

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0037

Olguin Jacobo Guerrero & Guerrero Fortunata

Respondents,

_____/

TO: Olguin Jacobo Guerrero & Guerrero Fortunata
1928 SE Peach Dr
ARCADIA FL 34266

RE: 1928 SE Peach Dr, ARCADIA FL 34266

NOTICE OF MANDATORY HEARING

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Violation (copy attached) against you for violation of DeSoto County Land Development Regulations, as shown on the Affidavit of Violation.
2. The Special Master hearing has been set for **March 26, 2026 at 11:00 am** or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.
3. If you have cleared the violation by the time stated in the Affidavit of Violation AND have received written notification from the Director of the Department that all the violations have been cleared, the hearing will be canceled and you will not be required to appear.
4. **IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.**
5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.
6. **If the Affidavit of Violation charges you with a Repeat Violation, the matter may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing.** If a violation is found to be a repeat violation, the Special Master may increase the fine to \$500.00 for each day of the repeat violation.
7. In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 162.09(1), F.S.
8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.
9. If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
10. If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.
11. If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
12. You may come with or without an attorney.

Dated at Arcadia, DeSoto County, Florida, this _____ day of _____ 2026.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of this notice was mailed to the above Respondent as addressed by: (check one that applies) _____ Certified Mail, Return Receipt Requested/ or _____ Regular U.S Mail on this _____ day of _____, 2026.

Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266
Certified Mailing Number: 9589071052702678570745

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0037

Olguin Jacobo Guerrero & Guerrero Fortunata

Respondents,

_____ /

AFFIDAVIT OF VIOLATION
(LDR Sect. 20-1581(b))

STATE OF FLORIDA)
COUNTY OF DESOTO)

Before me, the undersigned authority authorized to administer oaths, personally appeared the undersigned Code Enforcement Officer, who, being first duly sworn, deposes and says the following is true to the best of his/her information and belief:

TO: Olguin Jacobo Guerrero & Guerrero Fortunata, 1928 SE Peach Dr, ARCADIA FL 34266.

1. An inspection on February 19, 2026, Code Enforcement Officer visited your property located at 1928 SE Peach Dr, ARCADIA FL 34266 described and zoned as: RSF-3

DeSoto County Tax Parcel Number #06-38-25-0120-00D0-0050 more particularly described by deed or instrument number #201414004416 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Expired Building Permit (Development permit required).**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1342, copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated February 6, 2026 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Contact the Desoto County Building department at (863) 993-4811 and renew your permit. Once the permit has been renewed obtain a Certificate of Completion by passing all required inspections prior to expiration of that permit. Please contact our office to get this issue resolved 863-491-6165.
6. Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.



 Thomas Turnbull
 Code Enforcement Officer
 201 E. Oak Street
 Arcadia, Florida 34266

Sworn to and subscribed before me this _____ day of _____, _____ Affiant is personally known to me.

Notary Public

Special Master Mandatory Hearing Case Checklist

** This checklist must be completed and accompany each case being reviewed for Special master Mandatory Hearing**

? or N/A	Respondents Name <u>Olguin Jacobo Guerrero &</u> Case # <u>26-0037</u> Site Address <u>1928 SE Peach Dr</u> Respondent's Mailing Address <u>Guerrero Fortunata 1928 SE Peach Dr Arcadia, FL 34266</u>
/	Case Notes in date order
/	Case Cost to date
/	Property card
/	Tax Record
/	Deed Information
/	Complaint/Request
/	Copy of LDR or DCCO section to be cited on Notice of Mandatory Hearing
/	Notice of Mandatory Hearing (file copy)
/	Green Card if received, and or Track and Confirm information from the USP website
N/A	Original Notice to Correct in the envelope with the green card attached (if unclaimed)
/	Copy of Notice to Correct that was posted and sent by regular Mail
/	Photograph of the posting, if applicable
/	Affidavit of posting or hand delivery
/	Photographs of site visits in support of the case
N/A	Any correspondence to or from the Respondent or the Respondent's representative
/	Any other supporting documentation (e.g., Division of Corporation information, Certificate of Use issued by Planning and Zoning, copies of permits, R.O.W. forms, etc.)

Information: *Any special instructions (IE, if posting affidavit is required, if some of the violations listed on the original Notice have been corrected, if the Hearing Notice needs to be sent to more than one person)*

/ Only the following violations will be referenced in the Notice of Mandatory Hearing:

LDR Sec. 20-1342 Expired Building Permit (Development permit required)

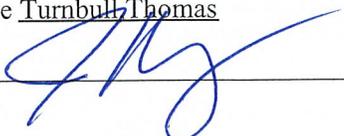
/ Will have to be posted and sent by regular mail in addition to the Certified Mail with return receipt.

