

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF FLORIDA
TAMPA DIVISION

In re

WALKER RENAISSANCE
MANUFACTURING, INC.,
Debtor.

Case No. 8:17-bk-5390-MGW
Chapter 11

MOTION TO APPROVE SALE (REAL PROPERTY)

WALKER RENAISSANCE MANUFACTURING, INC., hereby files this Motion to Approve Sale (Real Property) and in support of its Motion thereof, states that:

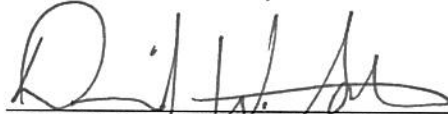
1. WALKER RENAISSANCE MANUFACTURING, INC. filed a Voluntary Petition herein on June 21, 2017, and is a debtor in possession under Chapter 11 of the Bankruptcy Code.
2. The Debtor entered into a Contract for the sale of property located at 8802 E. Broadway Ave., Tampa, Florida 33619 and 8740 E. Broadway, Tampa, Florida 33619. The proposed purchaser of the property is RSM RESOURCES, INC., who has agreed to pay the Debtor the sum of \$1,550,000.00. The purchaser is a non-related third party whose bid was made as an arms-length transaction. A copy of the Contract is attached hereto as Exhibit "A" and by reference made a part hereof.
3. On August 17, 2017, the Debtor filed an Application to Employ Grimaldi Commercial Realty Corp. as Real Estate Agent (Doc. No. 47), who procured the Buyer.
4. The Debtor believes that the sale of this asset is in the best interest of the estate, and that the proposed sale price represents a fair market value for the property, and

is the best offer which the Debtor has obtained.

5. Synovus Bank holds the mortgage on both of the properties and will be paid in full from the proceeds of the sale.

WHEREFORE, the Debtor prays that this Court will enter an order granting this Motion, direct that the property be sold by the Debtor in accordance with the Contract attached hereto, and that the Court grant such other and further relief as is just and proper.

DAVID W. STEEN, P. A.



DAVID W. STEEN, ESQUIRE
Florida Bar No.: 221546
2901 w. Busch Boulevard, Suite 311
Tampa, FL 33618
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E-mail: dwsteen@dsteenpa.com

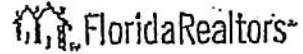
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by electronic and/or United States Mail to: United States Trustee, 501 E. Polk Street, Suite 1200, Tampa, Florida 33602; and to all creditors listed on attached official court approved matrix on the ~~25~~²⁹ day of August, 2017.



DAVID W. STEEN, ESQUIRE

Commercial Contract



1. PARTIES AND PROPERTY: RBH RESOURCES, INC. ("Buyer")
 agrees to buy and WALKER RENAISSANCE MANUFACTURING INC ("Seller")
 agrees to sell the property as: Street Address: 0002 AND 8740 EAST BROADWAY AVENUE
TAMPA, FL 33619-7702
 Legal Description: see special clauses
 and the following Personal Property:

(all collectively referred to as the "Property") on the terms and conditions set forth below.

2. PURCHASE PRICE: \$ 1,550,000.00

(a) Deposit held in escrow by Westchase Title Law ("Escrow Agent") (checks are subject to actual and final collection) \$ 0.00
 Escrow Agent's address: 12029 Whitmarsh Ln, Tampa, FL 33626 Phone: 813 6551700

(b) Additional deposit to be made to Escrow Agent within 3 days after Effective Date \$ 25,000.00

(c) Additional deposit to be made to Escrow Agent within days after Effective Date \$ 0.00

(d) Total financing (see Paragraph 5) \$ 1,395,000.00

(e) Other \$ 0.00

(f) All deposits will be credited to the purchase price at closing. Balance to close, subject to adjustments and prorations, to be paid with locally drawn cashier's or official bank check(s) or wire transfer. \$ 130,000.00

3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME: Unless this offer is signed by Seller and Buyer and an executed copy delivered to all parties on or before 8/22/17, this offer will be withdrawn and the Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be 3 days from the date the counter offer is delivered. The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer. Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays. Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. of the next business day. Time is of the essence in this Contract.

4. CLOSING DATE AND LOCATION:

(a) Closing Date: This transaction will be closed on or before 52 days from effective date (Closing Date); unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended on Closing Date and Buyer is unable to obtain property insurance, Buyer may postpone closing up to 5 days after the insurance underwriting suspension is lifted.

Buyer and Seller acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.

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Handwritten notes and signatures:
 8/22/17
 82 days from effective date
 [Signature]

37 (b) Location: Closing will take place in Hillborough County, Florida. (If left blank, closing
38 will take place in the county where the property is located.) Closing may be conducted by mail or electronic means.

39 **6. THIRD PARTY FINANCING:**

40 BUYER'S OBLIGATION: Within _____ days (5 days if left blank) after Effective Date, Buyer will apply for third party
41 financing in an amount not to exceed 90 % of the purchase price or \$ _____, with a fixed interest rate
42 not to exceed prev % per year with an initial variable interest rate not to exceed prev %, with points or commitment
43 or loan fees not to exceed prev % of the principal amount, for a term of _____ years, and amortized over _____
44 years, with additional terms as follows:

45 per terms required by BNC Bank Preapproval for SBA financing
46 Buyer will timely provide any and all credit, employment, financial and other information reasonably required by any
47 lender. Buyer will use good faith and reasonable diligence to (i) obtain Loan Approval within 45 days (45 days if
48 left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and
49 (iii) close the loan. Buyer will keep Seller and Broker fully informed about loan application status and authorizes the
50 mortgage broker and lender to disclose all such information to Seller and Broker. Buyer will notify Seller immediately
51 upon obtaining financing or being rejected by a lender. CANCELLATION: If Buyer, after using good faith and
52 reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, Buyer may within _____ days (3 days if left
53 blank) deliver written notice to Seller stating Buyer either waives this financing contingency or cancels this Contract.
54 If Buyer does neither, then Seller may cancel this Contract by delivering written notice to Buyer at any time
55 thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the
56 satisfaction, by closing, of those conditions of Loan Approval related to the Property. DEPOSIT(S) (for purposes
57 of Paragraph 5 only): If Buyer has used good faith and reasonable diligence but does not obtain Loan
58 Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the
59 lender fails or refuses to close on or before the Closing Date without fault on Buyer's part, the Deposit(s) shall be
60 returned to Buyer, whereupon both parties will be released from all further obligations under this Contract, except for
61 obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract
62 as set forth above or Buyer fails to use good faith or reasonable diligence as set forth above, Seller will be entitled to
63 retain the Deposit(s) if the transaction does not close.

