

Date Submitted:	1/12/23
Date Filed:	3/7/2023

Application Number:	SW-23-03
Public Hearing:	

Application for Sign Waiver
City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only			
Current Zoning District:	CC6-1	Current Land Use Category:	CC6
Council District:	7	Planning District:	6
Previous Zoning Applications Filed (provide application numbers):		none found	
Applicable Section of Ordinance Code:		656.1303 (c) (i) (1) and (2)	
Notice of Violation(s):		none found	
Neighborhood Associations:		BRC Florida Holdings, LLC The Eden Group Inc	
Overlay:		none	
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	3	Amount of Fee:	\$1229.
		Zoning Asst. Initials:	CR

PROPERTY INFORMATION	
1. Complete Property Address: 1063 Airport Road, Jacksonville, FL 32218	2. Real Estate Number: 106478-0060
3. Land Area (Acres): 5.28	4. Date Lot was Recorded: 1982
5. Property Located Between Streets: I-95 and Duval Road	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

7. Waiver Sought: <input checked="" type="checkbox"/> Increase maximum height of sign from <u>50</u> to <u>65</u> feet (maximum request 20% or 5 ft. in height, whichever is less). <i>*Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.</i> <input type="checkbox"/> Increase maximum size of sign from _____ sq. ft. to _____ sq. ft. (maximum request 25% or 10 sq. ft., whichever is less) <input type="checkbox"/> Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed) <input type="checkbox"/> Allow for illumination or change from _____ external to _____ internal lighting <input checked="" type="checkbox"/> Reduce minimum setback from <u>10</u> feet to <u>0</u> feet (less than 1 ft. may be granted administratively)	
8. In whose name will the Waiver be granted? Sunstar Jax Airport Inc	
9. Is transferability requested? <i>If approved, the waiver is transferred with the property.</i> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: Sunstar Jaxairport Inc	11. E-mail:
12. Address (including city, state, zip): 27 Tharp Ln, Marlboro, NJ 07746	13. Preferred Telephone:

APPLICANT'S INFORMATION (if different from owner)	
14. Name: General Sign Service Corp.	15. E-mail: brad@generalsignservice.com
16. Address (including city, state, zip): 1940 Spearing Street, Jacksonville, FL 32206	17. Preferred Telephone: 904-355-5630

CRITERIA

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as *"a painting, structure, projected image or device which is placed, erected, constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction."*

Section 656.133(c)1 through 10, Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the City Council shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

1. *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*
2. *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*
3. *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*
4. *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*
5. *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*
6. *Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*
7. *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*
8. *Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?*
9. *Does the request accomplish a compelling public interest such as, for example, furthering the preservation of natural resources by saving a tree or trees?*
10. *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

18. Given the above definition of a "sign" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

The original pole and sign structure for this location was built in 1982 and met City Sign Code at that time. The intent for this waiver is to replace the existing sign cabinet with new. Further, the location of the sign structure when built met the interpretation of the code for increasing the height. This is no longer the case as FDOT has lengthened the off-ramp to Airport Road from I-95. This is an existing pylon structure that needs to have its sign cabinet upgraded. The business, Red Roof Inn, is the same hotel brand as originally permitted and built in 1982.

1. Yes, this waiver would be compatible. There are many other pylon type signs that have either been granted a waiver and exceed the 50' max height and reduce setback requirements.

2. No, other signs in the vicinity have been granted the waiver or were approved when different criteria were applied to determining the locations where an increase in height would be approved.

3. No

4. No, this sign would be the same as the existing and would be very similar to other pylon type signs in the vicinity.

5. No

6. Yes, the sign pole is already existing with an existing sign cabinet. Moving the pole structure would be extremely costly to the property owner. Further, the lengthening of the off ramp for I-95 has located the sign out of 1 of the 2 required concentric circles.

7. No, it is not solely a cost related request. Hardships were created by lengthening of FDOT off ramps and different interpretations of the sign code from 1982 to present.