/ Will need an Affidavit of posting

Special Instructions

Officer's Name Turnbull Thomas

Special Master Hearing on: 3/26/26

Reviewed by: 

Date: 2/19/26

SMCE 26-0037

Code Enforcement Case: CE-26-0037

Entered on: 02/04/2026 12:07 PM

Printed on: 02/19/2026

Topic: Development without Permit
 Due Date: 02/19/26
 Initiated by: Building Department
 Hearing Date:
 SM Case No:

Status: Open - Turn in for SM
 Assigned To: Thomas Turnbull
 Area #: RSF-3
 Hearing Time:

Permit

Permit #: _____ Business name: _____ License #: _____

Property Location

Occupant Name:

Address: 1928 SE Peach Dr , 34266

Phone:

Cell #:

APN : 06-38-25-0120-00D0-0050

Owner Information

Owner Name: Olguin Jacobo Guerrero &

Address: Guerrero Fortunata

1928 SE Peach Dr

Arcadia, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	01/28/2026	8:25 am	Request 6035-ALISON Building Department(Alison) - PERMIT EXPIRED #BLDR-25197-2025. {Building (Residential) - Alteration, Remodel, Repair/Like for like impact windows and doors. (9) SH (1) HR (3) Doors}.
Inspection / Site Visit	Thomas Turnbull	02/04/2026	10:35 am	The building permit is still expired, took photo.
Notice of Violation	Thomas Turnbull	02/06/2026	7:48 am	> Inspection Time:10:35 am, Send to (Owner - Cert no=9589071052702678570813), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	02/06/2026	9:00 am	Posted the N2C and mail out the letter, took photos.
Inspection / Site Visit	Thomas Turnbull	02/19/2026	9:28 am	The building permit is still expired. Took photo.
Special Master Mandatory Hearing Case Submittal Checklist Template	Thomas Turnbull	02/19/2026	12:32 pm	Send to (Owner)
Submitted for Special Master Review and approval	Thomas Turnbull	02/19/2026	12:48 pm	Turn in for review for Special Master Hearing.

Violations

#	Violation Type	Due Date	Status	Closed Date
1	LDR Sec. 20-1342 - Expired Building Permit (Development permit required) Corrections Required:Contact the Desoto County Building department at (863) 993-4811 and renew your permit. Once the permit has been renewed obtain a Certificate of Completion by passing all required inspections prior to expiration of that permit		Open	

Additional Addresses

Address Type:Complainant
 Name:ALISON Building Department(Alison)
 Address:201 East oak St., Suite 204
 Arcadia, FL 34266
 Phone:(863) 993-4811 Cell #:

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values

updated: 2/19/2026

Parcel: << 06-38-25-0120-00D0-0050 (19243) >>

Owner & Property Info

Result: 3 of 5

Owner	OLGUIN JACOBO GUERRERO & GUERRERO FORTUNATA 1928 SE PEACH DR ARCADIA, FL 34266		
Site	1928 SE PEACH DR, ARCADIA		
Description*	FOREST PINE ESTATES LOT 5 BLK D INST:201414004416		
Area	0.5 AC	S/T/R	06-38-25
Use Code**	SINGLE FAMILY (0100)	Tax District	7

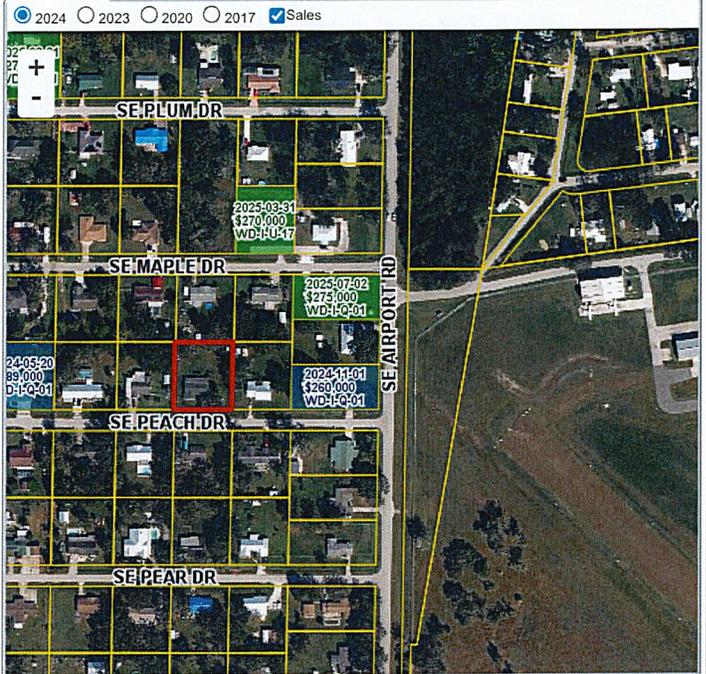
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$37,500	Mkt Land	\$37,500
Ag Land	\$0	Ag Land	\$0
Building	\$154,732	Building	\$160,060
XFOB	\$738	XFOB	\$732
Just	\$192,970	Just	\$198,292
Class	\$0	Class	\$0
Appraised	\$192,970	Appraised	\$198,292
SOH/10% Cap	\$54,669	SOH/10% Cap	\$46,161
Assessed	\$138,301	Assessed	\$152,131
Exempt	\$0	Exempt	\$0
Total	county:\$138,301	Total	county:\$152,131
Taxable	other:\$138,301 school:\$192,970	Taxable	other:\$152,131 school:\$198,292

