

**IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA**

**ADLER REALTY INVESTMENTS, INC.,**

**Plaintiff,**

v.

**Case No.:** 2010 CA 669

**Division:** J

**LCG BAYOU II, LLC; LAND CAPITAL  
GROUP, INC.; SCOTT R. DAVISON;  
LAND CAPITAL HOLDINGS, LP;  
LCGP, INC.; WINGS OVER EMERALD  
COAST INCORPORATED; MALLOY  
FAMILY LIMITED PARTNERSHIP;  
STATE OF FLORIDA, DEPARTMENT  
OF REVENUE; AND UNKNOWN PARTIES  
IN POSSESSION,**

**Defendants.**

ERNEE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2010 FEB 25 P 3: 22  
CIRCUIT CIVIL DIVISION  
FILED & RECORDED

**NOTICE OF LIS PENDENS**

**TO THE DEFENDANTS: LCG BAYOU II, LLC; LAND CAPITAL  
GROUP, INC.; SCOTT R. DAVISON;  
LAND CAPITAL HOLDINGS, LP;  
LCGP, INC.; WINGS OVER EMERALD  
COAST INCORPORATED; MALLOY  
FAMILY LIMITED PARTNERSHIP;  
STATE OF FLORIDA, DEPARTMENT  
OF REVENUE; AND UNKNOWN PARTIES  
IN POSSESSION,**

YOU ARE HEREBY NOTIFIED that an action has been instituted in the  
above-styled Court by the above-named Plaintiff against the above-named

Case: 2010 CA 000669




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Dkt: CA1039 Pg#: 3

Defendants seeking to foreclose a mortgage on the following described real property in Escambia County, Florida, to wit:

Real property as more properly described in Exhibit "A" attached hereto and made a part hereof by reference.

The relief sought in said action is the foreclosure of that certain mortgage covering the above described real property given by LCG Bayou II, LLC, dated October 3, 2006, and recorded October 6, 2006, in Official Records Book 6007 at page 180 of the Public Records of Escambia County, Florida.



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## **EXHIBIT "A"**

### **Legal Description**

Lot 2, MAC Pensacola, a subdivision of Section 50, Township 2 South, Range 30 West, City of Pensacola, Escambia County, Florida, according to the Plat recorded in Plat Book 18, Page 50, of the Public Records of Escambia County, Florida.

#### **ALSO DESCRIBED AS:**

Commence at the intersection of the Westerly right-of-way line of Ninth Avenue (State Road #289, 100' R/W) and the Southerly right-of-way of Bayou Boulevard (State Road #296, R/W varies); thence North 64°56'30" West (this course and the next three courses are along said Southerly right-of-way line) for a distance of 320.00 feet to the point of curvature concave to the South, having a radius of 1485.32 feet and a delta angle of 07°31'31"; thence Northwesterly along said curve for an arc distance of 195.08 feet (chord distance of 194.96 feet, chord bearing of North 68°42'15" West) to the point of tangency; thence North 72°28'00" West for a distance of 542.36 feet for the Point of Beginning; thence continue North 72°28'00" West for a distance of 100.08 feet to a point on a circular curve concave to the Southeast, having a radius of 32.50 feet and a delta angle of 30°38'53"; thence Southwesterly along the said curve for an arc distance of 17.38 feet (chord distance of 17.18 feet, chord bearing of South 32°51'27" West) to the point of tangency; thence South 17°32'00" West for a distance of 115.72 feet to the point of curvature of a circular curve concave to the Northwest, having a radius of 61.00 feet and a delta angle of 37°25'49"; thence Southwesterly along said curve for an arc distance of 39.85 feet (chord distance of 39.15 feet, chord bearing of South 36°14'55" West) to the point of tangency; thence South 54°57'49" West for a distance of 35.89 feet to the point of curvature of a circular curve concave to the Southeast, having a radius of 97.50 feet and a delta angle of 37°28'10"; thence Southwesterly along said curve for an arc distance of 63.76 feet (chord distance of 62.63 feet, chord bearing of South 36°13'44" West) to the point of tangency; thence South 17°29'39" West for a distance of 59.71 feet; thence South 72°24'39" East for a distance of 159.33 feet to the West line of a parcel described in Official Records Book 523, Page 933; thence North 17°28'40" East along said West line for a distance of 317.05 feet to the Point of Beginning. All lying and being in Section 50, Township 1 South, Range 30 West, Escambia County, Florida, and containing 0.92 acres, more or less.