

DESCRIPTION OF THE INVESTMENT PROCESS UNDER THE MODALITY: BUILD YOUR OWN LOT



HERBROSS CONSTRUCTIONS

DESCRIPTION OF THE INVESTMENT PROCESS UNDER THE MODALITY: BUILD YOUR OWN LOT

AREA: Real Estate

MODALITY: Build your own lot

SCHEME: Speculative Single Family Home Construction (Purchase the Lot, Financing the construction)

PROCESS CHARACTERISTICS: The acquired assets are kept in the name of the investor.

AREAS WHERE INVESTMENT CAN BE CONSIDERED: Residential or Commercial, including under the modality of multifamily developments for the generation of rental income.



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PROJECT PREPARATION STAGE

Step 1. Lot Selection

Step 2. Acquisition of the lot.

Step 3. ENGINEERING: Determination of the characteristics of the model to be developed and drawing up plans.

Step 4. Processing of collections, studies and documentation necessary to obtain the construction permit

Step 5. Procurement calculation: Measurements and Materials take off preparation.



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Step 2. Acquisition of the lot.


#	AL	NOTE	LIVE	PROPERTY ADDRESS	R/R	R/W	R/W L	R/W R	R/W C	R/W S	R/W T	R/W B	R/W G	R/W Y	R/W O	R/W P	R/W Q	R/W R	R/W S	R/W T	R/W U	R/W V	R/W W	R/W X	R/W Y	R/W Z	R/W AA	R/W AB	R/W AC	R/W AD	R/W AE	R/W AF	R/W AG	R/W AH	R/W AI	R/W AJ	R/W AK	R/W AL	R/W AM	R/W AN	R/W AO	R/W AP	R/W AQ	R/W AR	R/W AS	R/W AT	R/W AU	R/W AV	R/W AW	R/W AX	R/W AY	R/W AZ	R/W BA	R/W BB	R/W BC	R/W BD	R/W BE	R/W BF	R/W BG	R/W BH	R/W BI	R/W BJ	R/W BK	R/W BL	R/W BM	R/W BN	R/W BO	R/W BP	R/W BQ	R/W BR	R/W BS	R/W BT	R/W BU	R/W BV	R/W BW	R/W BX	R/W BY	R/W BZ	R/W CA	R/W CB	R/W CC	R/W CD	R/W CE	R/W CF	R/W CG	R/W CH	R/W CI	R/W CJ	R/W CK	R/W CL	R/W CM	R/W CN	R/W CO	R/W CP	R/W CQ	R/W CR	R/W CS	R/W CT	R/W CU	R/W CV	R/W CW	R/W CX	R/W