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Building Photo Google Maps



Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/4/2014	\$90,000	201414004416	WD	I	U	12
6/6/2014	\$100	201414002848	CT	I	U	11
6/9/2009	\$85,000	200914005876	SW	I	Q	01
2/27/2009	\$60,000	200914001843	SW	I	U	12
1/26/2009	\$100	200914000593	CT	I	U	11
2/28/2007	\$160,000	593 / 2729	WD	I	Q	
6/30/2004	\$63,000	550 / 1198	WD	I	U	
1/15/1992	\$53,000	292 / 086	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1972	1630	2205	\$157,821

*Bldg_Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0850	CONCR SLAB	1980	\$59.00	72.00	9 x 8
0860	DRVWY CONC	1972	\$268.00	429.00	0 x 0
1916	PATIO B	2020	\$384.00	160.00	16 x 10

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0100	SFR (MKT)	1.000 LT (0.500 AC)	1.0000/1.0000 1.0000/ /	\$37,500 /LT	\$37,500	RSF-3

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

Search Result: 3 of 5

© DeSoto County Property Appraiser | David A. Williams, CFA, CCE | Arcadia, Florida | 863-993-4866

GrizzlyLogic

The information presented on this website was derived from data which was compiled by the DeSoto County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 2/19/2026 and may not reflect the data currently on file at our office.

FOREST PINE ESTATES
 LOT 5 BLK D
 INST:201414004416

OLGUIN JACOBO GUERRERO & GUERRERO FORTUNATA
 GUERRERO FORTUNATA, 1928 SE PEACH DR
 ARCADIA, FL 34266

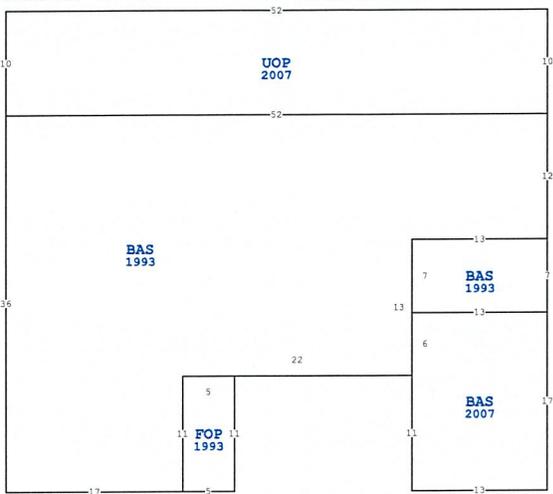
2025

06-38-25-0120-00D0-0050



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	N/A 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONARY 100
Stories	1 100
Architectural Units	0 100
Quality	03 AVERAGE
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 03
NEIGHBORHOOD/LOC	300300.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	91 100 1993 91 8,458
BAS	1,318 100 1993 1,318 122,508
BAS	221 100 2007 221 20,542
FOP	55 25 1993 14 1,301
UOP	520 15 2007 78 7,250
TOTALS	2,205 1,722 160,060

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,722	104.0000	130.00	223,860	1972	1972	0	0	28.50	71.50
1 SINGLE FAM 0% - 0 Heated Area: 1630 HX Base Yr											



DESOTO COUNTY PROPERTY			PAGE 1 of 1	7
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			160,060	
TOTAL MARKET OB/XF VALUE			732	
TOTAL LAND VALUE - MARKET			37,500	
TOTAL MARKET VALUE			198,292	
SOH/IAGL Deduction			46,161	
ASSESSED VALUE			152,131	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			152,131	
TOTAL JUST VALUE			198,292	
INCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			192,970	
SIDEWALK NCV				
PERMIT NUM DESCRIPTION AMT ISSUED				

SALES DATA						
OFF RECORD	DATE	TYPE	Q	V	RSN	SALE PRICE
201414004416	9/04/2014	WD	U	I	12	90,000
GRANTOR: JPMORGAN CHASE BANK N						
GRANTEE: OLGUIN JACOBO GUERR						
201414002848	6/06/2014	CT	U	I	11	100
GRANTOR: ALVAREZ LUIS O -BY CL						
GRANTEE: JPMORGAN CHASE BANK						

