

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER SW-19-06 (ORDINANCE 2019-552)

SEPTEMBER 17, 2019

Location: 7500 Powers Avenue; at the northwest corner of Old Kings Road S and Powers Avenue

Real Estate Number: 147998-0030

Waiver Sought: Reduce minimum setback from twenty (20) feet to five (5) feet

Current Zoning District: Residential Medium Density-D (RMD-D)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: 3-Southeast

Applicant /Agent: Ryan Richardson
Harbinger Sign
5300 Shad Road
Jacksonville, FL 32257

Owner: GMC Pinebrook LLC
4821 Atlantic Blvd
Jacksonville, FL 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2019-552 (SW-19-06)** seeks to reduce the required minimum setback from twenty (20) feet to five (5) feet. The proposed sign is replaced an existing sign. The existing sign was approved via SW-10-01 (Ord. 2010-316). The sign waiver allowed a setback reduction from 10 feet to 7.5 feet.

NOTICE TO OWNER / AGENT

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1310 of the Ordinance Code defines a sign as, "a painting, structure or device which is placed, erected, or constructed or maintained on or in the ground, or on or outside of an enclosed building or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of displaying 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.”

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.1310(a)(i) through (x), Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the Planning Commission shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

- (i) *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?*

Yes. The effect of the sign waiver will be compatible with the existing contiguous zoning and general character of the area in that nearby free-standing signs are a similar distance from the right-of-way. Considering the scale, intensity and density of the residential use when compared to surrounding medium density residential development, the proposed waiver will be consistent with surrounding residential signage.

- (ii) *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?*

No. The Applicant will be replacing an existing sign at the exact same location. In order to meet the 20 ft. minimum setback, the Applicant would have to remove an 18' light post, 20' flag pole, and several small palm trees. The sign is located approximately 15 feet from the nearest travel lane. This distance shall pose no safety issues to motorists and pedestrians entering or exiting the development. The existing sign with similar setbacks was approved by SW-10-01.

- (iii) *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?*

No. The effect of the proposed sign waiver is unlikely to diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, in that the proposed signage will replace the existing sign. The proposed sign is compatible with the aesthetic character of the surrounding neighborhood.

- (iv) *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?*

No. The waiver is unlikely to have a detrimental effect on vehicular traffic or parking

conditions. The proposed sign will not pose a safety risk for vehicles approaching the intersection, as the sign is located at least approximately 16 feet from the nearest travel lane. There is adequate room for motorists and pedestrians to view one another before any turns are made.

- (v) *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?*

No. The proposed waiver is unlikely to be detrimental to the public health, safety, or welfare in that the signage has existed at this location without causing any adverse effects for almost a decade. Instead, staff finds granting of this waiver will increase safety by ensuring sufficient visibility along Powers Avenue.

- (vi) *Does the subject property exhibit specific physical limitations or characteristics, which could be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*

Yes. The entryway is the most logical position for a greeting sign perpendicular to Powers Avenue. Limitations on the exact location of the sign are man-made. However, the existing position of the sign will remain unchanged by this request. The sign shall be allowed to continue to occupy its present position.

- (vii) *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?*

No. The request is not based on a desire to reduce the costs associated with compliance. Additionally, the request is prefaced using the minimum setback necessary to obtain a reasonable communication of the apartment complex's message.

- (viii) *Is the request the result of 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 applicants acquiring the property, not being a direct result of the actions of the current owner?*

No violations are known at this time.

- (ix) *Does the request accomplish a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees?*

Yes. The public interest is best served by preserving the existing location of the sign. Several established pine and palm trees will be saved in the median of the entryway to the development.

- (x) *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

Yes. While the goal of the Zoning Code is not to promote the continued existence of nonconforming signs, maintaining the sign in its specified location significantly outweighs the benefits of complying with the strict letter. Moreover, when considering the rigid limitations of the existing site and the need for directional signage, a substantial burden is imposed in order to relocate the sign within the required setbacks.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 22, 2019**, by the Planning and Development Department, the Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver **SW-19-06 (Ordinance 2019-552)** be **APPROVED**.



Aerial



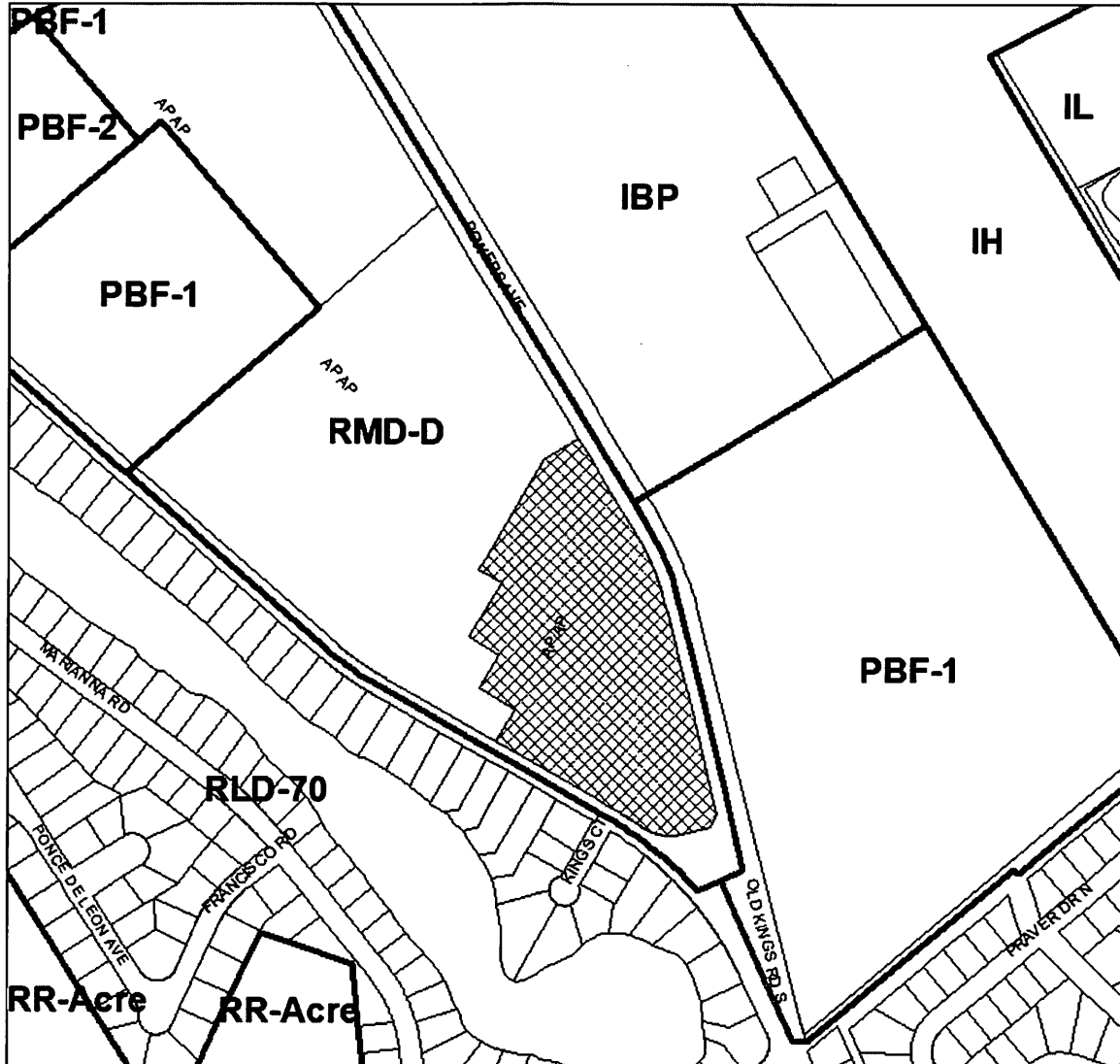
Subject sign

Source: COJ, Planning & Development Department
Date: 8/22/19



Adjacent Property with similar sign

Source: COJ, Planning & Development Department
Date: 8/22/19



<p>REQUEST SOUGHT:</p> <p>REDUCE MINIMUM SETBACK FROM 20 FEET TO 5 FEET</p>	<p>LOCATION MAP:</p>	<p>0 160 320 640 Feet</p>
	<p>APPLICATION NUMBER</p> <p>SW-19-06</p>	<p>COUNCIL DISTRICT:</p> <p>5</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Date Submitted:	6/21/2019
Date Filed:	7/2/2019