8. There is no current citation against the existing sign structure.

9. Potentially yes as moving this sign to a new location may require trees to be removed to find a location that would meet the current code.

10. Yes, as we are trying to only replace the existing sign cabinet on the existing pole structure that would be significantly less expensive than building an entirely new pole structure. The costs of new foundations, steel, concrete, etc would far exceed the costs associated with replacing the cabinet as proposed.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Photographs of sign structure showing nonconforming nature and physical impediments to compliance.
- If waiver is based on economic hardship, applicant must submit the following:
 - Two (2) estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
 - Any other information the applicant wished to have considered in connection to the waiver request.

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		



NOTE: City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City's sign regulations.

AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

<p>Owner(s) Print name: <u>Bharat Patel</u> Signature: <u></u></p>	<p>Applicant or Agent (if different than owner) Print name: <u>Bradley Gray</u> Signature: <u></u></p> <p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>
<p>Owner(s) Print name: _____ Signature: _____</p>	

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:
Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

Property Ownership Affidavit - Corporation

Date: 09/30/22

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 1063 Airport Road RE#(s): 106478-0060
Jacksonville, FL 32218

To Whom it May Concern:

I, Bhasat Patel, as Owner of Sunstar Jacksonville Inc corporation, hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Sign Waiver submitted to the Jacksonville Planning and Development Department.

(signature) Bhasat Patel
(print name) Bhasat Patel

Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

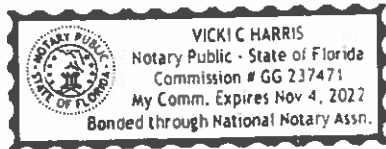
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 1 day of October 2022, by Bhasat Patel as Owner of Sunstar Jacksonville, a Florida corporation, who is personally known to me or who has produced FLDL as identification and who took an oath.

Vicki C Harris

(Signature of NOTARY PUBLIC)

Vicki C Harris
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 11-4-2022

Agent Authorization - Corporation

Date: 01/24/23

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:
Address: 1063 Airport Rd REM(s): 106478-0060

To Whom it May Concern:

You are hereby advised that Bharat Kumar Patel as Owner of Sunstar Jax Airport Inc, a corporation organized under the laws of the state of Florida, hereby authorizes and empowers General Sign Service Corp. to act as agent to file application(s) for Sign works for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

(signature) Bp Patel

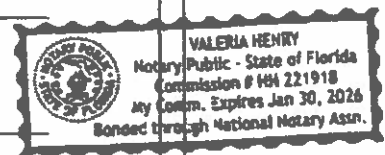
(print name) Bharat Kumar Patel

STATE OF FLORIDA
COUNTY OF DUVAL

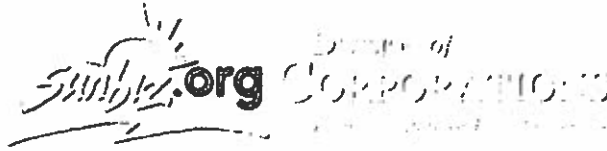
Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 24th day of January, 2023, by Bharat Kumar Patel, as OWNER of Sunstar Jax Airport Inc Florida corporation, who is personally known to me or who has produced FL DL as identification and who took an oath.

Val H
(Signature of NOTARY PUBLIC)

Valeria Henry
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: Jan 30, 2026



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
SUNSTAR JAXAIRPORT INC

Filing Information

Document Number	P13000030465
FEI/EIN Number	46-2497436
Date Filed	04/03/2013
Effective Date	06/01/2013
State	FL
Status	ACTIVE

Principal Address

6237 ARLINGTON EXPRESSWAY
JACKSONVILLE, FL 32211

Mailing Address

6237 ARLINGTON EXPRESSWAY
JACKSONVILLE, FL 32211

Registered Agent Name & Address

BHARAT, PATEL K
6237 ARLINGTON EXPRESSWAY
JACKSONVILLE, FL 32211

Officer/Director Detail

Name & Address

Title O

DESAI, SATISH O
27 THARP LN
MARLBORO, NJ 07746

Title O

PATEL, BHARAT K
6237 ARLINGTON EXPRESSWAY
JACKSONVILLE, FL 32211

Annual Reports

Report Year	Filed Date
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This Instrument Prepared By:

FMW RRI NC LLC
c/o Andrew C. Alexander
5847 San Felipe, Suite 4650
Houston, TX 77057

When Recorded Return To:

SUNSTAR JAXAIRPORT, INC.
c/o Satish O. Desai
27 Tharp Lane
Marlboro, NJ 07746

435 4305
Parcel ID Number: 106478-0060

(3) JS \$ 9,800.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made by FMW RRI NC LLC, a Delaware limited liability company ("Grantor"), whose post office address is 5847 San Felipe, Suite 4650, Houston, Texas 77057, to SUNSTAR JAXAIRPORT INC., a Florida corporation ("Grantee"), whose post office address is 27 Tharp Lane, Marlboro, NJ 07746.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee all that certain land lying and being in Duval County, Florida, and more particularly described herein below (the "Property"):

See Exhibit "A" attached hereto and incorporated as a part hereof.

TOGETHER WITH all the easements, tenements, hereditaments and appurtenances thereunto and improvements thereon belonging or in anywise appertaining.

SUBJECT TO those matters set forth on Exhibit "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions"); provided, however, reference thereto shall not serve to reimpose the same.

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

Grantor further declares and warrants that: this Special Warranty Deed is a present, complete and absolute conveyance and grant of title and includes and unconditionally conveys all equitable and redemptive rights of Grantor; this conveyance is freely and fairly made and this Special Warranty Deed is not a mortgage, deed of trust or security device of any kind. Grantor acknowledges and agrees to having transferred the Property to Grantee for a fair and adequate consideration.

AND the Grantor hereby covenants with Grantee that, except for the Permitted Exceptions, said Property is free from all encumbrances made by Grantor and that Grantor shall and will WARRANT AND DEFEND the same against the lawful claims and demands of all persons claiming by, through or under Grantor but against no others.

[Remainder of page intentionally left blank; Signature page(s) follow]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 3rd day of July, 2013.

Signed, sealed and delivered in the presence of:

Andrea Martino

Print Name: Andrea Martino

Frank Tirado

Print Name: Frank Tirado

GRANTOR:

FMW RRI NC LLC,
a Delaware limited liability company

By: [Signature]

Name: Almond Nickerson

Title: Vice President

State of Connecticut)
County of Fairfield)

Acknowledgement

I, Debra Alicea, a notary public for Connecticut, do hereby certify that Almond Nickerson, Vice President (title), of Fmw RRI NC LLC (company name/entity), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 24th day of June, 2013.

Debra Alicea
Notary Public
My Commission Expires:

(Notarial Seal)

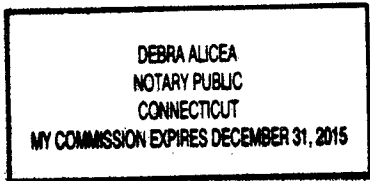


EXHIBIT "A"

Those certain pieces, parcels or tracts of land situate, lying and being in the City of Jacksonville, County of Duval and State of Florida, and being more particularly described as follows:

PARCEL I

A part of Fractional Sections 19 and 30, Township 1 North, Range 27 East, Duval County, Florida, and being more particularly described as follows:

Commencing at the Northwesterly corner of said Section 30; thence run South $00^{\circ} 30'06''$ West along the Westerly line of Section 30, a distance of 269.32 feet to the Northerly Right of Way Line of State Road 111 relocation as established by the Florida State Road Department under Section 72290-2401; run thence South $79^{\circ}16'56''$ East along said Right of Way line, a distance of 337.97 feet; run thence North $10^{\circ} 43'04''$ East, a distance of 25.0 feet; thence continuing along said Northerly Right of Way South $79^{\circ}16'56''$ East, 81.65 feet to the place and point of beginning.