EXTRA FEATURES																	
L	OBX/	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBX/ MKT VALUE	NOTES
1	0850	CONCR SLAB	0	0	9	8	72.00	SF	2.50	2.50	100	1980	1980	3	37.5	68	
2	0860	DRVWY CONC	0	0	0	0	429.00	SF	2.50	2.50	100	1972	1972	3	25	268	
3	1916	PATIO B	0	0	16	10	160.00	SF	2.50	2.50	100	2021	2020		99	396	

BUILDING NOTES														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
06/21/2024 MLU														
BUILDING DIMENSIONS														
UOP=[YR=2007] W52 S10 BAS=[YR=1993] S36 E17 FOP=[YR=1993] E5														
N11 W5 S11 S N11 E22 BAS=[YR=2007] S11 E13 N17 BAS=[YR=1993]														
N7W13 S7 E13S W13 S6S N13 E13 N12 W52S E52 N10S.														

LAND DESCRIPTION															TOTAL OB/XF					732					
L	USE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0			RSF	-3137.00	159.00	1.00	LT		1.00	1.00	1.00	37,500.00	37,500.00	37,500	21783.000 SF						

REVIEW DATE 11/30/2023 BY AS Total Acres: 0.50 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 10/22/2025 BY SYS

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1652000 2025

R 06-38-25-0120-00D0-0050

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$1,044.76
COUNTY LAW ENF	.0029406	\$447.36
SCHOOL LRE	.0030330	\$601.42
SCHOOL DISC	.0022480	\$445.76
SOUTHWEST WATER MGMT	.0001831	\$27.86
TOTAL AD-VALOREM:		\$2,567.16

**OLGUIN JACOBO GUERRERO &
GUERRERO FORTUNATA
1928 SE PEACH DR
ARCADIA , FL 34266**

0.500 ACRES
FOREST PINE ESTATES
LOT 5 BLK D
INST:201414004416

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	\$115.00
Asmt - FIRE	\$145.00
Asmt - SOLID WASTE	\$45.50
Asmt - SOLID WASTE COLLECT	\$239.30
TOTAL NON-AD VALOREM:	\$544.80

FAIR MKT VALUE	\$198,292.00	DIST	7
ASSESS	\$152,131.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$152,131.00		

COMBINED TAXES & ASMTS: \$3,111.96

**** PAID ****

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Last Payment: 11/28/2025 **Receipt Number: 602508**

Exemptions:

Amount Collected: \$2,987.48 **Discount Amount: \$0.00**

Property Address:

1928 SE PEACH DR ARCADIA 34266

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
063825012000D00050 R		2025	\$2,567.16	\$544.80	11/28/2025	\$2,987.48	\$0.00
063825012000D00050 R		2024	\$2,448.28	\$471.63	11/26/2024	\$2,803.11	\$0.00
063825012000D00050 R		2023	\$2,297.21	\$464.82	11/29/2023	\$2,651.55	\$0.00
063825012000D00050 R		2022	\$2,120.27	\$454.67	11/28/2022	\$2,471.94	\$0.00
063825012000D00050 R		2021	\$1,809.65	\$448.16	11/21/2021	\$2,167.50	\$0.00
063825012000D00050 R		2020	\$1,655.70	\$442.81	11/25/2020	\$2,014.57	\$0.00
063825012000D00050 R		2019	\$1,559.91	\$438.38	11/20/2019	\$1,918.36	\$0.00
063825012000D00050 R		2018	\$1,407.34	\$432.50	11/20/2018	\$1,766.25	\$0.00
063825012000D00050 R		2017	\$1,209.22	\$390.50	11/27/2017	\$1,535.73	\$0.00
063825012000D00050 R		2016	\$1,103.53	\$390.50	11/22/2016	\$1,434.27	\$0.00
063825012000D00050 R		2015	\$1,081.18	\$311.50	11/24/2015	\$1,336.97	0.00
063825012000D00050 R		2014	\$475.75	\$287.50	11/14/2014	\$732.72	0.00



Inst 201414004416 Date: 9/10/2014 Time 12:49 PM
Doc Stamp-Deed: 630.00
km DC, Mitzie McGavic, Desoto County Page 1 of 5

Prepared by and Return to:
DeSoto Abstract & Title Co.
Marcus Conerly
11 N. Polk Avenue
Arcadia, Florida 34266
Our File Number: D2014-160

Parcel Identification No. 06-38-25-0120-00D0-0050

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 4th day of September, 2014, by ~~JPMorgan Chase Bank, N.A., a national association~~, whose mailing address is: 1400 E Newport Center Drive, Deerfield Beach, FL 33442, hereinafter called the "Grantor", to Jacobo Guerrero Olguin and Fortunata Guerrero, husband and wife, whose mailing address is: 1576 NE Ora Ave, Arcadia, FL 34266, hereinafter called the "Grantee",

WITNESSETH: That Grantor, for and in consideration of the sum of **\$10.00** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell unto Grantee, all that certain land situate in DeSoto County, Florida, to wit:

See Exhibit A attached hereto and made a part hereof.