64 **6. TITLE:** Seller has the legal capacity to and will convey marketable title to the Property by statutory warranty
65 deed other _____, free of liens, easements and encumbrances of record or
66 known to Seller, but subject to property taxes for the year of closing; covenants, restrictions and public utility
67 easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be
68 subject) _____

69 provided there exists at closing no violation of the foregoing and none of them prevents Buyer's intended use of the
70 Property as (R) Manufacturing as verified by a Certificate of Use to be issued by Hillsborough County.
71

72 (a) Evidence of Title: The party who pays the premium for the title insurance policy will select the closing agent
73 and pay for the title search and closing services. Seller will, at (check one) Seller's Buyer's expense and
74 within _____ days after Effective Date or at least 30 days before Closing Date deliver to Buyer (check one)
75 (i.) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be
76 discharged by Seller at or before Closing and, upon Buyer recording the deed, an owner's policy in the amount
77 of the purchase price for fee simple title subject only to exceptions stated above. If Buyer is paying for the
78 evidence of title and Seller has an owner's policy, Seller will deliver a copy to Buyer within 15 days after
79 Effective Date.
80 (ii.) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an
81 existing firm. However, if such an abstract is not available to Seller, then a prior owner's title policy acceptable
82 to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies
83 of all policy exceptions and an update in a format acceptable to Buyer from the policy effective date and
84 certified to Buyer or Buyer's closing agent together with copies of all documents recited in the prior policy and
85 in the update. If such an abstract or prior policy is not available to Seller then (i.) above will be the evidence of
86 title.

87 (b) Title Examination: Buyer will, within 15 days from receipt of the evidence of title deliver written notice to Seller
88 of title defects. Title will be deemed acceptable to Buyer if (1) Buyer fails to deliver proper notice of defects or

89 Buyer [Signature] and Seller [Signature] acknowledge receipt of a copy of this page, which is Page 2 of 8 Pages.

90* (2) Buyer delivers proper written notice and Seller cures the defects within ___ days from receipt of the notice
 91* ("Curative Period"). If the defects are cured within the Curative Period, closing will occur within 10 days from receipt
 92* by Buyer of notice of such curing. Seller may elect not to cure defects if Seller reasonably believes any defect
 93* cannot be cured within the Curative Period. If the defects are not cured within the Curative Period, Buyer will have
 94* 10 days from receipt of notice of Seller's inability to cure the defects to elect whether to terminate this Contract or
 95* accept title subject to existing defects and close the transaction without reduction in purchase price.

96* (c) Survey: (check applicable provisions below)

97* (1.) Seller will, within 5 days from Effective Date, deliver to Buyer copies of prior surveys, plans,
 98* specifications, and engineering documents, if any, and the following documents relevant to this transaction:
 99* if available, previous environmental audits, title commitment, zoning information, survey, lesson
 100* prepared for Seller or in Seller's possession, which show all currently existing structures. In the event this
 101* transaction does not close, all documents provided by Seller will be returned to Seller within 10 days from the
 102* date this Contract is terminated.

103* Buyer will, at Seller's Buyer's expense and within the time period allowed to deliver and examine title
 104* evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals
 105* encroachments on the Property or that the improvements encroach on the lands of another, Buyer will
 106* accept the Property with existing encroachments such encroachments will constitute a title defect to be
 107* cured within the Curative Period.

108* (d) Ingress and Egress: Seller warrants that the Property presently has ingress and egress.

109* 7. PROPERTY CONDITION: Seller will deliver the Property to Buyer at the time agreed in its present "as is"
 110* condition, ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition.
 111* Seller makes no warranties other than marketability of title. In the event that the condition of the Property has
 112* materially changed since the expiration of the Due Diligence Period, Buyer may elect to terminate the Contract and
 113* receive a refund of any and all deposits paid, plus interest, if applicable. By accepting the Property "as is", Buyer
 114* waives all claims against Seller for any defects in the Property. (Check (a) or (b))

115* (a) As Is: Buyer has inspected the Property or waives any right to inspect and accepts the Property in its "as is"
 116* condition.

117* (b) Due Diligence Period: Buyer will, at Buyer's expense and within 45 days from Effective Date ("Due
 118* Diligence Period"), determine whether the Property is suitable, in Buyer's sole and absolute discretion, for Buyer's
 119* intended use and development of the Property as specified in Paragraph 6. During the Due Diligence Period,
 120* Buyer may conduct any tests, analyses, surveys and investigations ("Inspections") which Buyer deems necessary
 121* to determine to Buyer's satisfaction the Property's engineering, architectural, environmental properties; zoning and
 122* zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of
 123* access to public roads, water, and other utilities; consistency with local, state and regional growth management and
 124* comprehensive land use plans; availability of permits, government approvals and licenses; compliance with
 125* American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections
 126* that Buyer deems appropriate to determine the suitability of the Property for Buyer's intended use and
 127* development. Buyer will deliver written notice to Seller prior to the expiration of the Due Diligence Period of
 128* Buyer's determination of whether or not the Property is acceptable. Buyer's failure to comply with this notice
 129* requirement will constitute acceptance of the Property in its present "as is" condition. Seller grants to Buyer, its
 130* agents, contractors and assigns, the right to enter the Property at any time during the Due Diligence Period for the
 131* purpose of conducting inspections; provided, however, that Buyer, its agents, contractors and assigns enter the
 132* Property and conduct inspections at their own risk. Buyer will indemnify and hold Seller harmless from losses,
 133* damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any
 134* person, arising from the conduct of any and all inspections or any work authorized by Buyer. Buyer will not engage
 135* in any activity that could result in a mechanic's lien being filed against the Property without Seller's prior written
 136* consent. In the event this transaction does not close, (1) Buyer will repair all damages to the Property resulting
 137* from the inspections and return the Property to the condition it was in prior to conduct of the inspections, and
 138* (2) Buyer will, at Buyer's expense release to Seller all reports and other work generated as a result of the
 139* inspections. Should Buyer deliver timely notice that the Property is not acceptable, Seller agrees that Buyer's
 140* deposit will be immediately returned to Buyer and the Contract terminated.

141* (c) Walk-through Inspection: Buyer may, on the day prior to closing or any other time mutually agreeable to the

✓ 142* Buyer [Signature] and Seller [Signature] acknowledge receipt of a copy of this page, which is Page 3 of 8 Pages.

143 parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and
 144 to ensure that all Property is on the premises.

145 **B. OPERATION OF PROPERTY DURING CONTRACT PERIOD:** Seller will continue to operate the Property and any
 146 business conducted on the Property in the manner operated prior to Contract and will take no action that would
 147 adversely impact the Property, tenants, lenders or business, if any. Any changes, such as renting vacant space, that
 148 materially affect the Property or Buyer's Intended use of the Property will be permitted only with Buyer's consent
 149 without Buyer's consent.