From the point described and departing from said line, run thence North $10^{\circ}43'04''$ East, 35.0 feet; run thence South $79^{\circ}16'56''$ East, 106.67 feet; run thence North $20^{\circ}10'48''$ East, 311.20 feet; run thence North $71^{\circ}32'51''$ East, 203.44 feet; run thence South $69^{\circ}49'12''$ East, 127.0 feet to the Westerly Right of Way Line of Interstate Highway 95 of various widths; run thence South $20^{\circ}10'48''$ West along and with said line 350.00 feet to an angle point in said limited access line; thence South $71^{\circ} 32'51''$ West along said line, 153.88 feet to the Northerly Right of Way Line of State Road 111 aforementioned; run thence North $79^{\circ}16'56''$ West along said line, 268.83 feet to the Point of Beginning.

PARCEL II

A part of Fractional Sections 19 and 30, Township 1 North, Range 27 East, Duval County, Florida, and being more particularly described as follows:

Commencing at the Northwesterly corner of said Section 30; thence run South $00^{\circ} 30'06''$ West along the Westerly line of Section 30, a distance of 269.32 feet to the Northerly Right of Way line of State Road 111 relocation as established by the Florida State Road Department under Section 72290-2401; thence run South $79^{\circ}16'56''$ East, along said Right of Way line, a distance of 219.62 feet; thence run North $10^{\circ} 43'04''$ East, a distance of 240.00 feet to the point of beginning; thence continue North $10^{\circ} 43'04''$ East, a distance of 52.86 feet to the point of curvature; thence along an arc to the right with a radius of 470.00 feet and a central angle of $30^{\circ} 40'34''$ an arc distance of 251.63 feet to a point of tangency; thence run North $41^{\circ} 23'38''$ East, a distance of 12.44 feet; thence run South $69^{\circ} 49'12''$ East, a distance of 469.74 feet; thence run South $71^{\circ} 32'51''$ West, 203.44 feet; thence run South $20^{\circ} 10'48''$ West a distance of 311.20 feet; thence run North $79^{\circ}16'56''$ West, 106.67 feet; thence North $10^{\circ}43'04''$ East, 35.00 feet, thence South $79^{\circ}16'56''$ East, 65.00 feet; thence North $10^{\circ} 43'04''$ East, 145.00 feet, thence North $79^{\circ}16' 56''$ West, 265.00 feet to the Point of Beginning.

PARCEL III

A part of Fractional Section 30, Township 1 North, Range 27 East, Duval County, Florida and being more particularly described as follows:

Commencing at the Northwesterly corner of said Section 30; thence run South $00^{\circ}30'06''$ West, along the Westerly line of Section 30, a distance of 269.32 feet to the Northerly Right of Way line of State Road 111 relocation as established by the Florida State Road Department under Section 72290-2401; thence run South $79^{\circ}16'56''$ East along said Right of Way line, a distance of 337.97 feet; thence run North $10^{\circ}43'04''$ East, a distance of 25.0 feet; thence run South $79^{\circ}16'56''$ East, 46.65 feet to the place and point of beginning for this description.

Exhibit "A" continued

From the point of beginning, continue South $79^{\circ}16'56''$ East, a distance of 35.0 feet; run thence North $10^{\circ}43'04''$ East, a distance of 35.0 feet to a point lying in a curve Southeasterly and having a radius of 35.0 feet; run thence Southwesterly, around said curve, an arc distance of 54.98 feet to the point of beginning (said arc being subtended by a chord which bears South $55^{\circ}43'04''$ West, 49.50 feet).