Application Number:	SW-19-06
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:	RMD D	Current Land Use Category: MDR
Council District:	5	Planning District: 3
Previous Zoning Applications Filed (provide application numbers): AD-16-10 SW-10-01 V-95-121		
Applicable Section of Ordinance Code: 656.1303 (i)(2)		
Notice of Violation(s): none		
Neighborhood Associations: none		
Overlay: none		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	10	Amount of Fee: \$1329. Zoning Asst. Initials: CJR

PROPERTY INFORMATION	
1. Complete Property Address: 7500 POWERS AVE JACKSONVILLE FL 32217	2. Real Estate Number: 147998 0030
3. Land Area (Acres): 10.69	4. Date Lot was Recorded: 1974
5. Property Located Between Streets: OLD KINGS RD S AND TOLEDO RD	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

7. Waiver Sought:

Increase maximum height of sign from _____ to _____ feet (maximum request 20% or 5 ft. in height, whichever is less). **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.*

Increase maximum size of sign from _____ sq. ft. to _____ sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)

Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed)

Allow for illumination or change from _____ external to _____ internal lighting

Reduce minimum setback from 20 feet to 5 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?
GMC PINEBROOK LLC

9. Is transferability requested? *If approved, the waiver is transferred with the property.*

Yes

No

OWNER'S INFORMATION (please attach separate sheet if more than one owner)

10. Name: GMC PINEBROOK LLC	11. E-mail: MSIMMSGMC@GMAIL.COM
12. Address (including city, state, zip): 4821 ATLANTIC BLVD JACKSONVILLE FL 32207	13. Preferred Telephone: 904-338-9524

APPLICANT'S INFORMATION (if different from owner)

14. Name: HARBINGER SIGN , RYAN RICHARDSON	15. E-mail: RRICHARDSON@HARBINGERSIGN.COM
16. Address (including city, state, zip): 5300 SHAD RD JACKSONVILLE FL 32257	17. Preferred Telephone: 904-638-2017

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.

1: Yes the effect of the waiver will be compatible with existing contiguous signage. Property currently has a setback waiver in place.

2: No the result will not detract from the specific intent.

3: No the proposed waiver will not effect property value.

4: No the proposed waiver will not effect vehicular traffic.

5: No the proposed does not have an impact on public safety.

6: Yes the property has limitation on placement of the sign, the center island has trees and a street light which limits the the setback of the sign. Other areas of the property would be common areas for residents to use and are not applicable for sign placement.

7: No the request is not exclusively based on cost, and yes the request would communicate the message of the property. The request is to replace the old sign with a new one in the same location.

8: No the request is not a result of a violation, the request is due to the property owner wanting a new sign to replace the existing that has a waiver on setback but does not transfer to a new sign.

9: Yes the setback being decreased will result in keeping current landscape.

10: Yes a substantial financial burden would be incurred, with a 10' setback. The moving of a street light and landscape would have to take place and the removal of the existing sign footers and relocation of new footers would have to be done.

This monument sign replaced the current sign, with an existing setback waiver. The discover of the setback waiver not being able to transfer to the new sign is the reason for the request of the new sign waiver.

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.

Owner(s)

Print name: GREGORY S SIMMS

Signature: 

Applicant or Agent (if different than owner)

Print name: Ryan Richardson

Signature: 

**An agent authorization letter is required if the application is made by any person other than the property owner.*

Owner(s)

Print name: _____

Signature: _____

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

EXHIBIT B

Agent Authorization - Corporation

Date: 6-5-19

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: 7500 POWERS AVE RE#(s): 147498-0030

To Whom it May Concern:

You are hereby advised that Gregory Simms, as Managing Member of GMC Pinebrook, LLC, a corporation organized under the laws of the state of _____, hereby authorizes and empowers Ryan Richardson to act as agent to file application(s) for Sign Work 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) _____

(print name) Gregory Simms

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 5 day of June 2019, by Gregory Simms, as Managing Member, of GMC Pinebrook, a LLC corporation, who is personally known to me or who has produced FL Drivers License as identification and who took an oath.

Damaris Molina

(Signature of NOTARY PUBLIC)

Damaris Molina

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 02/01/2023

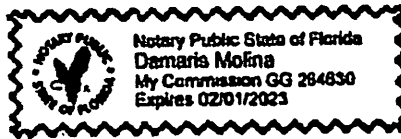


EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 6-5-19

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: 7500 Powers Ave RE#(s): 147998-0030

To Whom it May Concern:

I Gregory Simms as Managing Member of GMC Pinebrook, LLC, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for GMC Pinebrook Sign submitted to the Jacksonville Planning and Development Department.

(signature) 

(print name) Gregory Simms

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

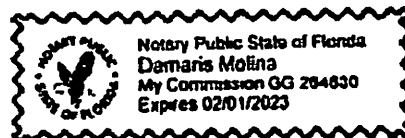
Sworn to and subscribed and acknowledged before me this 5 day of June 2019, by Gregory Simms, as Managing Member, of GMC Pinebrook, LLC, a Limited Liability Company, who is personally known to me or who has produced FL Drivers License as identification and who took an oath.


(Signature of NOTARY PUBLIC)

Damaris Molina
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 02/01/2023



LEGAL DISCRPTION PER PROPERTY APPRAISER WEB SITE :

<https://paopropertysearch.coj.net/Basic/Detail.aspx?RE=1479980030>

RE NUMBER 147998-0030

LEGAL

17-3S-27E 10.694

PT GOVT LOT 4,

PT GOVT LOTS 1,3,16-3S-27

RECD O/R 17559-605

GMC PINEBROOK LLC
 4821 ATLANTIC BLVD
 JACKSONVILLE, FL 32207
 SKINNER

Primary Site Address
 7500 POWERS AVE 1
 Jacksonville FL 32217

Official Record Book/Page
 17559-00605

Title #
 7517

7500 POWERS AVE
 Property Detail

RE #	147998-0030
Tax District	GS
Property Use	0300 Multi-Family Units 10 or More
# of Buildings	14
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	488605

Value Summary

Value Description	2018 Certified	2019 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$1,764,510.00	\$1,764,510.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$8,492,500.00	\$12,296,900.00
Assessed Value	\$8,492,500.00	\$9,341,750.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$2,955,150.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$8,492,500.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions - In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
17559-00605	5/6/2016	\$100.00	SW - Special Warranty	Unqualified	Improved
17554-00976	5/6/2016	\$10,200,000.00	SW - Special Warranty	Qualified	Improved
14808-02396	3/10/2009	\$100.00	SW - Special Warranty	Unqualified	Improved
14808-02391	3/10/2009	\$7,120,000.00	SW - Special Warranty	Qualified	Improved
10431-00450	3/28/2002	\$6,366,500.00	SW - Special Warranty	Qualified	Improved
09116-01033	10/16/1998	\$100.00	SW - Special Warranty	Unqualified	Improved
09107-01548	10/16/1998	\$5,664,000.00	SW - Special Warranty	Qualified	Improved
08589-02194	3/31/1997	\$37,800.00	RW - Right of Way	Unqualified	Vacant
08114-00286	6/15/1995	\$3,800,000.00	SW - Special Warranty	Qualified	Improved
07842-01900	3/29/1994	\$1,734,000.00	WD - Warranty Deed	Unqualified	Improved
07121-01423	5/28/1991	\$109.00	CT - Certificate of Title	Unqualified	Improved
05699-00742	9/15/1983	\$4,750,000.00	MS - Miscellaneous	Unqualified	Improved
04994-00107	8/9/1979	\$4,853,333.00	WD - Warranty Deed	Unqualified	Improved
03641-00280	12/27/1973	\$176,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	770.00	\$1,016.00
2	FWDC1	Fence Wood	1	0	0	210.00	\$701.00
3	GRWC2	Garage/Util Bdg Wood	1	0	0	306.00	\$1,517.00
4	LPMC1	Light Pole Metal	1	0	0	12.00	\$4,204.00
5	LITC1	Lighting Fixtures	1	0	0	12.00	\$2,111.00
6	PVAC1	Paving Asphalt	1	0	0	147,872.00	\$62,106.00
7	PLXCS	Pools Sq Ft	1	0	0	1,269.00	\$16,180.00
8	GRWC2	Garage/Util Bdg Wood	1	0	0	540.00	\$2,678.00
9	FWIC1	Fence Wrought Iron	1	0	0	210.00	\$4,214.00
10	FCLC1	Fence Chain Link	1	0	0	220.00	\$2,688.00
11	FCLC1	Fence Chain Link	1	0	0	1,166.00	\$19,627.00
12	FWIC1	Fence Wrought Iron	1	0	0	1,110.00	\$91,114.00
13	LPMC1	Light Pole Metal	1	0	0	7.00	\$2,453.00
14	LITC1	Lighting Fixtures	1	0	0	7.00	\$1,232.00
15	FWDC1	Fence Wood	1	0	0	68.00	\$1,689.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-D	0.00	0.00	Common	10.69	Acreage	\$1,764,510.00