CY	R/W CZ	R/W DA	R/W DB	R/W DC	R/W DD	R/W DE	R/W DF	R/W DG	R/W DH	R/W DI	R/W DJ	R/W DK	R/W DL	R/W DM	R/W DN	R/W DO	R/W DP	R/W DQ	R/W DR	R/W DS	R/W DT	R/W DU	R/W DV	R/W DW	R/W DX	R/W DY	R/W DZ	R/W EA	R/W EB	R/W EC	R/W ED	R/W EE	R/W EF	R/W EG	R/W EH	R/W EI	R/W EJ	R/W EK	R/W EL	R/W EM	R/W EN	R/W EO	R/W EP	R/W EQ	R/W ER	R/W ES	R/W ET	R/W EU	R/W EV	R/W EW	R/W EX	R/W EY	R/W EZ	R/W FA	R/W FB	R/W FC	R/W FD	R/W FE	R/W FF	R/W FG	R/W FH	R/W FI	R/W FJ	R/W FK	R/W FL	R/W FM	R/W FN	R/W FO	R/W FP	R/W FQ	R/W FR	R/W FS	R/W FT	R/W FU	R/W FV	R/W FW	R/W FX	R/W FY	R/W FZ	R/W GA	R/W GB	R/W GC	R/W GD	R/W GE	R/W GF	R/W GG	R/W GH	R/W GI	R/W GJ	R/W GK	R/W GL	R/W GM	R/W GN	R/W GO	R/W GP	R/W GQ	R/W GR	R/W GS	R/W GT	R/W GU	R/W GV	R/W GW	R/W GX	R/W GY	R/W GZ	R/W HA	R/W HB	R/W HC	R/W HD	R/W HE	R/W HF	R/W HG	R/W HH	R/W HI	R/W HJ	R/W HK	R/W HL	R/W HM	R/W HN	R/W HO	R/W HP	R/W HQ	R/W HR	R/W HS	R/W HT	R/W HU	R/W HV	R/W HW	R/W HX	R/W HY	R/W HZ	R/W IA	R/W IB	R/W IC	R/W ID	R/W IE	R/W IF	R/W IG	R/W IH	R/W II	R/W IJ	R/W IK	R/W IL	R/W IM	R/W IN	R/W IO	R/W IP	R/W IQ	R/W IR	R/W IS	R/W IT	R/W IU	R/W IV	R/W IW	R/W IX	R/W IY	R/W IZ	R/W JA	R/W JB	R/W JC	R/W JD	R/W JE	R/W JF	R/W JG	R/W JH	R/W JI	R/W JJ	R/W JK	R/W JL	R/W JM	R/W JN	R/W JO	R/W JP	R/W JQ	R/W JR	R/W JS	R/W JT	R/W JU	R/W JV	R/W JW	R/W JX	R/W JY	R/W JZ	R/W KA	R/W KB	R/W KC	R/W KD	R/W KE	R/W KF	R/W KG	R/W KH	R/W KI	R/W KJ	R/W KK	R/W KL	R/W KM	R/W KN	R/W KO	R/W KP	R/W KQ	R/W KR	R/W KS	R/W KT	R/W KU	R/W KV	R/W KW	R/W KX	R/W KY	R/W KZ	R/W LA	R/W LB	R/W LC	R/W LD	R/W LE	R/W LF	R/W LG	R/W LH	R/W LI	R/W LJ	R/W LK	R/W LL	R/W LM	R/W LN	R/W LO	R/W LP	R/W LQ	R/W LR	R/W LS	R/W LT	R/W LU	R/W LV	R/W LW	R/W LX	R/W LY	R/W LZ	R/W MA	R/W MB	R/W MC	R/W MD	R/W ME	R/W MF	R/W MG	R/W MH	R/W MI	R/W MJ	R/W MK	R/W ML	R/W MM	R/W MN	R/W MO	R/W MP	R/W MQ	R/W MR	R/W MS	R/W MT	R/W MU	R/W MV	