150 **9. CLOSING PROCEDURE:** Unless otherwise agreed or stated herein, closing procedure shall be in accordance with
 151 the norms where the Property is located.

152 (a) **Possession and Occupancy:** Seller will deliver possession and occupancy of the Property to Buyer at
 153 closing. Seller will provide keys, remote controls, and any security/access codes necessary to operate all locks,
 154 mailboxes, and security systems.

155 (b) **Costs:** Buyer will pay Buyer's attorneys' fees, taxes and recording fees on notes, mortgages and financing
 156 statements and recording fees for the deed. Seller will pay Seller's attorneys' fees, taxes on the deed and
 157 recording fees for documents needed to cure title defects. If Seller is obligated to discharge any encumbrance at or
 158 prior to closing and fails to do so, Buyer may use purchase proceeds to satisfy the encumbrances.

159 (c) **Documents:** Seller will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable
 160 service and maintenance contracts that will be assumed by Buyer after the Closing Date and letters to each
 161 service contractor from Seller advising each of them of the sale of the Property and, if applicable, the transfer of its
 162 contract, and any assignable warranties or guarantees received or held by Seller from any manufacturer,
 163 contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium
 164 documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters; tenant
 165 subordination, non-disturbance and attornment agreements (SNDAs) required by the Buyer or Buyer's lender;
 166 assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in
 167 ownership/rental agent. If any tenant refuses to execute an estoppels letter, Seller will certify that information
 168 regarding the tenant's lease is correct. If Seller is an entity, Seller will deliver a resolution of its Board of Directors
 169 authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and
 170 setting forth facts showing the conveyance conforms to the requirements of local law. Seller will transfer security
 171 deposits to Buyer. Buyer will provide the closing statement, mortgages and notes, security agreements, and
 172 financing statements.

173 (d) **Taxes and Prorations:** Real estate taxes, personal property taxes on any tangible personal property, bond
 174 payments assumed by Buyer, interest, rents (based on actual collected rents), association dues, insurance
 175 premiums acceptable to Buyer, and operating expenses will be prorated through the day before closing. If the
 176 amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due
 177 allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request
 178 of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

179 (e) **Special Assessment Liens:** Certified, confirmed, and ratified special assessment liens as of the Closing Date
 180 will be paid by Seller. If a certified, confirmed, and ratified special assessment is payable in installments, Seller will
 181 pay all installments due and payable on or before the Closing Date, with any installment for any period extending
 182 beyond the Closing Date prorated, and Buyer will assume all installments that become due and payable after the
 183 Closing Date. Buyer will be responsible for all assessments of any kind which become due and owing after Closing
 184 Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially
 185 completed as of the Closing Date but has not resulted in a lien before closing, Seller will pay the amount of the last
 186 estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and
 187 does not apply to condominium association special assessments.

188 (f) **Foreign Investment in Real Property Tax Act (FIRPTA):** If Seller is a "foreign person" as defined by FIRPTA,
 189 Seller and Buyer agree to comply with Section 1445 of the Internal Revenue Code. Seller and Buyer will
 190 complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply
 191 with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or

192 Buyer  and Seller  acknowledge receipt of a copy of this page, which is Page 4 of 8 Pages.

103 Social Security Numbers to the closing agent. If Buyer does not pay sufficient cash at closing to meet the
104 withholding requirement, Seller will deliver to Buyer at closing the additional cash necessary to satisfy the
105 requirement.

106 10. ESCROW AGENT: Seller and Buyer authorize Escrow Agent or Closing Agent (collectively "Agent") to
107 receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance
108 with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of
109 escrowed items to Seller or Buyer, unless the misdelivery is due to Agent's willful breach of this Contract or gross
200 negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option,
201 (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent
202 jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of
203 the court having jurisdiction over the matter and file an action in Interpleader. Upon notifying the parties of such action,
204 Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If
205 Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent
206 interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover
207 reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and
208 charged and awarded as court costs in favor of the prevailing party.

209 11. CURE PERIOD: Prior to any claim for default being made, a party will have an opportunity to cure any alleged
210 default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-
211 complying party specifying the non-compliance. The non-complying party will have ___ days (5 days if left blank) after
212 delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

213 12. RETURN OF DEPOSIT: Unless otherwise specified in the Contract, in the event any condition of this Contract is
214 not met and Buyer has timely given any required notice regarding the condition having not been met, Buyer's deposit
215 will be returned in accordance with applicable Florida Laws and regulations.

216 13. DEFAULT:

217 (a) In the event the sale is not closed due to any default or failure on the part of Seller other than failure to make
218 the title marketable after diligent effort, Buyer may either (1) receive a refund of Buyer's deposit(s) or (2) seek
219 specific performance. If Buyer elects a deposit refund, Seller will be liable to Broker for the full amount of the
220 brokerage fee.

221 (b) In the event the sale is not closed due to any default or failure on the part of Buyer, Seller may either (1) retain
222 all deposit(s) paid or agreed to be paid by Buyer as agreed upon liquidated damages, consideration for the
223 execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek
224 specific performance. If Seller retains the deposit, Seller will pay the Brokers named in Paragraph 20 fifty percent
225 of all forfeited deposits retained by Seller (to be split equally among the Brokers) up to the full amount of the
226 brokerage fee. If Buyer fails to timely place a deposit as required by this Contract, Seller may either (1) terminate
227 the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without waiving
228 any remedy for Buyer's default.

229 14. ATTORNEY'S FEES AND COSTS: In any claim or controversy arising out of or relating to this Contract, the
230 prevailing party, which for purposes of this provision will include Buyer, Seller and Broker, will be awarded reasonable
231 attorneys' fees, costs, and expenses.

232 15. NOTICES: All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or
233 electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice,
234 document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker)
235 representing a party will be as effective as if given by or delivered to that party.

236 16. DISCLOSURES:

237 (a) Commercial Real Estate Sales Commission Lien Act: The Florida Commercial Real Estate Sales
238 Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of commercial
239 real estate for any commission earned by the broker under a brokerage agreement. The lien upon the owner's net

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241 proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not attach to any
242 interest in real property. This lien right cannot be waived before the commission is earned.

243 (b) Special Assessment Liens Imposed by Public Body: The Property may be subject to unpaid special
244 assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such
245 liens, if any, shall be paid as set forth in Paragraph 8(a).

246 (c) Radon Gas: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in
247 sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that
248 exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon
249 and radon testing may be obtained from your county public health unit.

250 (d) Energy-Efficiency Rating Information: Buyer acknowledges receipt of the information brochure required by
251 Section 553.996, Florida Statutes.