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

SUBJECT to the matters set forth on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions"), provided this shall not serve to reimpose any of the same.

GRANTOR WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantee against the claims of all person, claiming by, through or under Grantor, subject to the Permitted Exceptions. *(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)*

Chp

EXHIBIT A

LEGAL DESCRIPTION

Lot 5, Block "D", Forest Pine Estates, a subdivision as per map or plat thereof recorded in the Office of the Circuit Court in and for DeSoto County, Florida in Plat Book 9, Page 20.

Ohp

DB1/67148262.3

EXHIBIT B

PERMITTED ENCUMBRANCES

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist); and
5. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

MP

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

INCUMBENCY CERTIFICATE

I HEREBY CERTIFY that I am an Assistant Secretary of JPMorgan Chase Bank, N.A. and that the following individual holding the title set forth opposite her name was a duly appointed officer of JPMorgan Chase Bank, N.A. (the "Company") on January 15, 2014 and was authorized to execute Contracts, Deeds, Affidavits, Lien Releases, Registrations, Closing Statements, Settlement Agreements and other documents related to the sale or management of real property on behalf of the Company.

Name:
Tricia Foldessy

Title to which appointed:
Vice President

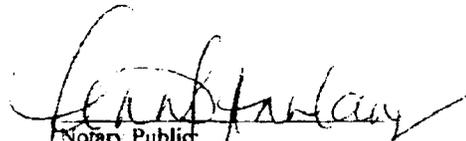


Lauren V. Harris
Assistant Secretary

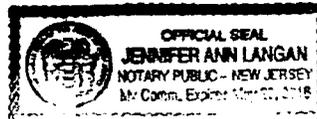
Dated: January 24, 2014

STATE OF NEW JERSEY
COUNTY OF MIDDLESEX

On this 24th day of January, 2014 before me personally appeared Lauren V. Harris, Assistant Secretary of JPMorgan Chase Bank, N.A., who has satisfactorily identified herself as the Signer of the above-referenced document and that she is authorized to and did sign the document on behalf of said entity.



Notary Public
My Commission Expires:



Customer Information

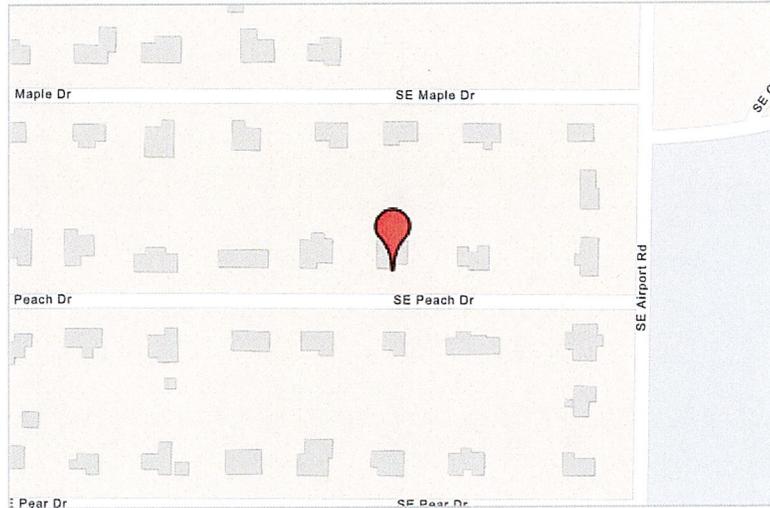
Name: ALISON Building
Department(Alison)
Address: 201 East oak St., Suite 204
Arcadia, FL 34266

Phone: (863) 993-4811
Alt. Phone:
Email: building@desotobocc.com

Request Classification

Topic: Expired Building Permit
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 1928 SE Peach Dr

Request type: Complaint
Priority: Normal
Entered Via: Email



Time of Day:
Property APN: 06-38-25-0120-00D0-0050
Property APN:
Retention Disposition Date
Date File Scanned into DocuShare:

Description

PERMIT EXPIRED #BLDR-25197-2025. {Building (Residential) - Alteration, Remodel, Repair/Like for like impact windows and doors. (9) SH (1) HR (3) Doors}.

Reason Closed

The building permit is still expired, turn into a code case, number CE 26-0037

Date Expect Closed: 02/11/2026

Date Closed: 02/04/2026 12:08 PM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

Sec. 20-1342. - Development permit required prior to undertake any development activity.

Development is the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. No development activity shall be undertaken unless authorized by a development order or development permit.