Legal

LN	Legal Description
1	17-35-27E 10.69A
2	PT GOVT LOT 4,
3	PT GOVT LOTS 1,3,16-35-27

Buildings

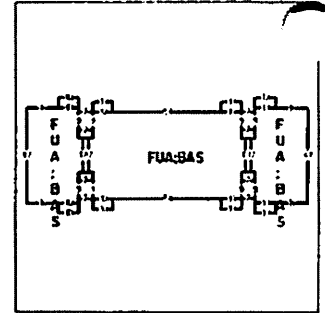
Building 1
 Building 1 Site Address
 7500 POWERS AVE Unit 1
 Jacksonville FL 32217

Building Type	0301 - APTS 1-3 STORY
Year Built	1974
Building Value	\$432,991.00

Type	Gross Area	Heated Area	Effective Area
Finished Open Porch	63	0	19
Finished upper story 1	3250	3250	3250
Base Area	3250	3250	3250
Finished Open Porch	51	0	15
Base Area	51	51	51
Finished upper story 1	1256	1256	1256
Base Area	1256	1256	1256
Finished Open Porch	51	0	15
Base Area	51	51	51
Finished upper story 1	1256	1256	1256
Base Area	1256	1256	1256
Deck	50	0	8
Deck	50	0	8
Finished Open Porch	63	0	19
Finished Open Porch	28	0	8
Finished Open Porch	28	0	8
Finished Open Porch	28	0	8
Finished Open Porch	28	0	8
Deck	50	0	8
Finished Open Porch	28	0	8
Finished Open Porch	28	0	8
Deck	50	0	8
Finished Open Porch	63	0	19
Deck	50	0	8
Deck	50	0	8
Finished Open Porch	28	0	8
Finished Open Porch	28	0	8
Deck	50	0	8
Finished Open Porch	63	0	19
Deck	50	0	8
Total	12604	11626	11860

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Exterior Wall	6	6 Vertical Sheet
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	6	6 NS Cell Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	4	4 D-Wood Frame

Element	Code	Detail
Bedrooms	2.000	
Baths	1.000	
Stories	2.000	
Rooms / Units	16.000	
Avg Story Height	9.000	



2018 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$8,492,500.00	\$0.00	\$8,492,500.00	\$96,859.12	\$97,170.34	\$91,916.03
Public Schools: By State Law	\$8,492,500.00	\$0.00	\$8,492,500.00	\$35,867.48	\$34,352.16	\$33,981.04
By Local Board	\$8,492,500.00	\$0.00	\$8,492,500.00	\$19,029.99	\$19,091.14	\$18,028.73
FL Inland Navigation Dist.	\$8,492,500.00	\$0.00	\$8,492,500.00	\$270.89	\$271.76	\$256.47
Water Mgmt Dist. SJRWMD	\$8,492,500.00	\$0.00	\$8,492,500.00	\$2,305.95	\$2,175.78	\$2,175.78
Gen Gov Voted	\$8,492,500.00	\$0.00	\$8,492,500.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$8,492,500.00	\$0.00	\$8,492,500.00	\$0.00	\$0.00	\$0.00

Description	Just Value	Assessed Value	Totals	\$154,333.43	\$153,061.18	\$146,358.05
Last Year	\$8,465,300.00	\$8,465,300.00				
Current Year	\$8,492,500.00	\$8,492,500.00		\$0.00		\$8,492,500.00

2018 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

[2018](#)[2017](#)[2016](#)[2015](#)[2014](#)

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [\[Link\]](#)

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

Detail by Entity Name

Florida Limited Liability Company
GMC PINEBROOK, LLC

Filing Information

Document Number	L16000051917
FE/EIN Number	81-1945944
Date Filed	03/15/2016
State	FL
Status	ACTIVE

Principal Address

4821 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32207

Mailing Address

4821 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32207

Registered Agent Name & Address

SIMMS, GREGORY S
4821 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32207

Authorized Person(s) Detail

Name & Address

Title MGR

GMC PINEBROOK MANAGER, LLC.
4821 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32207

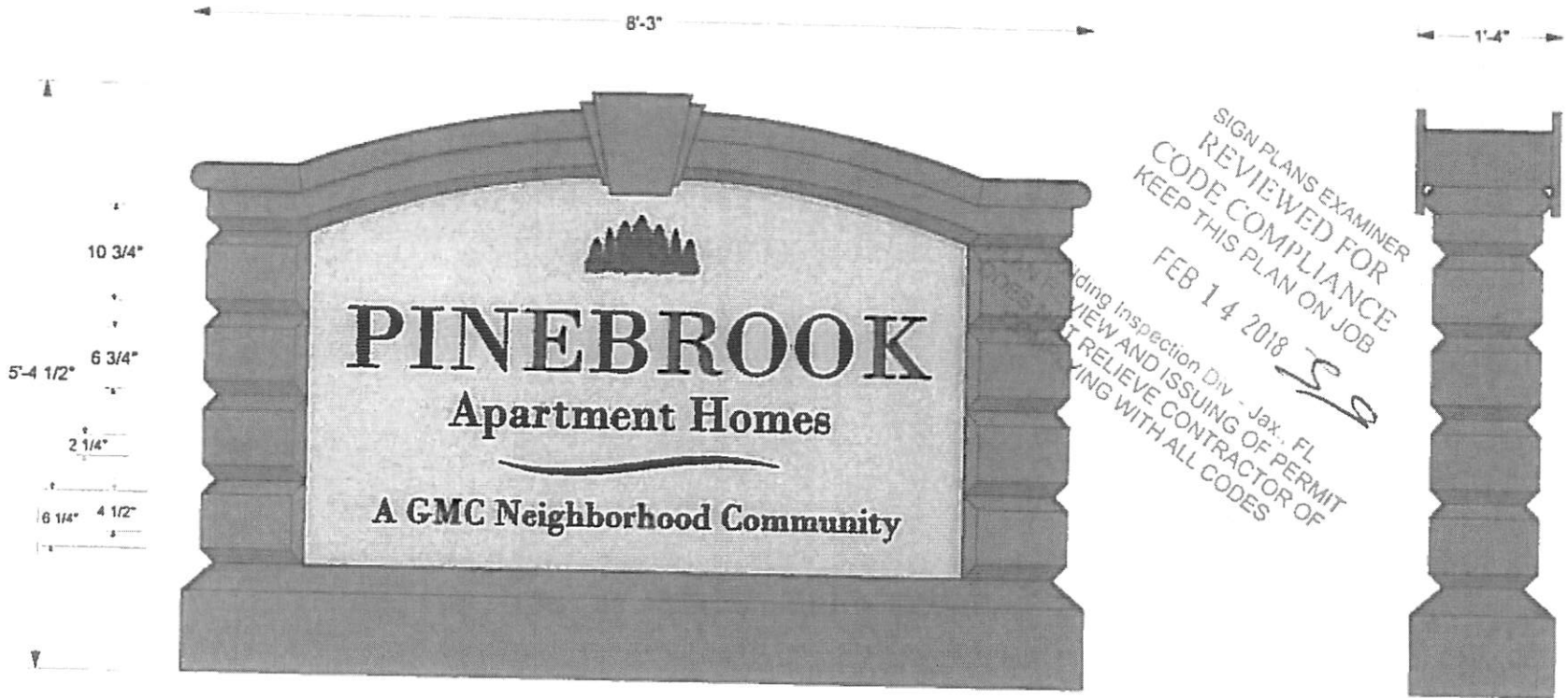
Annual Reports

Report Year	Filed Date
2017	04/12/2017
2018	04/13/2018
2019	04/13/2019

Document Images

04/13/2019 - ANNUAL REPORT	View Image in PDF format
04/13/2018 - ANNUAL REPORT	View image in PDF format
04/12/2017 - ANNUAL REPORT	View Image in PDF format
03/15/2016 - Florida Limited Liability	View Image in PDF format

18-922757



FRONT & BACK ELEVATIONS

SIDE ELEVATION

FABRICATE AND INSTALL (1) DOUBLE SIDED NON-ILLUMINATED SYNTHETIC STUCCO MONUMENT SIGN WITH PAINTED FINISH. LOGO AND LETTERS TO BE 1/4 THICK ROUTED ALUMINUM WITH PAINTED FINISH AND STUD MOUNTED.