252 17. RISK OF LOSS:

253 (a) If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, Seller will bear
254 the risk of loss and Buyer may cancel this Contract without liability and the deposit(s) will be returned to Buyer.
255 Alternatively, Buyer will have the option of purchasing the Property at the agreed upon purchase price and Seller
256 will credit the deductible, if any and transfer to Buyer at closing any insurance proceeds, or Seller's claim to any
257 insurance proceeds payable for the damage. Seller will cooperate with and assist Buyer in collecting any such
258 proceeds. Seller shall not settle any insurance claim for damage caused by casualty without the consent of the
259 Buyer.

260 (b) If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the
261 right of eminent domain, or proceedings for such taking will be pending or threatened, Buyer may cancel this
262 Contract without liability and the deposit(s) will be returned to Buyer. Alternatively, Buyer will have the option of
263 purchasing what is left of the Property at the agreed upon purchase price and Seller will transfer to the Buyer at
264 closing the proceeds of any award, or Seller's claim to any award payable for the taking. Seller will cooperate with
265 and assist Buyer in collecting any such award.

266 18. ASSIGNABILITY; PERSONS BOUND: This Contract may be assigned to a related entity, and otherwise is
267 not assignable is assignable. If this Contract may be assigned, Buyer shall deliver a copy of the assignment
268 agreement to the Seller at least 5 days prior to Closing. The terms "Buyer," "Seller" and "Broker" may be singular or
269 plural. This Contract is binding upon Buyer, Seller and their heirs, personal representatives, successors and assigns
270 (if assignment is permitted).

271 19. MISCELLANEOUS: The terms of this Contract constitute the entire agreement between Buyer and Seller.
272 Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound.
273 Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated
274 electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or
275 typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract
276 is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be
277 construed under Florida law and will not be recorded in any public records.

278 20. BROKERS: Neither Seller nor Buyer has used the services of, or for any other reason owes compensation to,
279 a licensed real estate Broker other than:

280 (a) Seller's Broker: Grimaldi Commercial Realty Corp Derek H. Seckinger
281 (Company Name) (License)
282 115 West Beach Avenue Tampa, FL 33613 (813) 344 6552 derek@grimaldicommercialrealty.com
283 (Address, Telephone, Fax, E-mail)

284 who is a single agent is a transaction broker has no brokerage relationship and who will be compensated
285 by Seller Buyer both parties pursuant to a listing agreement other (specify) 4% of the
286 purchase price to Grimaldi Commercial Realty Corp.

287 Buyer [Signature] and Seller [Signature] acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.

280 (b) Buyer's Broker: Bird Realty Inc Linda Bird
289 (Company Name) (Licensee)

290 120 East Oakland Park Blvd, Ste 105 Fort Lauderdale, FL 33334 954 491 8767 birdrealty@aol.com
291 (Address, Telephone, Fax, E-mail)

292 who is a single agent is a transaction broker has no brokerage relationship and who will be compensated
293 by Seller's Broker Seller Buyer both parties pursuant to an MLS offer of compensation other (specify)
294 single agent for the Buyer. Seller shall pay 2% of the purchase price to Bird Realty Inc.

295 (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to
296 inquiries, introductions, consultations, and negotiations resulting in this transaction. Seller and Buyer agree to
297 indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including
298 reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is
299 inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to
300 Paragraph 10, (3) any duty accepted by Broker at the request of Seller or Buyer, which is beyond the scope of
301 services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and
302 expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of Seller or Buyer.

303 21. OPTIONAL CLAUSES: (Check if any of the following clauses are applicable and are attached as an addendum to
304 this Contract):

- | | | |
|--|--|--|
| 305 <input checked="" type="checkbox"/> Arbitration | <input type="checkbox"/> Seller Warranty | <input type="checkbox"/> Existing Mortgage |
| 306 <input type="checkbox"/> Section 1031 Exchange | <input type="checkbox"/> Coastal Construction Control Line | <input checked="" type="checkbox"/> Buyer's Attorney Approval |
| 307 <input checked="" type="checkbox"/> Property Inspection and Repair | <input type="checkbox"/> Flood Area Hazard Zone | <input checked="" type="checkbox"/> Seller's Attorney Approval |
| 308 <input type="checkbox"/> Seller Representations | <input type="checkbox"/> Seller Financing | <input type="checkbox"/> Other _____ |

309 22. ADDITIONAL TERMS:

This contract is contingent on the simultaneous, successful closing and funding of
310 both of the following properties by RSM RESOURCES, INC., Buyer from WALKER
RENAISSANCE MANUFACTURING INC., Seller: Legal Descriptions-8802 E. Broadway, Tampa,
311 FL, 33619-7702 otherwise known as folio's 042951-0100, TRACT DESC AS BEG 223.2 FT S
AND S 78 DEG 06 MIN W 295 FT AND S 77 DEG 42 MIN W CR DIST 156.9 FT FROM NE COR OF
312 SE 1/4 OF SB 1/4 AND RUN N 348.5 FT S 86 DEG 38 MIN W 191.13 FT S 386.68 FT AND
NELY ALONG SR 574 196.79 FT TO BEG and 8740 East Broadway Avenue, Tampa, FL 33619-
313 7702 otherwise known as folio's 042953-0000, FROM NE COR OF SE 1/4 OF SE 1/4 RUN S
223.20 FT S 78 DEG 6 MIN W 295 FT SWLY ALONG ARC OF CURVE LT A DIST OF 156.9 CR BRG
314 S 77 DEG 42 MIN W AND RUN N 558 FT TO POB FROM POB RUN S 77 DEG 42 MIN W 195.35 FT
S 189.1 FT N 86 DEG 38 MIN E 191.13 FT AND RUN N 219.5 FT TO POB

315 Seller shall pay \$15,500 to Buyer at closing.
316 This contract is contingent on the successful confirmation of both parcels to M
(Manufacturing) prior to closing and verification by a Certificate of Use to be
317 issued by Hillsborough County.
318 Seller shall remove all garbage and his operating equipment not included in this
319 sale prior to walk-through. Property shall be vacant and there shall be no
outstanding leases.
320 This contract is subject to appraisal amount being equal to purchase price.
321 Seller will grant one optional extension of 20 days if required by lender to
322 complete financing for both finance contingency and closing date.

323 THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE
324 ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL
325 FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE
326 PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS; DETERMINING THE
327 EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR
328 REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER
329 ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL
330 REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER
331 REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF
332 THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS
333 AND GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE
AND FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.

334 Buyer [Signature] and Seller [Signature] acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.

334 Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other
335 party that such signatory has full power and authority to enter into and perform this Contract in accordance with its
336 terms and each person executing this Contract and other documents on behalf of such party has been duly authorized
337 to do so.