(LDR, § 12002; Ord. No. 2012-01, § 12002, 5-22-2012)



COUNTY DEVELOPMENT DEPARTMENT

DESOTO COUNTY

201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6165
Fax (863)491-6163



NOTICE to CORRECT VIOLATION

**Olguin Jacobo Guerrero &
Guerrero Fortunata
1928 SE Peach Dr
Arcadia, FL 34266**

**RE: 1928 SE Peach Dr
PIN #: 06-38-25-0120-00D0-0050
Case No: CE-26-0037**

Date: February 6, 2026

Please be advised that this letter serves as notice that your property was visited due to a complaint or as a result of a routine area patrol and was found to be in violation of the below listed Ordinance(s):

LDR Sec. 20-1342 Expired Building Permit (Development permit required): It has been reported that an building permit has expied without having been completed and inspected by the County.

Facts constituting violation (including date, time, and place of violation): On **February 4, 2026** at **10:35 am**, the property located at **1928 SE Peach Dr** was visited and revealed the following:

The building permit number BLDR-25197-2025 has expired, need to renew and final the building permit.

You must correct the violation(s) by taking the appropriate steps.

Contact the Desoto County Building department at (863) 993-4811 and renew your permit. Once the permit has been renewed obtain a Certificate of Completion by passing all required inspections prior to expiration of that permit **Due by: February 19, 2026**

Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate if the violation has been corrected prior to the Hearing.

If found to be in violation, a fine may be imposed of up to \$250.00 per day per violation for a first time violator, and up to \$500.00 per day per violation for a repeat violation.

If you feel that you are not in violation, you may submit a request in writing to this department for a hearing before the Special Magistrate. If, as a result of the hearing, it is determined that your property is not in violation, case cost would not be assessed.

If you have any questions concerning this matter, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266, Telephone number (863) 491-6165 or (863) 993-4806.