R/W MW	R/W MX	R/W MY	R/W MZ	R/W NA	R/W NB	R/W NC	R/W ND	R/W NE	R/W NF	R/W NG	R/W NH	R/W NI	R/W NJ	R/W NK	R/W NL	R/W NM	R/W NO	R/W NP	R/W NQ	R/W NR	R/W NS	R/W NT	R/W NU	R/W NV	R/W NW	R/W NX	R/W NY	R/W NZ	R/W OA	R/W OB	R/W OC	R/W OD	R/W OE	R/W OF	R/W OG	R/W OH	R/W OI	R/W OJ	R/W OK	R/W OL	R/W OM	R/W ON	R/W OO	R/W OP	R/W OQ	R/W OR	R/W OS	R/W OT	R/W OU	R/W OV	R/W OW	R/W OX	R/W OY	R/W OZ	R/W PA	R/W PB	R/W PC	R/W PD	R/W PE	R/W PF	R/W PG	R/W PH	R/W PI	R/W PJ	R/W PK	R/W PL	R/W PM	R/W PN	R/W PO	R/W PP	R/W PQ	R/W PR	R/W PS	R/W PT	R/W PU	R/W PV	R/W PW	R/W PX	R/W PY	R/W PZ	R/W QA	R/W QB	R/W QC	R/W QD	R/W QE	R/W QF	R/W QG	R/W QH	R/W QI	R/W QJ	R/W QK	R/W QL	R/W QM	R/W QN	R/W QO	R/W QP	R/W QQ	R/W QR	R/W QS	R/W QT	R/W QU	R/W QV	R/W QW	R/W QX	R/W QY	R/W QZ	R/W RA	R/W RB	R/W RC	R/W RD	R/W RE	R/W RF	R/W RG	R/W RH	R/W RI	R/W RJ	R/W RK	R/W RL	R/W RM	R/W RN	R/W RO	R/W RP	R/W RQ	R/W RR	R/W RS	R/W RT	R/W RU	R/W RV	R/W RW	R/W RX	R/W RY	R/W RZ	R/W SA	R/W SB	R/W SC	R/W SD	R/W SE	R/W SF	R/W SG	R/W SH	R/W SI	R/W SJ	R/W SK	R/W SL	R/W SM	R/W SN	R/W SO	R/W SP	R/W SQ	R/W SR	R/W SS	R/W ST	R/W SU	R/W SV	R/W SW	R/W SX	R/W SY	R/W SZ	R/W TA	R/W TB	R/W TC	R/W TD	R/W TE	R/W TF	R/W TG	R/W TH	R/W TI	R/W TJ	R/W TK	R/W TL	R/W TM	R/W TN	R/W TO	R/W TP	R/W TQ	R/W TR	R/W TS	R/W TT	R/W TU	R/W TV	R/W TW	R/W TX	R/W TY	R/W TZ	R/W UA	R/W UB	R/W UC	R/W UD	R/W UE	R/W UF	R/W UG	R/W UH	R/W UI	R/W UJ	R/W UK	R/W UL	R/W UM	R/W UN	R/W UO	R/W UP	R/W UQ	R/W UR	R/W US	R/W UT	R/W UY	R/W UZ	R/W VA	R/W VB	R/W VC	R/W VD	R/W VE	R/W VF	R/W VG	R/W VH	R/W VI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO	R/W VP	R/W VQ	R/W VR	R/W VS	R/W VT	R/W VY	R/W VZ	R/W WA	R/W WB	R/W WC	R/W WD	R/W WE	R/W WF	R/W WG	R/W WH	R/W WI	R/W VJ	R/W VK	R/W VL	R/W VM	R/W VN	R/W VO
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This instrument prepared by:

Name: Brenda J. McCloud
Title: Titicorey of America, LLC
Address: 5728 Major Blvd., Suite 604
Orlando, FL 32819

Return to: Titicorey of America, LLC
Address: FILE NO. 18-090048JM
Address: 5728 Major Blvd., Suite 604
Orlando, FL 32819

Property Appraisers' Parcel Identification Number(s):
04-23-30-2352-01180

DOC# 201805050809
09/20/2018 03:11:16 PM Page 1 of 2
Rec Fee: \$10.50
Deed Doc Fee: \$479.50
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Notar Public Fee: \$0.00
Phil Diamond, Controller
Orange County, FL
SUB - Ref to: TITLECORP OF AMERICA LLC


THIS WARRANTY DEED *Made the 14th day of September, 2018 by ROI Land Company, LLC, a Florida limited liability company whose post office address is 92 SW 3rd Street, Ste 1608, Miami, FL 33130, hereinafter called the grantor, to Green Ocean Supplies LLC, a Florida Limited Liability Company whose post office address is 826 Finson Street, Orlando, FL 32837 hereinafter called the grantor.*

(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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, sells, alienes, remises, releases, conveys and confirms unto the grantees all that certain land situate in ORANGE COUNTY, State of FLORIDA, viz:

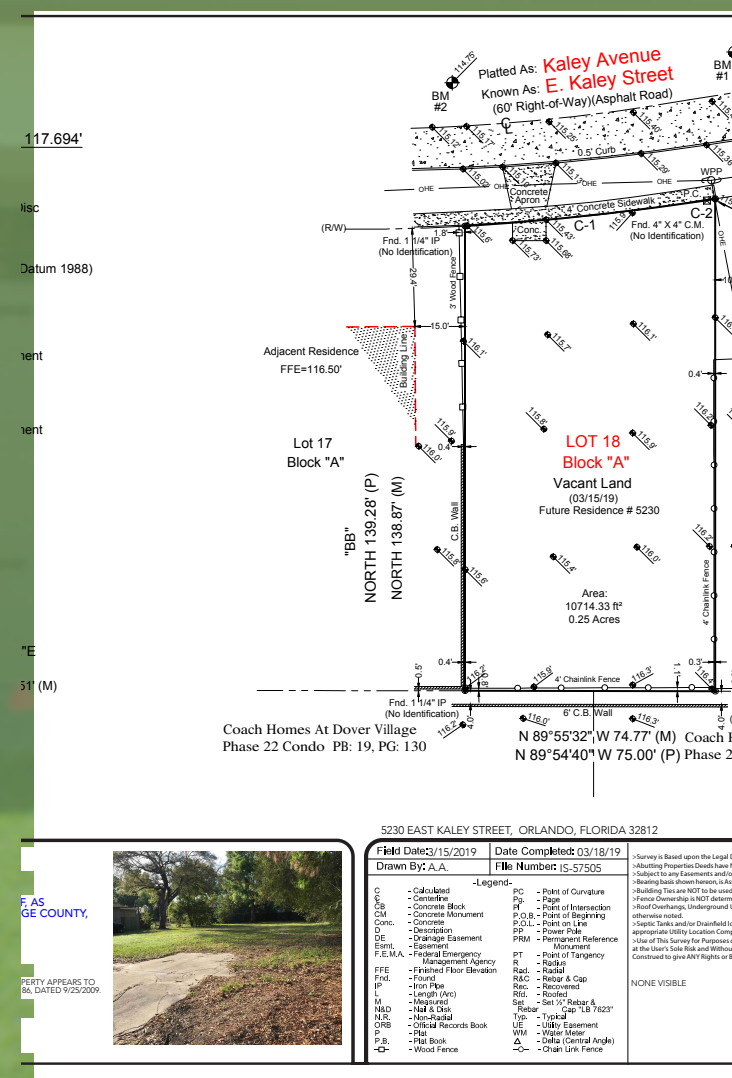
Lot 18, Block A, EASTLAND HEIGHTS, according to the Plat thereof, as recorded in Plat Book W, Page 55, Public Records of Orange County, Florida.

GRANTOR warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to a part of homestead property.