338 [Signature]
339 (Signature of Buyer)

Date: 8-15-17

340 REM RESOURCES, INC.
341 (Typed or Printed Name of Buyer)

Tax ID No: 20-0551742

342 Title: President

Telephone: 813 247-7040

343 _____
344 (Signature of Buyer)

Date: _____

345 _____
346 (Typed or Printed Name of Buyer)

Tax ID No: _____

347 Title: _____

Telephone: _____

348 Buyer's Address for purpose of notice: 4314 Raleigh Street Tampa FL 33619

349 Facsimile: _____ Email: _____

350 [Signature]
351 (Signature of Seller)

Date: 22 August 2017

352 WALKER RENAISSANCE
353 (Typed or Printed Name of Seller)

Tax ID No: _____

354 Title: _____

Telephone: _____

355 _____
356 (Signature of Seller)

Date: _____

357 MANUFACTURING INC
358 (Typed or Printed Name of Seller)

Tax ID No: _____

359 Title: _____

Telephone: _____

360 Seller's Address for purpose of notice: 0802 East Broadway, Tampa FL 33619

361 Facsimile: _____ Email: _____

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362 Buyer [Signature] and Seller [Signature] acknowledge receipt of a copy of this page, which is Page 8 of 8 Pages.

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1 Addendum No. 1 to the Commercial Contract between WALKER RENAISSANCE MANUFACTURING INC ("Seller")
2 and RSM RESOURCES, INC. ("Buyer") concerning the sale and purchase of the Property
3 described as: 8802 AND 8740 EAST BROADWAY AVENUE TAMPA, FL 33619-7702

4 The clauses below shall be incorporated into the Contract referenced above only if initialed by all parties:

5 Seller Initials Buyer Initials

6 (A) P; MM ARBITRATION: Any controversy or claim arising out of or relating to this Contract, or the
7 breach thereof, shall be settled by neutral binding arbitration in HILLSBOROUGH County, Florida, in accordance with
8 the rules of (name of organization) STATE OF FLORIDA and not by any court action
9 except as provided by Florida law for judicial review of arbitration proceedings. Any court having appropriate jurisdiction may enter
10 judgment upon the award rendered by the arbitrator(s). Filing a judicial action to enable the recording of a notice of pending action,
11 for order of attachment, receivership, injunction or other provisional remedies shall not constitute a waiver of the right to arbitrate
12 under this paragraph. Any claims or disputes with or against real estate agents participating in this transaction shall be submitted
13 to arbitration under this provision only with the written consent and joinder of the agent's Broker. In connection with any arbitration
14 or litigation between the parties, the prevailing party shall be entitled to recover all fees, costs, and expenses, including reasonable
15 attorneys' fees, arbitrators' fees and administrative fees of arbitration.

16 (B) ; SECTION 1031 EXCHANGE: Buyer Seller requests a Section 1031 tax deferred
17 exchange in connection with this transaction. The parties agree to cooperate in effecting the exchange in accordance with
18 Section 1031 of the Internal Revenue Code, including execution of any documents that may be reasonably necessary to effect
19 the exchange; provided that (1) the party requesting the exchange shall bear all additional costs incurred in connection with the
20 exchange, (2) the non-requesting party shall not be obligated to delay the closing or to execute any note, contract, or other
21 document providing for any personal liability which would survive the exchange.

22 (C) P; MM PROPERTY INSPECTION AND REPAIR: Paragraph 7 of the Contract is deleted. Seller
23 shall grant reasonable access to the Property to Buyer, its agents, contractors and assigns for the purpose of conducting the
24 inspections described below; provided, however, that all such persons enter the Property and conduct the inspections at their own
25 risk. Buyer shall indemnify and hold Seller harmless from losses, damages, costs, claims and expenses of any nature, including
26 attorneys' fees, and from liability to any person, arising from the conduct of any and all inspections or work authorized by Buyer.
27 Buyer shall not engage in any activity that could result in a mechanics lien being filed against the Property without Seller's prior
28 written consent. In the event this transaction does not close, Buyer shall, at Buyer's expense, (1) repair all damages to the Property
29 resulting from the inspections and return the Property to its present condition, and (2) release to Seller copies of all reports and
30 other work generated as a result of the inspections. Seller has no duty to make repairs except to those defects and conditions
31 reported by Buyer in writing prior to 5:00 p.m. on the date the applicable Inspection Period expires. Seller makes no warranties
32 other than marketability of title. (Check if applicable):

33 (1) Structure and Systems: Within 45 days from Effective Date ("Inspection Period"), Buyer shall, at Buyer's expense,
34 have a certified general contractor or engineer make inspections which Buyer deems necessary to determine the condition of
35 all structures and systems, including roof; exterior walls; foundation; major appliances; electrical, HVAC, plumbing, and sewer,
36 septic and well systems; pool and pool equipment; parking lot; fences; and seawall or other retaining structures on the Property
37 except . Seller shall have days from the date
38 Seller receives Buyer's written report to obtain repair or replacement estimates from a licensed building or general contractor.
39 If the cost to correct the defects does not exceed 0% of the purchase price ("Structural Repair Limit"), Seller shall have the
40 defects repaired in a workmanlike manner by an appropriately licensed contractor. If the cost to correct the defects exceeds the
41 Structural Repair Limit, either party may elect to pay the excess, failing which either party may terminate this Contract.

42 (2) Environmental Hazards: Within 45 days from Effective Date ("Inspection Period"), Buyer shall, at Buyer's Seller's
43 expense, apply for a Phase I inspection to be conducted by an environmental engineer. Buyer shall deliver to Seller a copy of all
44 resulting environmental reports. If a lender requires a Phase II or III investigation, Buyer shall deliver written notice of the requirement to
45 Seller and Seller may elect, within 3 days from receipt of the notice, to conduct the investigation at (check one) Seller's
46 Buyer's expense. If Seller elects not to conduct the investigation, either party may terminate this Contract. If Seller elects to conduct the

47 Buyer (P) and Seller (MM) acknowledge receipt of a copy of this page, which is page 1 of 3 Pages.

P

48 investigation, Seller will pay for and make corrective measures required by law. If remediation is necessary, Seller shall have 45
49 days to complete the cleanup ("Cleanup Period"). If remediation is completed within Cleanup Period, then Seller shall deliver written
50 notice to Buyer within 3 days after cleanup completion, and the parties will close the transaction on Closing Date. or, if Closing Date has
51 passed within 10 days from Buyer's receipt of Seller's notice. If Seller is unable to complete remediation within Cleanup Period, Seller
52 will deliver written notice to Buyer within 3 days after this determination is made and Buyer will within 10 days from receipt of Seller's
53 notice either cancel this Contract or accept the property in current condition and shall close on Closing Date, or, if Closing Date has
54 passed within 10 days from Buyer's receipt of Seller's notice with costs of completing the remediation being held in escrow at closing.