PARCEL III-A

A part of Fractional Section 30, Township 1 North, Range 27 East, Duval County, Florida and being more particularly described as follows:

Commencing at the Northwesterly corner of said Section 30; thence run South $00^{\circ}30'06''$, West along the Westerly line of Section 30, a distance of 269.32 feet to the Northerly Right-of-way Line of State Road 111 relocation as established by the Florida State Road Department under Section 72290-2401; thence run South $79^{\circ}16'50''$ East along said Right-of-Way line, a distance of 337.97 feet; thence run North $10^{\circ}43'04''$ East a distance of 25.0 feet; thence run South $79^{\circ}16'56''$ East, 11.65 feet to the place and point of beginning for this description.

From the point of beginning thus described, continue South $79^{\circ}16'56''$ East, a distance of 35.0 feet to a point lying in a curve, concave Southeasterly and having a radius of 35.0 feet; run thence Northeasterly, around said curve, an arc distance of 54.98 feet (said arc being subtended by a chord which bears North $55^{\circ}43'04''$ East, 49.50 feet); run thence North $10^{\circ}43'04''$ East, a distance of 35.0 feet to a point lying at a 70 foot radius curve concentric with aforementioned 35 foot radius curve; run thence Southwesterly around the arc of said 70.0 foot radius curve, a distance of 109.96 feet to the point of beginning (said arc being subtended by a chord which bears South $55^{\circ}43'04''$ West, 99.0 feet).

NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR INGRESS AND EGRESS IN, OVER AND THROUGH THE DRIVEWAYS NOW OR HEREAFTER LOCATED IN THOSE CERTAIN PIECES, PARCEL OR TRACTS OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL, AND STATE OF FLORIDA, SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS VOLUME 5508, PAGE 481, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ACCESS EASEMENT PARCEL "ABLE"

A part of Fractional Sections 19 and 30, Township 1 North, Range 27 East, Duval County Florida, and being more particularly described as follows:

Commencing at the Northwesterly corner of said Section 30; thence run South $00^{\circ}30'06''$ West along the westerly line of Section 30 a distance of 269.32 feet to the northerly Right-of-Way Line of State Road 111 relocation as established by the Florida State Road Department under Section 72290-2401; thence run South $79^{\circ}16'56''$ East along said Right-of-Way line a distance of 189.62 feet to the Point of Beginning said point being on the centerline of the 60.00 feet wide Access Easement Parcel "Able"; thence run North $10^{\circ}43'04''$ East a distance of 292.86 feet to a point of curvature; thence along an arc to the right with a radius of 500.00 feet and a central angle of $30^{\circ}40'34''$ an arc distance of 267.70 feet to a point of tangency; thence run North $41^{\circ}23'38''$ East a distance of 12.44 feet to the Point of Ending of said Access Easement "Able".

ACCESS EASEMENT PARCEL "BAKER"

A part of Fractional Section 25, Township 1 North, Range 26 East, and Fractional Sections 19 and 30, Township 1 North, Range 27 East, Duval County, Florida, and being more particularly described as follows:

Exhibit "A" continued

Commencing at the Northwesterly corner of said Section 30; thence run South $00^{\circ} 30'06''$ West along the Westerly line of Section 30 a distance of 269.32 feet to the Northerly right of way line of State Road 111 relocation as established by the Florida State Road Department under Section 72290-2401; thence run North $79^{\circ}16'56''$ West along said Right of way line a distance of 30.48 feet to the point of beginning said point being on the centerline of the 60.00 feet wide Access Easement Parcel "Baker"; thence run North $00^{\circ}30'06''$ East a distance of 144.59 feet to a point of curvature; thence along an arc to the right with a radius of 118.65 feet and a central angle of $100^{\circ} 12'58''$ an arc distance of 207.53 feet to a point of tangency; thence run South $79^{\circ}16'56''$ East a distance of 129.07 feet to the intersection with the centerline of Access Easement "Able"; said Access Easement "Baker".