Scale 1"=1'-0"



harbinger.
sign of the future

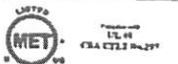
GMC Property Management
4821 Atlantic BLVD
Jacksonville, FL 32207

GMC 100-R2

F:\Customers\GMC Property Management\DESIGN\CDR\GMC-100-R2

DATE: 02/14/2018
BY: [Signature]
CHECKED: [Signature]
DATE: 02/14/2018
BY: [Signature]

Salesperson: RR PM: eb Designer: rk Page: 1



customer approval

date:

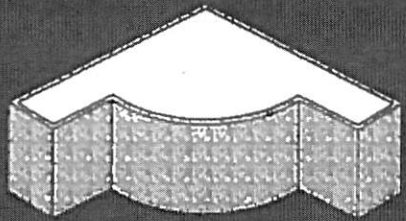
THIS SIGN AND THESE DETAILS HAVE BEEN CERTIFIED TO MEET ALL APPLICABLE AND CURRENT LOCAL, STATE AND FEDERAL REQUIREMENTS OF THE AISC, AIA, AND CO. THE SIGN HAS BEEN CERTIFIED BY THE AISC.

THIS DESIGN IS FOR THE SOLE PURPOSE OF ILLUSTRATION & CONCEPT DESIGN. THIS FILE IS NOT TO BE USED FOR PRODUCTION AND/OR FABRICATION. THIS DESIGN IS THE SOLE PROPERTY OF HARBINGER AND MAY NOT BE USED OR DUPLICATED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF HARBINGER.

5300 Shad Road, Jacksonville, FL 32257 - 904.268.4411
2301 Dins Dr, Irvine, TX 32257 - 873.805.5458

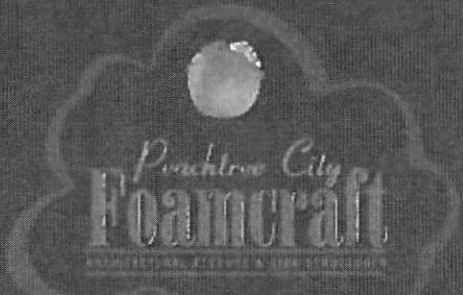


Architectural
Sign Structures
Accents & Details



Peachtree City
Foamcraft

ARCHITECTURAL ACCENTS & SIGN STRUCTURES



Bringing you
Decades of
Signage
Experience

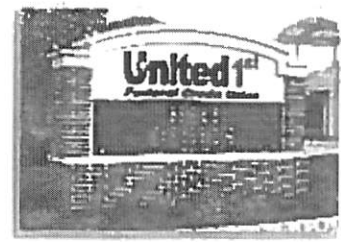
Poly-Armor™ Coating

Technical Data Sheet

18-922757

At Peachtree City Foamcraft, we use a proprietary plastic coating to encapsulate and protect our structures from the effects of freeze-thaw, mechanical impact and abrasion. This durable polymer provides protection that far exceeds the requirements of any City, State and Federal zoning authorities.

We understand that every day is not 75 and sunny. To prove our signs are the best, we tested our monument structures under real world, extreme weather conditions - from sub-zero temperatures to desert heat. The results of our testing prove your monument sign will stand the test of time.



Poly-Armor™ @ 60 mils 1lb Expanded Polystyrene

	ASTM Test	@77 F	@ 32 F
Impact Resistance	G14	500 IN-LBS	350 IN-LBS
Elongation	ASTM D412	400%	150%
Tensile Strength	ASTM D412	3000PSI	2200 psi
Tear Strength	ASTM D624	250 pli	150 pli
Flexibility over 1/8" mandrel	ASTM D522	PASS	PASS
Fire Retardant	ASTM E84	PASS	PASS

Our products handle thermal cycling and they will not crack, rot or deteriorate due to extreme weather conditions. Our structures will maintain high impact resistance properties from the day they are put into service to the day they are removed.

Poly-Armor™ Lasts for Decades

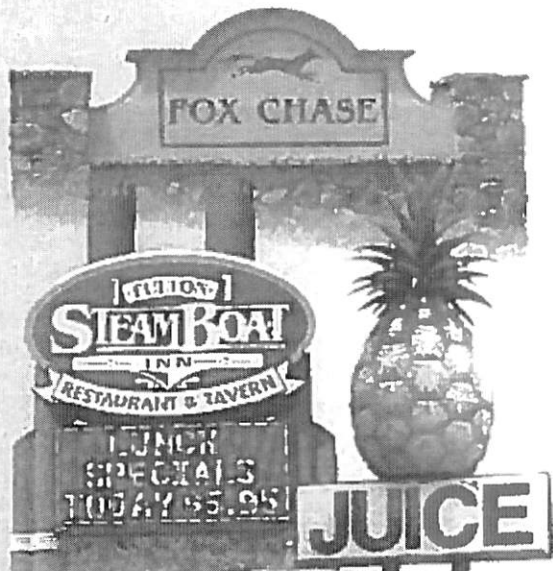
Peachtree West
1561 Foothill Drive
Boulder City, NV 89005
Phone: 702-856-3306
Fax: 702-856-0480

Peachtree Headquarters
386 Senoia Road
Tyrone, GA 30290
Phone: 877-862-0840
Fax: 770-487-5408

Peachtree Northeast
4215 Independence Dr.
Schnecksville, PA 18078
Phone: 610-769-0661
Fax: 610-769-0664

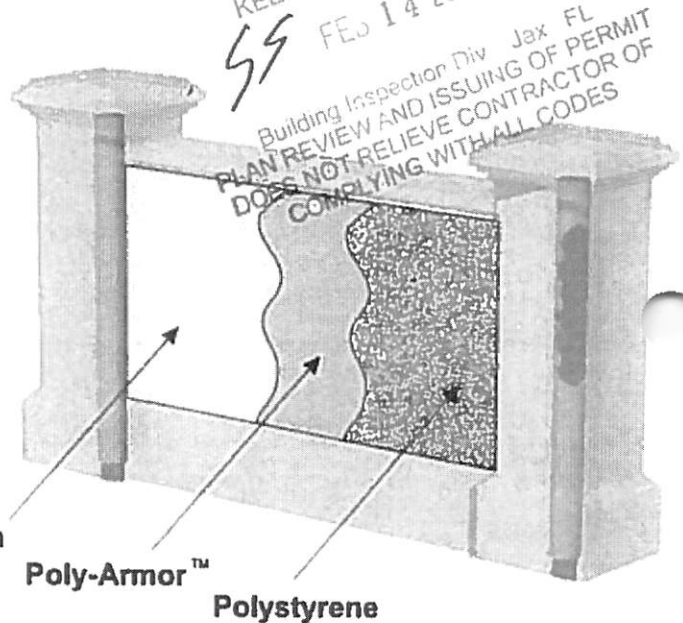
WWW.FOAMCRAFT.INFO • SALES@FOAMCRAFT.INFO