55 (3) Wood Destroying Organism Inspection: "Wood destroying organism" means arthropod or plant life which may damage the
56 wood in a structure, as defined in Section 482.021(27), Florida Statutes. Within 45 days from Effective Date ("Inspection Period"),
57 Buyer shall, at Buyer's expense, have the Property inspected by a Florida-licensed pest control business to determine the presence in
58 the improvements of past or present infestation and damage caused by infestation. Seller shall have 3 days from receipt of Buyer's
59 written report to obtain repair estimates from a licensed building or general contractor and treatment estimates from a licensed pest
60 control business. Seller shall treat and repair the Property if the cost to do so does not exceed 5000 ("Termite
61 Repair Limit"). If the cost of treatment and repair exceeds the Termite Repair Limit, either party may elect to pay the excess, failing which
62 either party may terminate this Contract. If there is no evidence of live infestation and the Property is covered by a full treatment warranty,
63 Seller shall transfer the warranty to Buyer at closing and shall not be obligated to treat the Property.

64 Seller shall deliver the Property to Buyer at the time agreed in its present condition, ordinary wear and tear and repairs made pursuant to
65 this Paragraph excepted, and shall maintain the landscaping and grounds in a comparable condition. Walk-through Inspection: Buyer may,
66 on the day prior to closing or any other time mutually agreeable to the parties, conduct a final "walk-through" inspection of the Property to
67 determine compliance with this paragraph and to ensure that all Property is on the premises. No new issues may be raised as a result of the
68 walk through.

69 Seller Initials Buyer Initials

70 (D) _____; _____ SELLER REPRESENTATIONS: Seller shall, within _____ days from Effective Date and at
71 Seller's expense, deliver to Buyer current copies of the rent roll; leases; notes and mortgages; existing title reports or policies; surveys;
72 permits and certificates of occupancy; certified income and expense statements for the period January 1, _____ through December
73 31, _____, as Evidence that the Property generated income of \$ _____ against expenses of \$ _____;
74 and agreements with third parties that will remain in effect after closing. Buyer may terminate this Contract by written notice to Seller
75 within _____ days after receipt of the above documents if the statements differ materially from Seller's representations. If Buyer fails
76 to provide timely written notice, Buyer shall be deemed to waive this contingency.

77 (E) _____; _____ SELLER WARRANTY: Seller warrants that Seller has no knowledge of (1) notice of
78 city, county, state, federal, building, zoning, fire, or health codes, regulations or ordinances filed or issued against the Property, (2)
79 current pending lawsuit(s), investigation(s), inquiry(ies), action(s), or other proceeding(s) or the right to use and occupy the Property, (3)
80 unsatisfied construction liens, (4) incompatibility of property with land use plans (5) tenants in bankruptcy, or (6) special assessments,
81 condemnation, eminent domain, change in grade of public streets affecting the Property or similar proceedings affecting the Property.
82 If Seller is notified of any of the above matters prior to closing, Seller shall notify Buyer in writing within _____ days. If Buyer requires
83 the matter to be corrected prior to closing, Buyer shall notify Seller in writing within _____ days from receipt of Seller's notice. Buyer's
84 failure to provide timely notice shall be deemed acceptance of the Property with the matter as it then exists. If Seller is unable or
85 unwilling to correct the matter prior to closing, Buyer may terminate this Contract. Seller warrants that, as of Effective Date, execution of
86 this Contract and delivery of title is not a violation or breach of any agreement or judgment to which Seller is a party.

87 (F) _____; _____ COASTAL CONSTRUCTION CONTROL LINE: All or part of the Property is located
88 seaward of the Coastal Construction Control Line as defined in Section 161.053, Florida Statutes, and is therefore subject to government
89 regulation. Florida law requires Seller to provide Buyer with an affidavit, or a survey meeting the requirements of Chapter 472 of the
90 Florida Statutes, delineating the location of the CCCL on the Property at or prior to closing, unless Buyer waives this requirement in
91 writing. The property being purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal
92 property, including the delineation of the coastal construction control line, rigid coastal protection structures, beach nourishment, and the
93 protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including
94 whether there are significant erosion conditions associated with the shoreline of the property being purchased. Buyer waives the right
95 to receive a CCCL affidavit or survey. requests a CCCL affidavit or survey within the time allowed for Seller to deliver title evidence.

96 Buyer and Seller acknowledge receipt of a copy of this page, which is page 2 of 3 Pages.

97 Seller Initials Buyer Initials

98 (G) _____; _____ FLOOD AREA HAZARD ZONE: The Property is located in a Special Flood Hazard
99 Area Coastal High Hazard Area. Flood insurance on structures may be required as a condition of financing. If the first year
100 premium of flood insurance required by a lender exceeds \$ _____ per year, Buyer may terminate this Contract unless
101 either party elects, within _____ days of notification of the excess amount, to pay the excess. In addition, there may be restrictions
102 on rebuilding in the event of casualty or substantial modification to the structure. Buyer is advised to verify all such restrictions with
103 the appropriate government agencies. Seller's flood insurance policy is is not transferable to or assumable by Buyer.

104 (H) _____; _____ SELLER FINANCING: Buyer shall execute a purchase money note and _____ mortgage
105 to Seller in the amount of \$ _____, due _____, bearing annual interest at _____% and payable as
106 follows: _____
107 The mortgage, note and any security agreement shall be in a form acceptable to Seller, but shall contain only clauses generally
108 utilized by lending institutions in the county where the Property is located and shall provide for (1) a late payment fee, (2)
109 acceleration at Seller's option in the event Buyer defaults, (3) the right to prepay without penalty all or part of the principal at any
110 time(s) with interest only to date of payment, (4) the loan to be due on conveyance or sale assumable with mortgagee's
111 consent, which may not be unreasonably withheld and (5) Buyer to keep the Property insured against loss by fire (and flood, if
112 Property is in a flood zone) with extended coverage in an amount not less than the amount of the purchase money mortgage and
113 note. Buyer shall furnish credit, employment, and financial information reasonably required by Seller. Within _____ days from
114 receipt of all requested information, Seller shall deliver written notice to Buyer of Seller's decision to provide this financing. Seller
115 shall not unreasonably withhold approval of this financing.