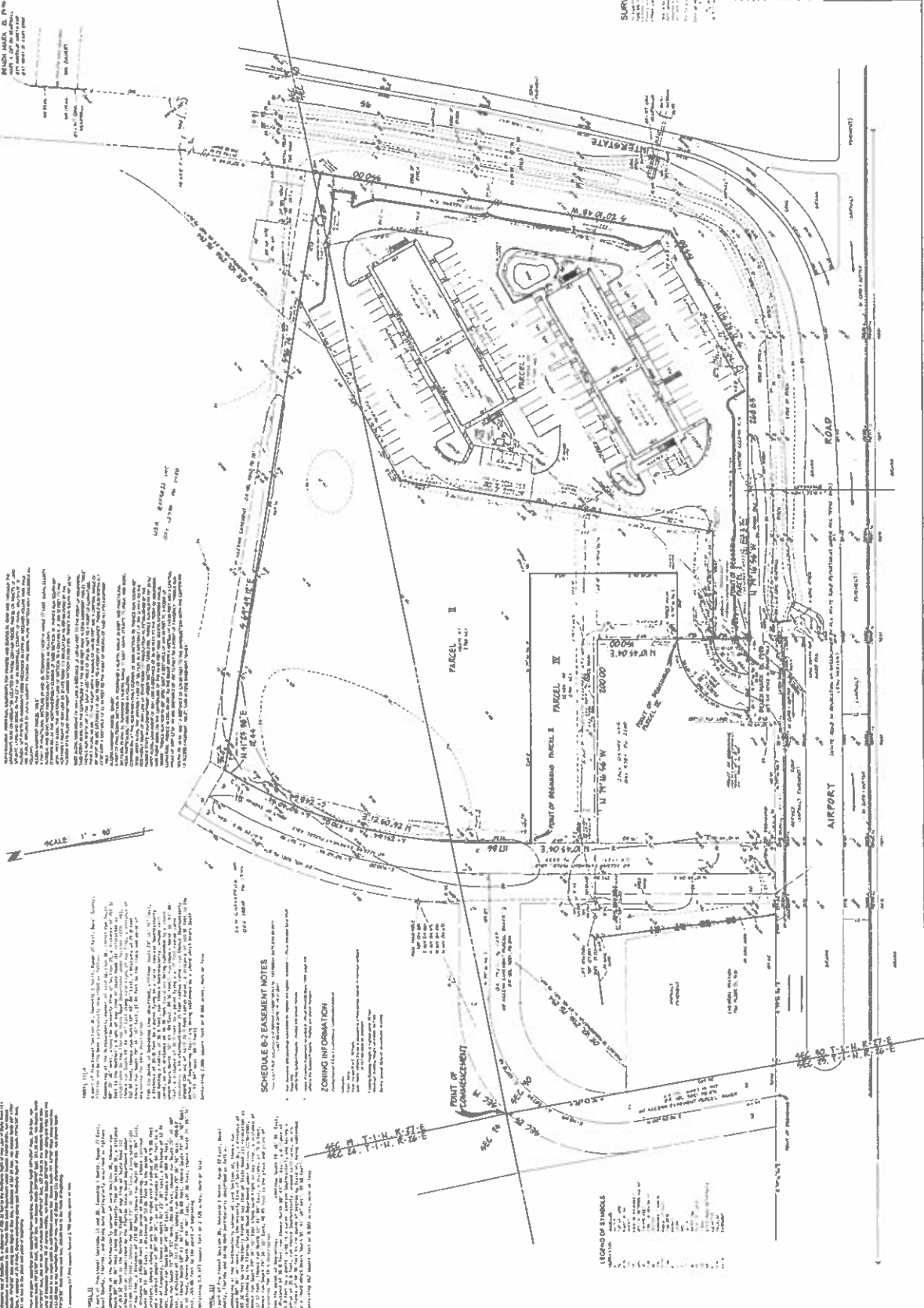
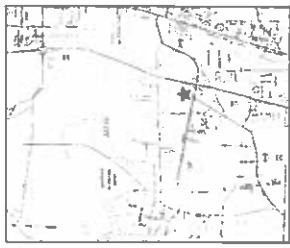
EXHIBIT B