18-922757



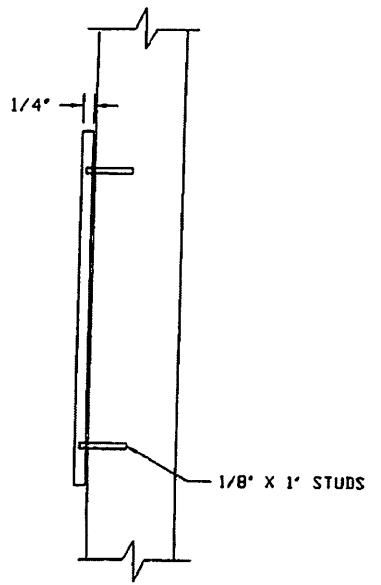
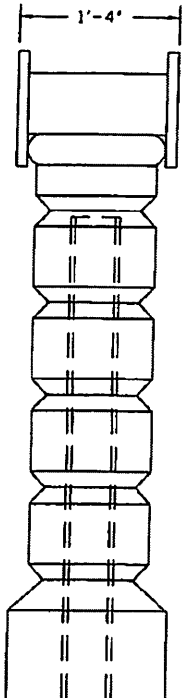
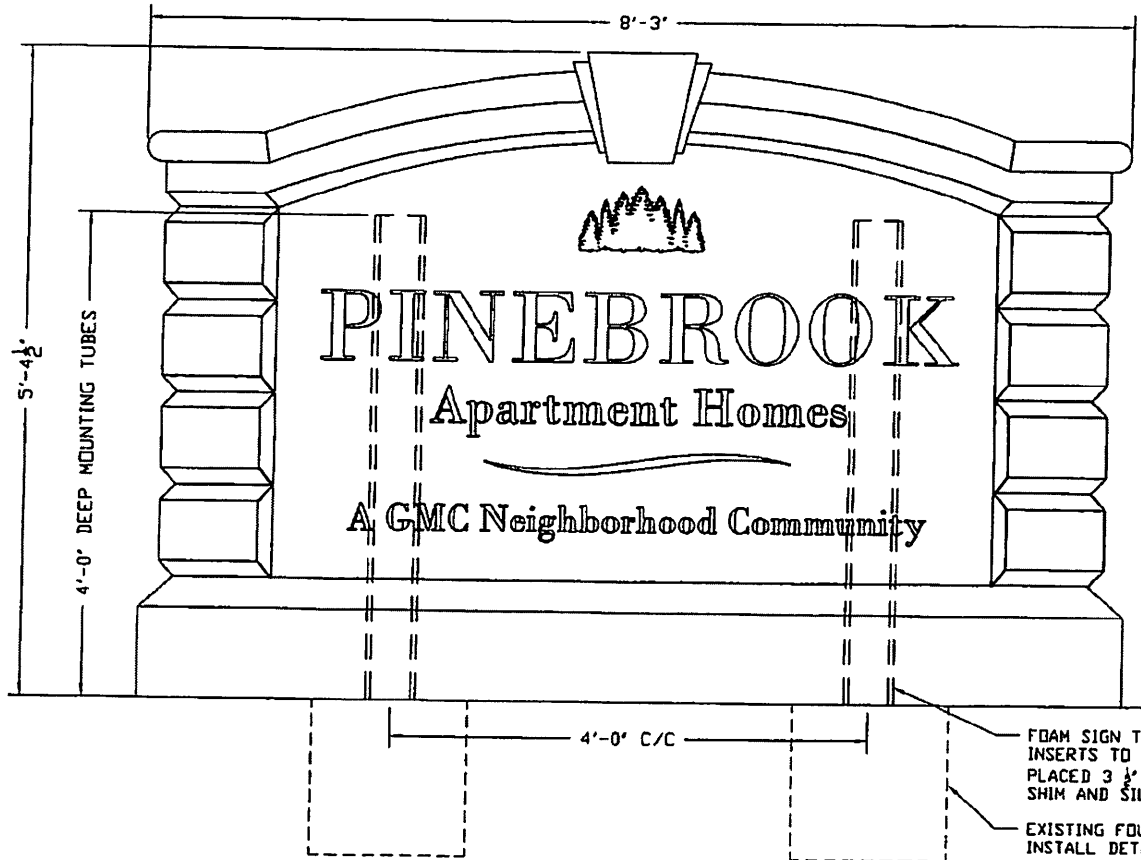
Peachtree City
Foamcraft
ARCHITECTURAL ACCENTS & SIGN STRUCTURES

Expanded Polystyrene		
Description	Test Method	Results
Density, Minimum	ASTM D303	1.15
Density, Range	ASTM 1622	1.15 - 1.34
Thermal Conductivity @25F BTU @45F (sq ft) @75F (F/in)	ASTM C177	.22 .235 .255
Compression Strength @ 10% Deformation	ASTM D1621	13-18
Flexural Strength psi	ASTM C203	30-38
Tensile Strength psi	ASTM D1623	18-22
Shear psi	ASTM D723	23-25
Water absorption by Immersion	ASTM C272	Less than 4%
Thermal Expansion, in/(in.)(F)	ASTM D696	0.000035
Oxygen Index, min, volume %	ASTM C578	22.4%
Flame Spread	ASTM E-84	30
Smoke developed	ASTM E-84	150-300
Termite Resistance	ASTM D3345(mod)	Passed
Carpenter Ant Resistance	ASTM D3345(mod)	Passed

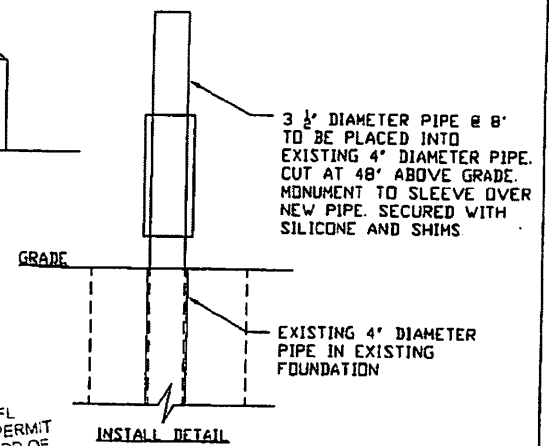


FINISH		
Description	Test Method	Results
Freeze/Thaw	ASTM C-67	No cracking, checking, crazing, erosion or other deleterious effects.
Freeze/Thaw	ICBO AC24	No cracking, checking, crazing, delaminating, erosion, or other deleterious effects.
Water Resistance	ASTM D2247-94	No cracking, checking, crazing, blistering, erosion, or other deleterious effects.
Humidity Resistance	ASTM D-2247	No deleterious change in surface.
Mold Resistance	ASTM D3273-94	No growth of mold observed.
Abrasion Resistance	ASTM D-968-93	No cracking, checking or loss of film.
Salt Spray	ASTM B117-95	No cracking, crazing, blistering, erosion or deleterious effects.
Accelerated Weathering	ASTM G-53	No surface changes such as cracking, checking, crazing and erosion.
Accelerated Weathering	ASTM G23-93	No surface changes such as cracking, checking, crazing and erosion.
Fade Resistance	ASTM D-1729-89	Passed

18-922757



LETTER MOUNT DETAIL
NTS
FLUSH MOUNT WITH SILICONE



INSTALL DETAIL

FOAM SIGN TO HAVE 5' PVC INSERTS TO SLEEVE OVER PLACED 3 1/2" DIAMETER PIPE. SHIM AND SILICONE.

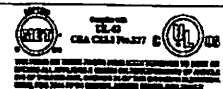
EXISTING FOUNDATION (SEE EXAMINER SIGN PLAN) REVIEWED FOR CODE COMPLIANCE. KEEP THIS PLAN ON JOB.

99 FEB 14 2018
Building Inspection Div. - Jax. FL
PLAN REVIEW AND ISSUING OF PERMIT
DOES NOT RELIEVE CONTRACTOR OF
RESPONSIBILITY FOR VERIFYING WITH ALL CODES

SIGN BODY - FOAM STRUCTURE OUTSOURCED TO PEACHTREE
COPY/LOGO - 1/4" FCD ALUMINUM DRILL & TAP FOR 1/8" X 1" STUDS MOUNTED TO FOAM
COLOR NOTES:
COPY/LOGO - PAINT BLACK
SIGN BODY - PAINT TO MATCH SV6082 COBBLE BROWN
RECESSED COPY AREA - PAINT TO MATCH SW 6098 PACER WHITE