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

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

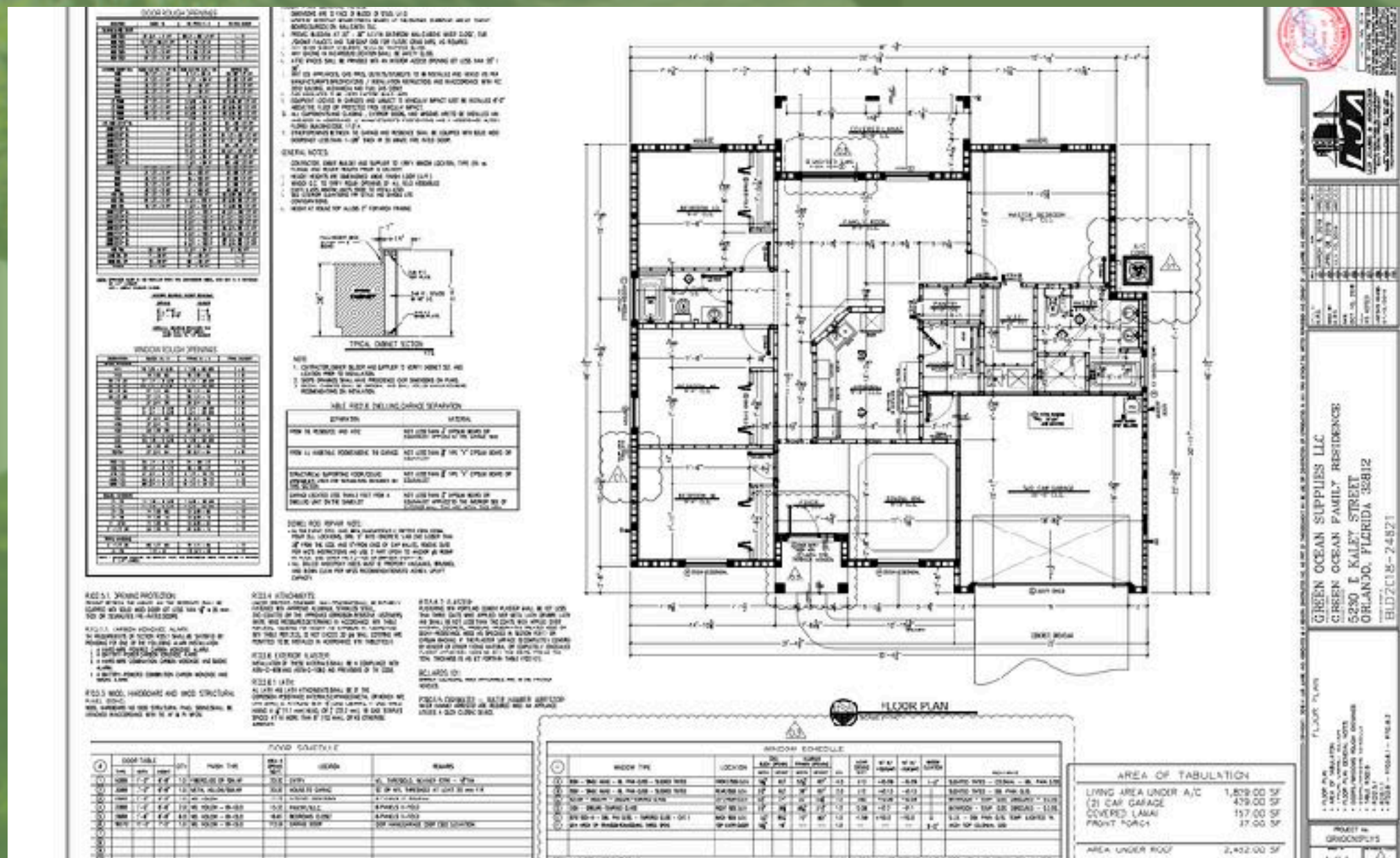
And the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants that title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017. FURTHER SUBJECT TO restrictions, reservations, covenants and assessments of record, if any, however this reference shall not operate to reimpose same.



HERBROSS CONSTRUCTIONS

DESCRIPTION OF THE INVESTMENT PROCESS UNDER THE MODALITY: BUILD YOUR OWN LOT

Step 3. ENGINEERING: Determination of the characteristics of the model to be developed and drawing up plans.



HERBROSS CONSTRUCTIONS

Step 4. Processing of collections, studies and documentation necessary to obtain the construction permit

[illegible]

DESCRIPTION OF THE INVESTMENT PROCESS UNDER THE MODALITY: BUILD YOUR OWN LOT



Step 5. Procurement calculation: Measurements and Materials take off preparation.



HERBROSS CONSTRUCTIONS

DESCRIPTION OF THE INVESTMENT PROCESS UNDER THE MODALITY: BUILD YOUR OWN LOT

PROJECT EXECUTION STAGE



HERBROSS CONSTRUCTIONS

DESCRIPTION OF THE INVESTMENT PROCESS UNDER THE MODALITY: BUILD YOUR OWN LOT

PROJECT EXECUTION STAGE



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