Permitted Encumbrances

The following matters, to the extent and only to the extent the same are valid and subsisting against the subject property as of the date of this instrument:

1. Non-exclusive and perpetual easements for ingress and egress recorded in Official Records Book 5508, Page 448 of the Public Records of Duval County, Florida, and shown on the survey prepared by Charles R. Bassett, Jr., R.P.L.S. No. 4591, dated October 5, 2011, as last revised (the "Survey").
2. Grant of Utilities Easement recorded in Official Records Book 5508, Page 456 of the Public Records of Duval County, Florida, and shown on the Survey.
3. Terms and Conditions as set forth in instrument recorded in Official Records Book 5508, Page 481.

MAP SHOWING SURVEY OF A PART OF FRACTIONAL SECTIONS 19 AND 30, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY FLORIDA



UNLESS OTHERWISE SPECIFIED, THE DISTANCES, BEARINGS, AND ANGLE MEASUREMENTS SHOWN ON THIS MAP WERE OBTAINED FROM THE FIELD SURVEY BY CHARLES BASSETT & ASSOCIATES, INC. ON BEHALF OF THE CLIENT. THE CLIENT REPRESENTS THAT IT IS THE OWNER OF THE LAND SHOWN ON THIS MAP AND THAT IT HAS THE AUTHORITY TO AUTHORIZE THIS SURVEY. THE CLIENT ALSO REPRESENTS THAT IT HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FOR THIS SURVEY. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION IN FLORIDA. THE SURVEYOR'S CERTIFICATE IS ATTACHED TO THIS MAP. THE SURVEYOR'S FEE IS \$10,000.00. THE CLIENT'S FEE IS \$5,000.00. THE TOTAL FEE IS \$15,000.00. THE SURVEY WAS COMPLETED ON 12/15/2023.

SCHEDULE B-2 EASEMENT NOTES
1. EASEMENT FOR ACCESS TO AIRPORT ROAD FROM PARCEL I TO PARCEL II.
2. EASEMENT FOR ACCESS TO AIRPORT ROAD FROM PARCEL II TO PARCEL III.
3. EASEMENT FOR ACCESS TO AIRPORT ROAD FROM PARCEL III TO PARCEL IV.
4. EASEMENT FOR ACCESS TO AIRPORT ROAD FROM PARCEL IV TO PARCEL I.

ZONING INFORMATION
The land shown on this map is zoned R-1 (Single-Family Residential). The zoning regulations for this zone are set forth in the Duval County Zoning Ordinance, Chapter 222, Article 10. The zoning regulations for this zone include, but are not limited to, the following: maximum lot area, minimum lot width, minimum lot depth, minimum front setback, minimum side setback, minimum rear setback, maximum height, and maximum number of units per acre.

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SURVEYOR'S CERTIFICATE
I, CHARLES BASSETT & ASSOCIATES, INC., a Florida corporation, do hereby certify that the foregoing is a true and correct copy of the original survey map as filed in the office of the Duval County Clerk of Circuit Court, Jacksonville, Florida, on 12/15/2023.