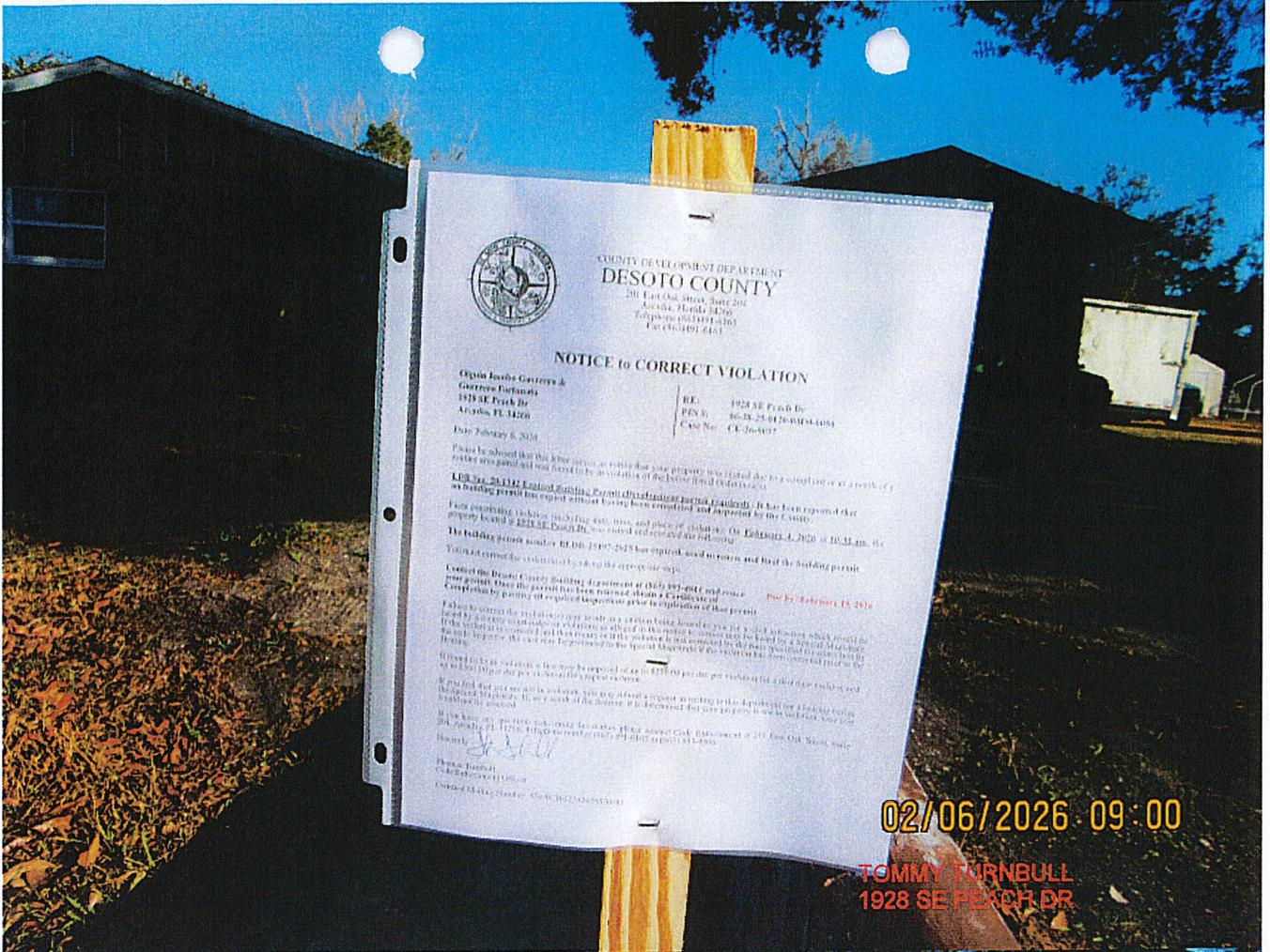
Sincerely

Thomas Turnbull
Code Enforcement Officer

Certified Mailing Number: 9589071052702678570813

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
1. Article Addressed to:	B. Received by (Printed Name) C. Date of Delivery
OLGUIN JACOBO GUERRERO & GUERRERO FORTUNATA 1928 SE PEACH DR ARCADIA, FL 34266	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
 9590 9402 9567 5121 7637 67	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Mail Restricted Delivery (0) <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label)	13
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT CE <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ <u>5.30</u> Extra Services & Fees (check box, add fee as appropriate) <input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>4.90</u> <input type="checkbox"/> Return Receipt (electronic) \$ _____ <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	Postmark Here
Postage \$ <u>.74</u>	
Total Postage and Fees \$ <u>10.44</u>	
OLGUIN JACOBO GUERRERO & GUERRERO FORTUNATA 1928 SE PEACH DR ARCADIA, FL 34266	<u>26-0037</u> <u>TOT</u>
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

200 East Oak Street, Suite 202
Mableton, Florida 34206
Telephone: 762-3491-4165
Fax: 762-3491-4453

NOTICE TO CORRECT VIOLATION

Opal Jacobs Carreras &
Guerrero Partners
1928 SE Peach Dr
Atlanta, FL 34206

RE: 1928 SE Peach Dr
PEN #: 06-18-25-01 (24)MS-1054
Case No.: CE-26-0017

Date: February 6, 2026

Please be advised that this letter serves as notice that your property is in violation due to a violation of or a breach of a zoning ordinance and may be subject to the provisions of the above cited ordinance.

Code Section 22-114, Building Permit (Construction of new structures). It has been reported that an existing permit has expired without having been extended and inspected by the County.

For continuing violation including existence and place of violation: On February 4, 2026 at 10:44 am, the property located at 1928 SE Peach Dr, was visited and observed the following:

The building permit number CE-26-0017 has expired, and no extension has been filed with the building permit.

You are ordered to correct the violation by taking the appropriate steps.
Contact the Desoto County building department at 762-3491-4165 and receive more guidance. Once the permit has been renewed obtain a Certificate of Completion by passing all required inspections prior to expiration of that permit.

Failure to correct the violation may result in a citation being issued to you for a civil infraction which could be fined by a county court and may be subject to the provisions of the Florida Statutes which could result in a judgment by the court and the issuance of a writ of mandamus to the court to compel you to comply with the provisions of the Florida Statutes. All cases are heard by the county court.

Failure to correct the violation may result in a citation being issued to you for a civil infraction which could be fined by a county court and may be subject to the provisions of the Florida Statutes which could result in a judgment by the court and the issuance of a writ of mandamus to the court to compel you to comply with the provisions of the Florida Statutes. All cases are heard by the county court.

If you have any questions, please contact the County Development Department at 200 East Oak Street, Suite 202, Mableton, FL 34206. Phone: 762-3491-4165. Fax: 762-3491-4453.

Printed Name:
County Development Director
Contact: Tommy Turnbull, Phone: 762-3491-4165

02/06/2026 09:00

TOMMY TURNBULL
1928 SE PEACH DR



02/06/2026 09:00

TOMMY TURNBULL
1928 SE PEACH DR



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6165
Fax (863)491-6163

**STATE OF FLORIDA
COUNTY OF DESOTO**

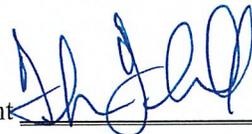
I, Thomas Turnbull, duly sworn, deposes and says: That on 2-6-26 @ 9:00AM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
Olguin Jacobo Guerrero &
Guerrero Fortunata
1928 SE Peach Dr
Arcadia, FL 34266

at the following location(s): 1928 SE Peach Dr

I declare under penalty of perjury that the forgoing is true and correct.

