 0101 - U S 1 To River
 Plat Book/Page 0000/0000
 Indian River Estates Villas Unrec Part Of Lot 4 As Des
 Land Description IN Db 414 Pg 77 Known As Lot 29 Of Indian River Ests
 Villas Unrec



VALUE SUMMARY

Category	2020	2019	2018
Market Value	\$588,460	\$590,270	\$515,580
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$588,460	\$590,030	\$328,470
Assessed Value School	\$588,460	\$590,270	\$328,470
Homestead Exemption	\$0	\$0	\$25,000
Additional Homestead	\$0	\$0	\$25,000
Other Exemptions	\$0	\$500	\$500
Taxable Value Non-School	\$588,460	\$589,530	\$277,970
Taxable Value School	\$588,460	\$589,770	\$302,970

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
10/15/2019	\$451,000	CT	Improved	8566/1659
01/01/1977	\$63,000	--	--	1705/0340
01/01/1975	\$450,000	--	--	1501/0911

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - Single Family Residence

Materials	Details	
Exterior Wall:	Stucco	Year Built 1952
Frame:	Masnryconc	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0
Sub-Areas	Extra Features	
Base Area (1st)	532 Outbuilding	104
Total Base Area	532 Dock	850
Total Sub Area	532 Garage Detached	672

(2)

PROPERTY DATA CARD #2

Building Use: 0110 - Single Family Residence

Materials

Exterior Wall:

Stucco

Frame:

Reinfrconc

Roof:

Bu-Tg/Mmbrn

Roof Structure:

Gmbri/Mnsrd/Mntr

Details

Year Built

Story Height

Floors

Residential Units

Commercial Units

1986

8

2

1

0

Sub-Areas

Balcony

48

Balcony

46

Base Area (1st)

2,035

Base Area (2nd)

810

Open Porch

89

Screen Porch

401

Total Base Area

2,845

Total Sub Area

3,429

Extra Features

No Data Found

ArcGIS Web Map