116 (I) _____; _____ EXISTING MORTGAGE: Seller shall, within _____ days from Effective Date, deliver to
117 Buyer a copy of the mortgage and an estoppel letter from the lender stating principal balance and accrued interest, maturity date,
118 time and method of payments, interest rate and status of mortgage. Buyer shall have _____ days from receipt of lender's statement
119 to examine the mortgage and approve the terms of the loan. Buyer shall not unreasonably withhold approval. If mortgage contains
120 a due on sale or conveyance clause, Seller shall, at Buyer's expense, obtain lender's consent to the assumption within _____ days
121 from Effective Date. Any variance in the mortgage will be adjusted in the balance due at closing with no adjustment to purchase
122 price; however, Seller shall not prepay any portion of the mortgage without Buyer's consent. Buyer shall purchase Seller's escrow
123 account dollar for dollar.

124 (1) First Mortgage: Buyer shall assume and take title subject to the existing first mortgage, LN# _____ in favor
125 of _____
126 having an approximate present principal balance of \$ _____ payable \$ _____ per month including
127 principal, interest, other _____, and having a fixed
128 other (describe) _____ interest rate of
129 _____%, which will will not escalate upon assumption. Additional terms: _____
130

131 (2) Second Mortgage: Buyer shall assume and take title subject to the existing second mortgage, LN# _____ in
132 favor of _____
133 having an approximate present principal balance of \$ _____ payable \$ _____ per month including
134 principal, interest, other _____, and having a fixed
135 other (describe) _____
136 interest rate of _____%, which will will not escalate upon assumption. Additional terms: _____
137

138 (J) _____; _____ BUYER'S ATTORNEY APPROVAL: This Contract is contingent upon Buyer's attorney
139 approving the Contract. Buyer may terminate the Contract and receive a return of the deposits if Buyer's attorney disapproves the
140 Contract and Buyer notifies Seller in writing within _____ days (5 days if left blank) after Effective Date.

141 (K) _____; _____ SELLER'S ATTORNEY APPROVAL: This Contract is contingent upon Seller's attorney
142 approving the Contract. Seller may terminate the Contract and the deposit will be returned to Buyer if Seller's attorney
143 disapproves the Contract and Seller notifies Buyer in writing within _____ days (5 days if left blank) after Effective Date.

144 Buyer _____ and Seller _____ acknowledge receipt of a copy of this page, which is page 3 of 3 pages.

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Affidavit of Robert M. Walker, Walker Renaissance Manufacturing Inc.

State of Florida
County of Hillsborough

The undersigned, Robert M. Walker, being duly sworn, Hereby deposes and say:

1. I am over the age of 18 and am a resident of the State of Florida. I have personal knowledge of the facts herein, and if called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge and belief, the information on herein is true, correct, and complete.

RE: Personal Property located at 8802 E. Broadway, Tampa, FL. 33619-7702 otherwise known as folio's 042951-0100,

Legal Description:
TRACT DESC AS BEG 223.2 FT S AND S 78 DEG 06 MIN W 295 FT AND S 77 DEG 42 MIN W CH DIST 156.9 FT FROM NE COR OF SE 1/4 OF SE 1/4 AND RUN N 348.5 FT S 86 DEG 38 MIN W 191.13 FT S 386.68 FT AND NELY ALONG SR 574 196.79 FT TO BEG

and Personal Property located at 8740 East Broadway Avenue, Tampa, FL 33619-7702 otherwise known as folio's 042953-0000,

Legal Description:
FROM NE COR OF SE 1/4 OF SE 1/4 RUN S 223.20 FT S 78 DEG 6 MIN W 295 FT SWLY ALONG ARC OF CURVE LT A DIST OF 156.9 CH BRG S 77 DEG 42 MIN W AND RUN N 568 FT TO POB FROM POB RUN S 77 DEG 42 MIN W 195.35 FT S 189.1 FT N 86 DEG 38 MIN E 191.13 FT AND RUN N 219.5 FT TO POB

The mezzanine, racking systems, ~~compressors~~^{1 BUS}, power transformers plus all other ^{permanently} attached personal property and furniture of Robert Walker's choice will remain on the property through closing and conveyed with the sale of the real estate property.

I declare that, to the best of my knowledge and belief, the information herein is true, correct, and complete.
Executed this 22 day of August, 2017

Robert M. Walker
Walker Renaissance Manufacturing Inc,
Notary Acknowledgement State of Florida County of Hillsborough

My Commission expires:
8/21/19



Label Matrix for local noticing
113A-8
Case 8:17-bk-05390-MGW
Middle District of Florida
Tampa
Thu Aug 24 16:20:13 EDT 2017

Synovus Bank
c/o John T. Rogerson, III
Adams and Reese LLP
501 Riverside Avenue
7th Floor
Jacksonville, FL 32202-4934

Accurate Laminating
1307 W Gray Street
Tampa, FL 33606-1253

Allied Aerofoam Products LLC
P O Box 538302
Atlanta, GA 30353-8302

Austell Backboard
POB 935001
Atlanta, GA 31193-5001

Bottcher America Corp
P O Box 644956
Pittsburgh, PA 15264-4956

Capital Adhesives
1260 S Old State Road 67
Mooresville, IN 46158-8243

Central Transport
P O Box 32299
Detroit, MI 48232-0299

Colepak Inc
1138 Phoenix Drive
Urbana, OH 43078-8203

Dixie Pulp and Paper
POB 20204
Tuscaloosa, AL 35402-0204

Hillsborough County Tax Collector
601 E Kennedy Blvd
Tampa, FL 33602-4932

Walker Renaissance Manufacturing Inc.
8802 E. Broadway
Tampa, FL 33619-7702

All World Lift Truck Co
3807 E 15th Avenue
Tampa, FL 33605-3201

Ameriken Die Supplies, Inc.
618 N. Edgewood Ave.
Wood Dale, IL 60191-2604

BDJ Trucking
1425 Payne Road
Schaumburg IL 60173-4513

C & P Microsystems
1260 Holm Road
Suite C
Petaluma, CA 94954-7152

Capital Packaging, Inc.
POB 873
Panacea, FL 32346-0873

Chase
POB 1423
Charlotte, NC 28201-1423

Crystal Springs Water Co.
P O Box 660579
Dallas, TX 75266-0579

Doug Belden
Hillsborough County Tax Collector
P O Box 30012
Tampa, FL 33630-3012

Swift Capital
c/o Mateer Harbert, P.A.
Chad K. Alvaro, Esq.
225 East Robinson Street
Suite 600
Orlando, FL 32801-4334
ATLANTA DIE, INC
179 ARNOLD ROAD
LAWRENCEVILLE, GA 30044-4517