harbinger.
sign of the future

5300 SHAD ROAD
JACKSONVILLE, FLORIDA
32257
19041 800-4681
FAX (904) 268-4842
WWW.HARBINGER.COM



JACKSONVILLE, FL TGG
1/23/2018
82722

1 OF 2
1'-1"
15.6 DISPLA

GMC PROPERTIES
5'-4 1/2" X 8'-3" X 1'-4" FOAM CRAFTED SIGN STRUCTURE WITH 1/4" FCD LOGO AND COPY

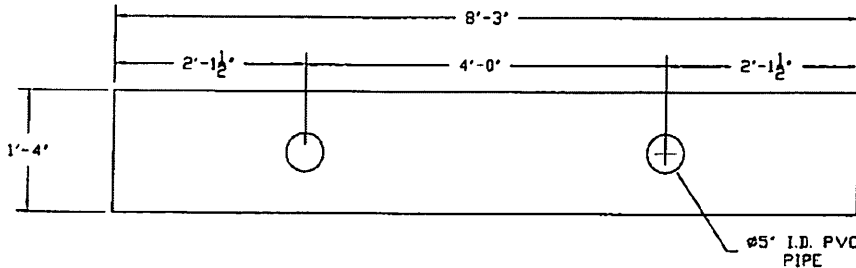
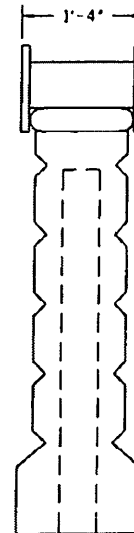
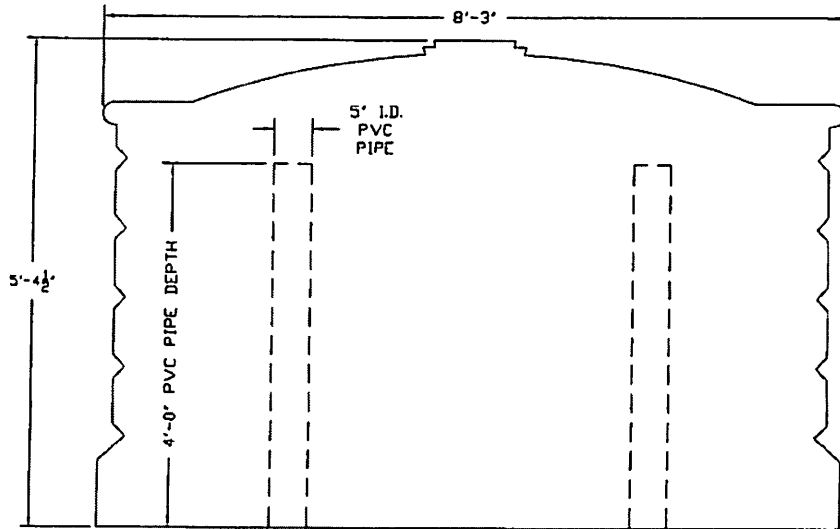
PRESENTATION PAGE CABDF
GMC10001

18-922757



PINETREES OUTSOURCED
D&T FOR 1/8" STUDS
MANUALLY MARK INST. PATTERN

ART DRAWING SENT TO PEACHTREE FOR MONUMENT
PVC INSERT MUST ACCOMMODATE 4" PIPE



PINEBROOK
Apartment Homes

A GMC Neighborhood Community

GMC10001A.DXF - 1/4" ALUM D&T FOR 1/8" STUDS
CUT 2X

SIGN PLANS EXAMINER
REVIEWED FOR
CODE COMPLIANCE
KEEP THIS PLAN ON JOB

99 FEB 14 2018

Building Inspection Div. Jax., FL
PLAN REVIEW AND ISSUING OF PERMIT
DOES NOT RELIEVE CONTRACTOR OF
COMPLYING WITH ALL CODES



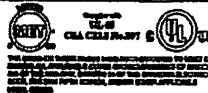
PINEBROOK
Apartment Homes

A GMC Neighborhood Community

GMC10001I.DXF - INSTALL PATTERN

harbinger.
sign of the future

5300 SHAD ROAD
JACKSONVILLE, FLORIDA
32257
10041 260-4681
FAX 19041 260-4642
WWW.HARBINGER.COM



JACKSONVILLE, FL

TGG

2 OF 2

PARTS PAGE

CABDF

1/23/2018

- WY

3/4"=1'