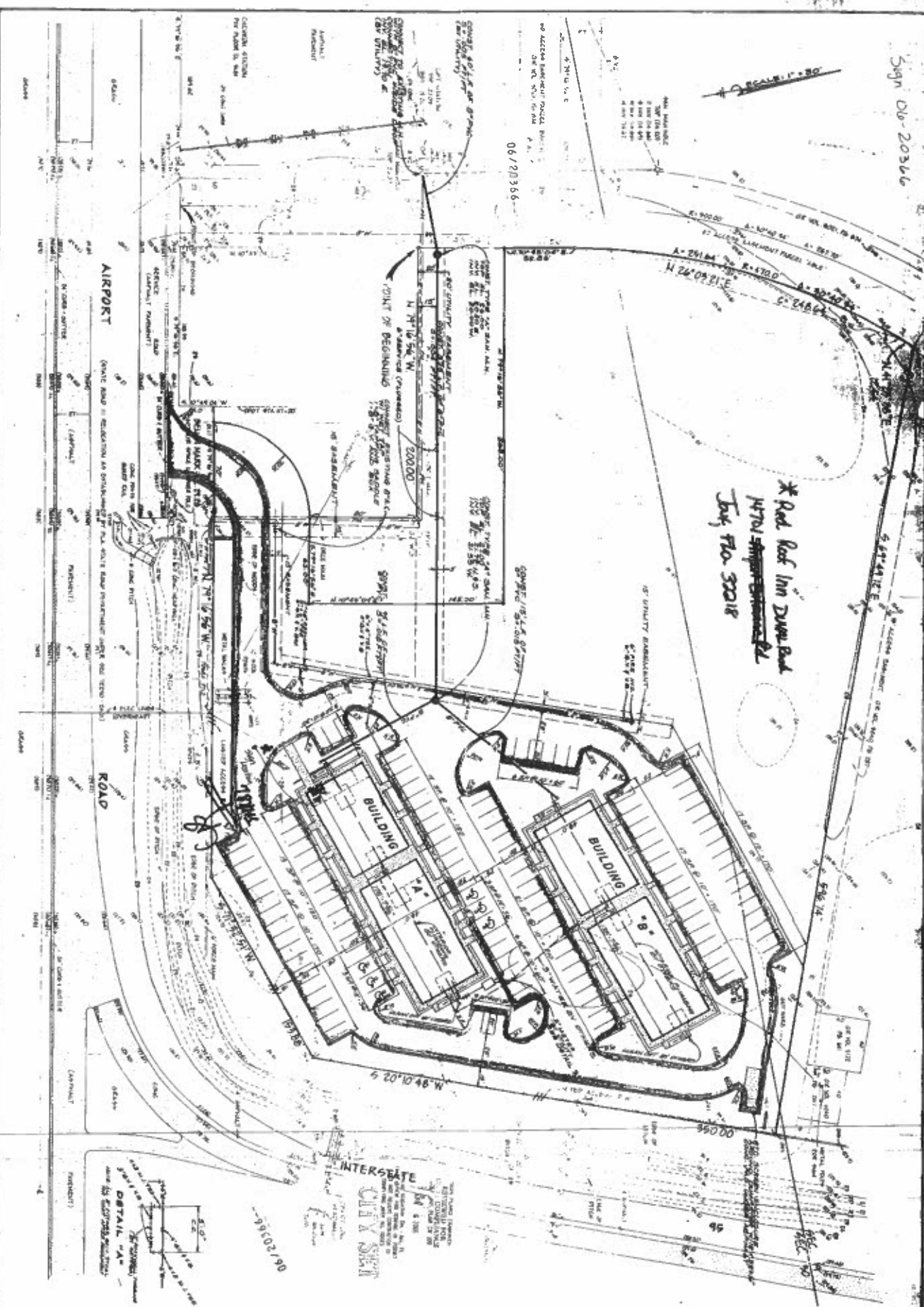
CHARLES BASSETT & ASSOCIATES, INC.
SURVEYING ENGINEERS
10000 W. UNIVERSITY BLVD., SUITE 100
JACKSONVILLE, FLORIDA 32217
TEL: 904.450.1234
FAX: 904.450.5678
WWW.CBASSETT.COM

Sign DB-20366

SCALE 1" = 20'

06/20366

* Red Roof Inn Drive Rd
WITH ~~STREETS~~
TWO FLO 3001R



2 OF 4



BASSETT-ENGLAND & THIMS, INC.
CONSULTING AND DESIGN ENGINEERS
JACKSONVILLE, FLORIDA

SITE, WATER AND SEWER PLAN
RED ROOF INN
I-95 & AIRPORT RD, JACKSONVILLE, FLORIDA

DATE OF ISSUE	1-27-59-1
DESIGN BY	E.A.R.F.
CHECKED BY	R.C.T.
DATE	DEC 24, '58

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