Allegra Print & Imaging
2705 N. Faulkenberg
Tampa, FL 33619-0920

Apple Steel Rule Die Co Inc
Bin 88505
Milwaukee, WI 53228

BGS Graphic Solutions
2859 Doone Circle
Palm Harbor, FL 34684-1860

CCM Die Supply
531 Corning Way
Martinsburg, WV 25405-7363

Case Paper Company, Inc
3333 NW 116th St
Miami, FL 33167-2919

Cintas Fire Protection
P O Box 636525
Cincinnati, OH 45263-6525

Department of Revenue
PO Box 6668
Tallahassee FL 32314-6668

Doug Belden Tax Collector
P O Box 30012
Tampa, FL 33630-3012

ELEVENTH TALENT, LLC
PO BOX 769, PALM
CITY, FL 34991-0769

Evan R. Moss Co.
8419 Sable Indust. Blvd.
Tampa, FL 33619-1302

FNB Bank d/b/a AdvancedAR
c/o Erika Barnes, Esq.
401 Commerce Street
Suite 800
Nashville, TN 37219-2490

Flexo Concepts
100 Armstrong Road
Suite 103
Plymouth, MA 02360-7219

Florida Knife Co.
1735 Apex Road
Sarasota, FL 34240-9386

Florida Lift Gas
P O Box 89951
Tampa, FL 33689-0416

Frontier Communications
P O Box 740407
Cincinnati, OH 45274-0407

Ftrans
5064 Roswell Road
Atlanta, GA 30342-2281

Fuji Film North America Corp
Dept. @ 952142
Atlanta, GA 31192-0001

Home Depot Commercial Acct.
P O Box 9055
Des Moines, IA 50368

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

JK&M
4714 Thatcher Avenue N.
Tampa, FL 33614-6936

James Nethero
8249 Eagles Park Dr. N
Saint Petersburg, FL 33709-7008

Joe Piper
POB 11407
Drawer 367
Birmingham, AL 35246-0001

Joe Piper Inc.
Coface North America Insurance Company
50 Millstone Rd., Bldg. 100, Ste. 360
East Windsor, NJ 08520-1415

L.D. Davis Industries
1725 The Fairway
Jenkintown, PA 19046-1400

MD Smiley Paperboard
P O Box 914
Apopka, FL 32704-0914

MTAG AS CUSTODIAN FOR CAZ CREEK
FLORIDA II, LLC
PO BOX 54900
NEW ORLEANS, LA 70154-4900

Mail Finance
Dept. 3682
P O Box 123682
Dallas, TX 75312-3682

MailFinance, Inc.
478 Wheelers Farms Road
Milford, CT 06461-9105

Maverick Interactive Inc
3120 Tampa Bay Avenue
Tampa, FL 33607-6614

Maxson Automatic Machinery
70 Airport Road
Westerly, RI 02891-3428

Mixon Ink
10118 Woodberry Road
Tampa, FL 33619-8006

Multi Plastics Inc.
P O Box 674
Lewis Center, OH 43035-0674

NESCO Resource
POB 92959
Cleveland, OH 44194-2959

Office Depot
Dept 11
P O Box 9001036
Louisville, KY 40290-1036

Phoenix Research Inc.
P O Box 2319
Duluth, GA 30096-0040

Piedmont National Corp
P O Box 890938
Charlotte, NC 28289-0938

RTS Packaging
504 Thrasher Street
POB 4098
Norcross GA 30091-4098

Ram Services
4290 Murray Hill Drive
Tampa, FL 33617

Seaboard Offset Supply Inc.
1265 Talbot Avenue
Jacksonville, FL 32205-7750

Small Business Admin.
233 Peachtree Street NE
Suite 1800
Atlanta, GA 30303-1508

Sterling National
POB 75364
Chicago, IL 60675-5364

Suntrust Bank
POB 791250
Baltimore, MD 21279-1250

Swift Capital
3505 Silveside
Suite 200
Wilmington, DE 19810-4905

Synovus Bank
POB 105233
Atlanta, GA 30348-5233

Synovus Bank
c/o John T. Rogerson, III
501 Riverside Avenue, 7th Floor
Jacksonville, FL 32202-4934

(p)T MOBILE
C O AMERICAN INFOSOURCE LP
4515 N SANTA FE AVE
OKLAHOMA CITY OK 73118-7901

Tampa Bay Coatings, Inc.
3228 Morris St. N
Saint Petersburg, FL 33713-2734

Terminix International
P O Box 742592
Cincinnati, OH 45274-2592

The Paper Tigers
2201 Waukegan Road
Deerfield, IL 60015-1579

Total Quality Logistics
pob 634558
Cincinnati, OH 45263-4558

Truck PM Plus
P O Box 521575
Longwood, FL 32752-1575

Uline
P O Box 88741
Chicago, IL 60680-1741

Unifirst Corporation
6010 E Adamo Drive
Tampa, FL 33619-3404

Unitec Manufacturing
4906 Savarese Circle
Tampa, FL 33634-2403

United Parcel Service
O O Box 7247-0244
Philadelphia, PA 19170-0001

Universal Advantage Fleet.
P O Box 105080
Atlanta, GA 30348-5080

W W Grainger Inc.
Dept. 810952804
P O Box 419267
Kansas City, MO 64141-6267

W.H. Leary
8440 b wEST 183rd Place
Tinley Park, IL 60487-6212

Walmark of Florida
101 W Beveledere Road
Round Lake, IL 60073-3638

Western Slope Ind. Inc.
2524 Foresight Circle
Grand Junction, CO 81505-1011

Xpedus Inc.
Telephone System
222 Bryan Road
Fort Myers, FL 33911

Youngshin USA Ltd
1320 Tower Rd., #111
Schaumburg, IL 60173-4309

David W Steen +
David W Steen, P.A.
2901 W. Busch Boulevard, Suite 311
Tampa, FL 33618-4565

United States Trustee - TPA +
Timberlake Annex, Suite 1200
501 E Polk Street
Tampa, FL 33602-3949

Brian T FitzGerald +
Hillsborough County Attorney
Senior Assistant County Attorney
PO Box 1110
Tampa, FL 33601-1110

Denise E Barnett +
United States Trustee
501 East Polk Street
Suite 1200
Tampa, FL 33602-3945

John T Rogerson III+
Adams and Reese LLP
501 Riverside Avenue, 7th Floor
Jacksonville, FL 32202-4934

Chad K Alvaro +
Mateer & Harbert PA
225 East Robinson Street
Suite 600
Orlando, FL 32801-4325

Note: Entries with a '+' at the end of the name have an email address on file in CMECF

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

T Mobile
P O Box 790047
Saint Louis, MO 63179

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Michael G. Williamson
Tampa

(d)Atlanta Die, Inc.
179 Arnold Rd
Lawrenceville, GA 30044-4517

(d)Hillsborough County Tax Collector
601 E. Kennedy Blvd.
Tampa, FL 33602-4932

(u)Printech Equipment
1-1500 Valmont Way
Richmond, British Columbia
V6V1Y\$
Richmond

End of Label Matrix	
Mailable recipients	90
Bypassed recipients	4
Total	94