5'-4 1/2" X 8'-3" X 1'-4" FOAM CRAFTED SIGN STRUCTURE
WITH 1/4" FCD LOGO AND COPY

GMC10001

82722

15.6 DISPLAY

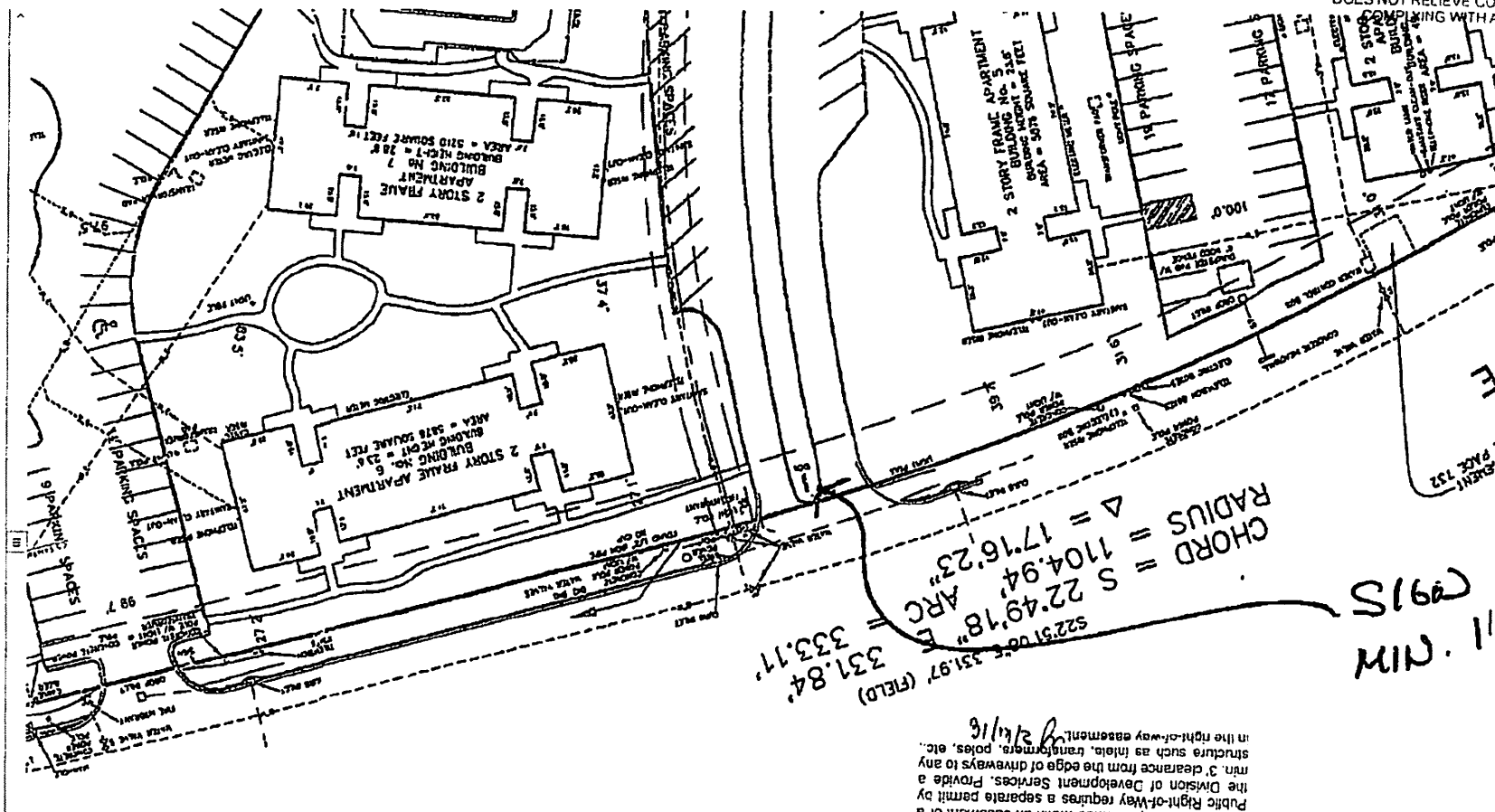
-

SIGN PLANS EXAMINER
REVIEWED FOR
CODE COMPLIANCE
KEEP THIS PLAN ON JOB

18 - 9 2 2 7 5 7

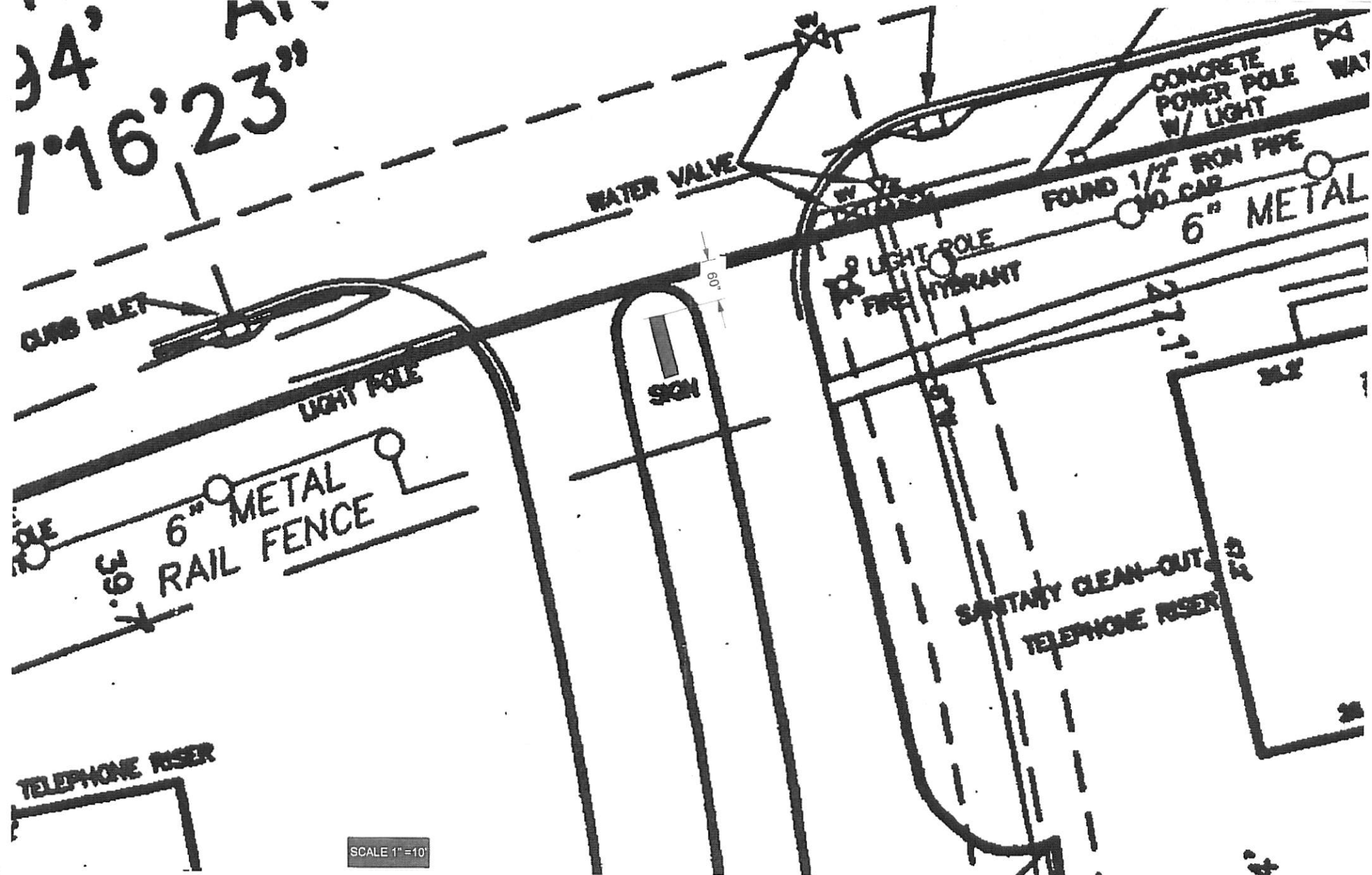
FEB 14 2018

Building Inspection Div. Jax. FL
PLAN REVIEW AND ISSUING OF PERMIT
DOES NOT RELIEVE CONTRACTOR OF
COMPLYING WITH ALL CODES



CLIENT PAGE 132

34'
7'16"23"



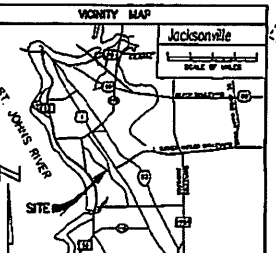
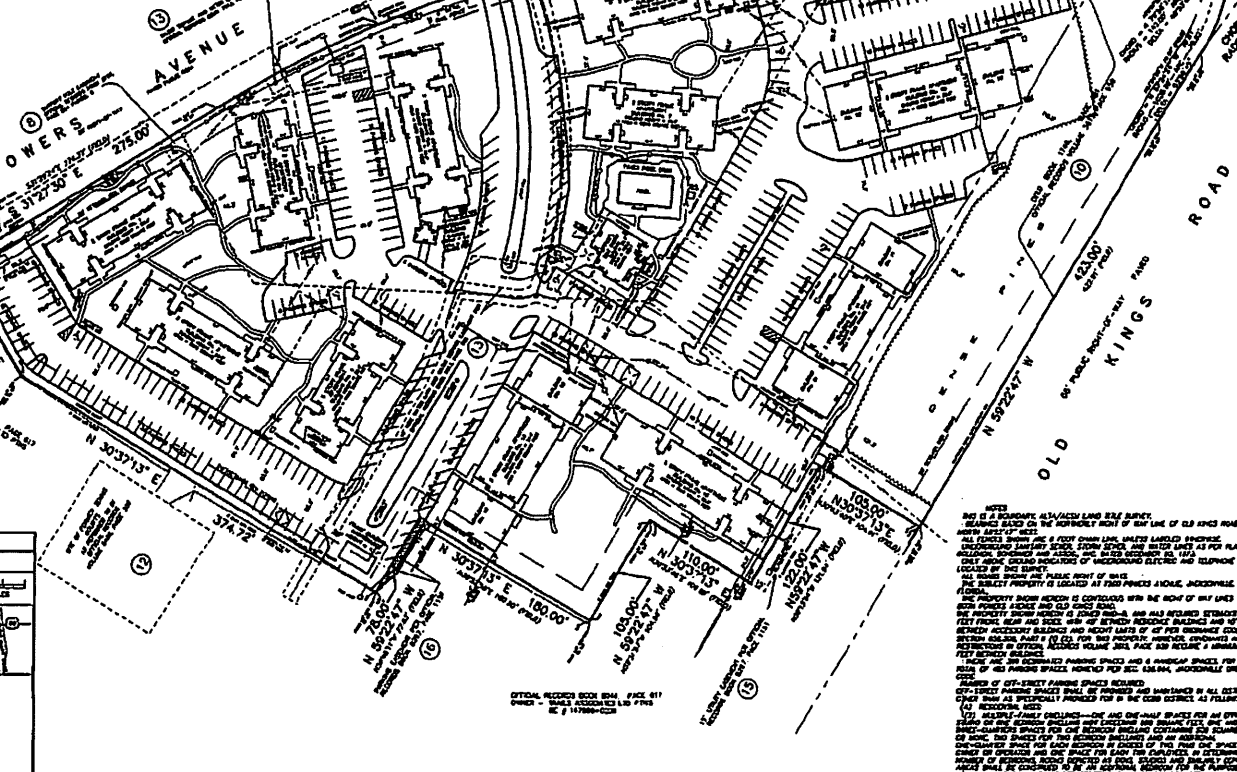
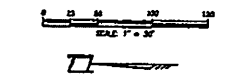
SCALE 1"=10'

ALTA/ACSM LAND TITLE SURVEY OF

PANEL 1 (CONTINUED)
 THAT CERTAIN PIECE, PARCEL, OR PART OF LAND HEREIN IS SHOWN BY PLAN OF RECORD IN AN ORDER 17 HAS A PART OF THE 1/2 SECTION 10, TOWN 18N, RANGE 32E, COUNTY OF ALTA, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PANEL 2 (CONTINUED)
 NON-EXCLUSIVE EASEMENTS CONTAINED IN THE TERMS COURT CASEMENT AGREEMENT DATED JULY 22, 1987, RECORDED NOVEMBER 21, 1991 IN OFFICIAL RECORDS BOOK 256, PAGE 238, DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PANEL 3 (CONTINUED)
 NON-EXCLUSIVE EASEMENT AGREEMENT CONTAINED IN DEED OF EASEMENT DATED AND DATED FEBRUARY 18, 1998, RECORDED MARCH 4, 1998 IN OFFICIAL RECORDS BOOK 257, PAGE 1111, DADE COUNTY, FLORIDA.
PANEL 4 (CONTINUED)
 NON-EXCLUSIVE PARKING EASEMENT CONTAINED IN DEED OF EASEMENT DATED FEBRUARY 18, 1998, RECORDED MARCH 4, 1998 IN OFFICIAL RECORDS BOOK 257, PAGE 1111, DADE COUNTY, FLORIDA.
 STATEMENT OF ENCUMBRANCES:
 1) BUILDING ENCUMBRANCES OVER 30 FEET BOUND STAKE ALONG NORTHERLY SIDE OF PROPERTY.
 2) BUILDING ENCUMBRANCES OVER 30 FEET BOUND STAKE ALONG NORTHERLY SIDE OF PROPERTY.
RECORD
 1) JACKSONVILLE ELECTRIC AUTHORITY
 21 S. FOR STREET
 JACKSONVILLE, FLORIDA
 2) HENRIE'S HIGHWAY SERVICE INC.
 2031 S. FOR STREET
 JACKSONVILLE, FLORIDA
 3) BELL COUNTY TELEPHONE CO.
 318 WEST PALM AVENUE
 JACKSONVILLE, FLORIDA
 4) JACKSONVILLE SUBURBAN GAS COMPANY
 2225 N. PALM AVENUE
 JACKSONVILLE, FLORIDA
 5) A. J. STEWART'S REAL ESTATE INC.
 310 S. FOR STREET
 JACKSONVILLE, FLORIDA
 737-7908
**CHORD = S 25°10'14" W 84.83'
 RADII = 50.00' ARC = 70.50'
 CHORD = S 85°14'05" W 81.37'
 RADII = 50.00' ARC = 61.37'
 CHORD = N 78°13'40" W 87.50'
 RADII = 50.00' ARC = 61.37'
 CHORD = N 81°15'04" W 92.96'
 RADII = 50.00' ARC = 70.50'**
DATE RECORDED - APRIL 21, 2004
RECORD UPDATE - MARCH 23, 2004
RECORD UPDATE - FEBRUARY 19, 2004
RECORDING AND MAPPING UPDATE - JANUARY 13, 2004
RECORDING - FEBRUARY 11, 2004
RECORDING - FEBRUARY 10, 2004
RECORDING - DECEMBER 31, 2003
RECORDING - DECEMBER 22, 2003
RECORDING - DECEMBER 15, 2003
RECORDING - DECEMBER 8, 2003
RECORDING - NOVEMBER 21, 2003
RECORDING - JUNE 9, 2003
RECORDING - JUNE 2, 2003
RECORDING - MARCH 27, 2003
RECORDING - MARCH 4, 1998
RECORDING - OCTOBER 17, 1991
ORIGINAL SURVEY - SEPTEMBER 16, 1994