DATE: February 6, 2026

affiant 

Sworn to and subscribed before me this 6th day of February, 2026 by Thomas Turnbull who is personally known OR Produced Identification


Notary Public





02/19/2026 09:28

TOMMY TURNBULL
1926 SE PEACH DR



02/04/2026 10:35

TOMMY TURNBULL
1928 SE PEACH DR

BLDR-25197-2025 (1928 SE PEACH DR ARCADIA, FL 34266)

Active holds



New permit

BLDR-25197-2025 • Building (Residential)

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds (1)

Contacts (2)

Fees (4)

Bonds

Activities (6)

Files (10)

Print Documents

Conditions

Tasks

Internal Notes

Inspection Cases

Communication

Review Team

Impact Units

History

Location	Project	Apply Date	Work Class	Permit Status
1928 SE PEACH DR ARCADIA, FL 34266		07/24/2025	Alteration, Remodel, Repair	Expired

\$ 0.00

Pay fees

Recent Workflow Activity

Workflow Completion Summ

Last Completed Action: 188 days ago

Issue Permit (Generic Action)

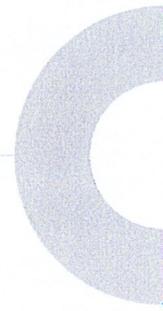
Completed On: 07/31/2025

Next Action:

Progress Inspection (Building) (Inspection)



Not Started 50%



Next Action:

Final Building (Inspection)



SS SPATOLA - CBC126
360 IMPACT, LLC
ID-000015176

Owner/Builder

Business Phone
(239) 413-1876

Email
tp.360impact@gmail.co

Main Address
13723 Jetport
Commerce Parkway
Unit:Unit 11 Fort ...

Title
BUILDING
CONTRACTOR

Tasks

Permit Description

Like for like impact windows and doors. (9) SH (1) HR (3) Doors



No tasks to display

BLDR-25197-2025 (1928 SE PEACH DR ARCADIA, FL 34266) Active holds



New permit

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds (1)

Contacts (2)

Fees (4)

Bonds

Activities (6)

Files (10)

Print Documents

Conditions

Tasks

Internal Notes

Inspection Cases

Communication

Review Team

Impact Units

History

* Permit Type
Building (Residential)

Project

Application Date
07/24/2025

* Work Class
Alteration, Remodel, Rep

* District
DeSoto County

Issue Date
07/31/2025

* Status
Expired

Assigned To

Expiration Date
01/27/2026

Square Feet
195.61

Last Inspection Date

Valuation
\$30,759.00

Finalized Date

Description
Like for like impact windows and doors.
(9) SH
(1) HR
(2) B...

BLDR-25197-2025 (1928 SE PEACH DR ARCADIA, FL 34266)

Active holds



New permit

BLDR-25197-2025 • Building (Residential)

\$ 0.00

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds (1)

Contacts (2)

Fees (4)

Bonds

Activities (6)

Files (11)

Print Documents

Conditions

Tasks

Internal Notes

Inspection Cases

Communication

Review Team

Impact Units

History

Location	Project	Apply Date	Work Class	Permit Status
1928 SE PEACH DR ARCADIA, FL 34266		07/24/2025	Alteration, Remodel, Repair	Expired

Pay fees

Recent Workflow Activity

Workflow Completion Summ

SS **SPATOLA - CBC126**
 360 IMPACT, LLC
 ID-000015176

Last Completed Action: 203 days ago

Issue Permit (Generic Action)
 Completed On: 07/31/2025

Next Action:

Progress Inspection (Building) (Inspection)

Next Action:

Final Building (Inspection)

Not Started 50%



Owner/Builder

Business Phone
 (239) 413-1876

Email
tp.360impact@gmail.co

Main Address
 13723 Jetport
 Commerce Parkway
 Unit:Unit 11 Fort ...

Title
 BUILDING
 CONTRACTOR

Tasks

Permit Description

Like for like impact windows and doors. (9) SH (1) HR (3) Doors



No tasks to display

BLDR-25197-2025 (1928 SE PEACH DR ARCADIA, FL 34266)

Active holds



New permit

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds (1)

Contacts (2)

Fees (4)

Bonds

Activities (6)

Files (11)

Print Documents

Conditions

Tasks

Internal Notes

Inspection Cases

Communication

Review Team

Impact Units

History

* Permit Type
Building (Residential)

Project

Application Date
07/24/2025

* Work Class
Alteration, Remodel, Rep

* District
DeSoto County

Issue Date
07/31/2025

* Status
Expired

Assigned To

Expiration Date
01/27/2026

Square Feet
195.61

Last Inspection Date

Valuation
\$30,759.00

Finalized Date

Description
Like for like impact windows and doors.
(9) SH
(1) HR