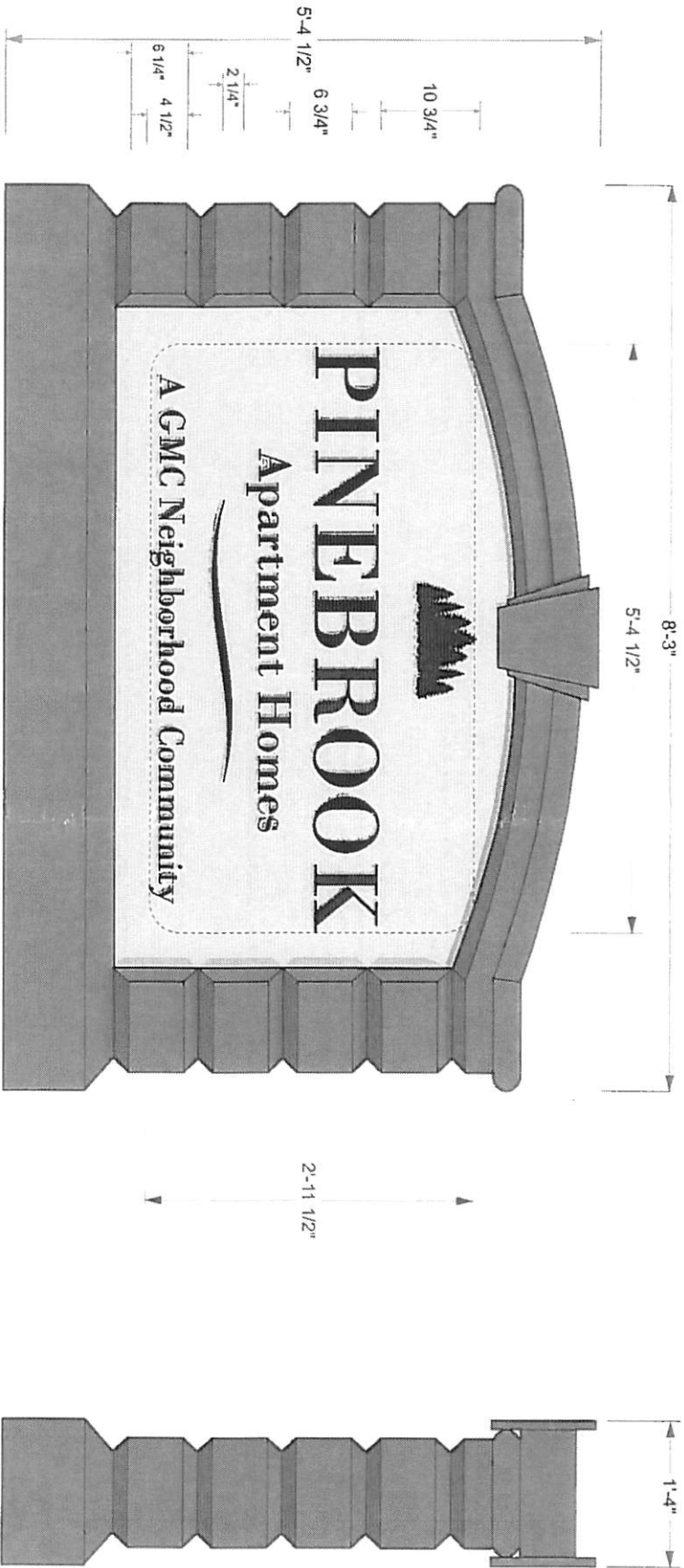
2) THE PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED IN ORDER 17 OF JACKSONVILLE FIRST SECTION TITLE COMPANY, FILE NO. 2002-22888-0001 (2002-22888-0001) OFFICIAL RECORDS BOOK 256, PAGE 238, DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
RECORD
 1) JACKSONVILLE ELECTRIC AUTHORITY
 21 S. FOR STREET
 JACKSONVILLE, FLORIDA
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 2031 S. FOR STREET
 JACKSONVILLE, FLORIDA
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 CHORD = N 81°15'04" W 92.96'
 RADII = 50.00' ARC = 70.50'**

3) THE PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED IN ORDER 17 OF JACKSONVILLE FIRST SECTION TITLE COMPANY, FILE NO. 2002-22888-0001 (2002-22888-0001) OFFICIAL RECORDS BOOK 256, PAGE 238, DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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 RADII = 50.00' ARC = 61.37'
 CHORD = N 81°15'04" W 92.96'
 RADII = 50.00' ARC = 70.50'**



TO THE CAPITAL PROTECTION LLC, A WISDOM LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, DAYTONSPRING, FLA., BERKSHIRE COMMERCIAL MORTGAGE LLC, FEDERAL HOME LOAN MORTGAGE CORPORATION, THEIR SUCCESSORS AND ASSIGNS, ONE PACIFICODOR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CLUSTER TOURNEY & STEWART, P.A.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2004 NATIONAL STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY DEVELOPED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1, 4, 5(a), 8, AND 11 OF TABLE A HEREOF.
 THE FIELDWORK WAS COMPLETED ON MARCH 28, 2004.
 DATE SIGNED: APRIL 21, 2004.
DOHN W. BOATWRIGHT, P.S.M.
 FLORIDA L.S. SURVEYOR AND MAPPING BUSINESS No. LS 3285
 FLORIDA L.S. SURVYING & MAPPING BUSINESS No. LB 2672

Current sign a percent of existing



FRONT & BACK ELEVATIONS

SIDE ELEVATION

FABRICATE AND INSTALL (1) DOUBLE SIDED NON-ILLUMINATED SYNTHETIC STUCCO MONUMENT SIGN WITH PAINTED FINISH. LOGO AND LETTERS TO BE 1/4 THICK ROUTED ALUMINUM WITH PAINTED FINISH AND STUD MOUNTED.

Double sided Ground Sign
Scale 1"=1'-0"

Allowed SQ. FT. 24
Display SQ. FT. 15.6

SW 448 PALEN WHITE	SW 448 CORAL BROWN	BLACK LETTERS
-----------------------	-----------------------	------------------

harbinger.
sign of the future

5200 Shad Road, Jacksonville, FL 32251 • 904 268 4691
2301 One Dr. Plano, TX 75297 • 972 905 9450

GMC Property Management
4821 Atlantic Blvd
Jacksonville, FL 32207

GMC-100-R2
P:\Customer\GMC Property Management\DESIGN\CDR1
GMC-100-R2

date: 7/25/2016
time: 10:11:11 AM
user: RICHARDSON
file: 100-R2.dwg

designer:

Salesperson: RR PW: eb Designer: JK Page: 1

customer approval

date:

MET
USA
100%
CMAA #1214-187

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