

Application For Administrative Deviation

Planning and Development Department Info

Application # AD-22-75 **Staff Sign-Off/Date** BMF / 08/11/2022

Filing Date 10/21/2022 **Number of Signs to Post** 3

Current Land Use Category LDR

Deviation Sought REDUCE NORTH SIDE YARD SETBACK TO 8 FEET. REDUCE EAST REAR YARD SETBACKS TO 4 FEET AND 5 FEET. REDUCE MINIMUM NUMBER OF OFF-STREET PARKING SPACES FROM 61 TO 57. MULTIPLE LANDSCAPE REQUESTS. DECREASE THE MINIMUM WIDTH OF THE DRIVEWAY ACCESS FROM SPRING PARK ROAD FROM 24 FEET REQUIRED TO 12.4 FEET.

Applicable Section of Ordinance Code 656.305; 656.306

Notice of Violation(s) N/A

Hearing Date 12/08/2022

Neighborhood Association SPRINGPARK NEIGHBORHOOD ASSOCIATION

Overlay N/A

Application Info

Tracking # 4303

Application Status PAID

Date Started 05/27/2022

Date Submitted 06/15/2022

General Information On Applicant

Last Name

TRIMMER

First Name

CYNDY

Middle Name

Company Name

DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC

Mailing Address

1 INDEPENDENT DRIVE, SUITE 1200

City

JACKSONVILLE

State

FL

Zip Code

32202

Phone

9048070185

Fax

904

Email

CKT@DRIVERMCAFEE.COM

General Information On Owner(s)

Last Name

N/A

First Name

N/A

Middle Name

Company/Trust Name

YETI ACQUISITIONS LLC

Mailing Address

966 GLYNLEA ROAD

City

JACKSONVILLE

State

FL

Zip Code

32216

Phone

Fax

Email

Property Information

Previous Zoning Application Filed?

If Yes, State Application No(s)

Map RE#

Map

Council District

Planning District

Current Zoning District(s)

	125064 0000	5	3	RLD-60
Map	125061 0000	5	3	RLD-60
Map	125063 0100	5	3	RLD-60
Map	125063 0000	5	3	RLD-60

Ensure that RE# is a 10 digit number with a space (##### #)

Total Land Area (Nearest 1/100th of an Acre)

In Whose Name Will The Deviation Be Granted

YETI ACQUISITIONS LLC

Is transferability requested? Yes No

If approved, the administrative deviation is transferred with the property.

Location Of Property

General Location

EAST OF SPRING PARK ROAD AND SOUTH OF KENNETH STREET

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="2325"/>	<input type="text" value="SPRING PARK RD"/>	<input type="text" value="32207"/>

Between Streets

and

Utility Services Provider

City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Deviation sought

Click on a check box to provide details pertaining to the deviation sought.

- Reduce required minimum lot area from to square feet.
 - Increase maximum lot coverage from % to %.
 - Increase maximum height of structure from to feet.
 - Reduce required yard(s)
 - Reduce minimum number of off-street parking spaces from to .
 - Increase the maximum number of off-street parking spaces from to .
 - Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of **15** feet to feet.
 - Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of **25** feet to feet.
 - Decrease minimum number of loading spaces from required to loading spaces.
- Reduce the dumpster setback from the required **5** feet along:
- North to feet;
 - East to feet;
 - South to feet;
 - West to feet.
 - Decrease the minimum number of bicycle parking spaces from required to spaces.
 - Reduce the minimum width of drive from feet required to feet.

- Reduce vehicle use area interior landscape from square feet to square feet.
- Increase the distance from the vehicle use area to the nearest tree from **55** feet maximum to feet.
- Reduce the number of terminal island trees from 2 terminal islands required to 0 terminal islands.
- Reduce the landscape buffer between vehicle use area along Enter Street Name from **10** feet per linear feet of frontage and **5** feet minimum width required to feet per linear feet of frontage and feet minimum width.
- Reduce the number of shrubs along Enter Street Name from required to shrubs.
- Reduce the number of trees along Enter Street Name from required to trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from **5** feet minimum width required along:

- North boundary to feet;
- East boundary to feet;
- South boundary to feet;
- West boundary to feet.

Reduce the number of trees along:

- North property boundary from required to trees;
- East property boundary from required to trees;
- South property boundary from required to trees;
- West property boundary from required to trees.

- Increase the maximum width of the driveway access from Enter Street Name from 24 36 48 feet required to feet.
- Decrease the minimum width of the driveway access from SPRING PARK ROAD from 24 36 48 feet required to 12.4 feet.

Increase the maximum width of the driveway access to adjoining property from **24** feet required along:

- North to feet;
- East to feet;
- South to feet;
- West to feet.

Decrease the minimum width of the driveway access to adjoining property from **24** feet required along:

- North to feet;
- East to feet;
- South to feet;
- West to feet.

Reduce the uncomplimentary land use buffer width from **10** feet wide required along:

- North property boundary to 0 feet wide;
- East property boundary to feet wide;
- South property boundary to 0 feet wide;
- West property boundary to feet wide.

Reduce the uncomplimentary land use buffer trees along:

- North property boundary from [] required to [] trees;
- East property boundary from [] required to [] trees;
- South property boundary from [] required to [] trees;
- West property boundary from [] required to [] trees.

Reduce the uncomplimentary land use buffer visual screen from **6** feet tall and **85** % opaque required along:

- North property boundary to [] feet tall and [] %;
- East property boundary to [] feet tall and [] %;
- South property boundary to [] feet tall and [] %;
- West property boundary to [] feet tall and [] %.

Required Attachments

The following items must be attached to the application.

- Survey
- Site Plan
- 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, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- Letter from the applicable Home Owner's Association, stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association - residential only
- Elevations, must be drawn to scale - height increase requests only

Criteria

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

PLEASE SEE ATTACHED STANDARDS AND CRITERIA

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;

PLEASE SEE ATTACHED STANDARDS AND CRITERIA

2. The request is not based exclusively upon a desire to reduce the cost of developing the

site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.

PLEASE SEE ATTACHED STANDARDS AND CRITERIA

3. The proposed deviation will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation;

PLEASE SEE ATTACHED STANDARDS AND CRITERIA

4. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;

PLEASE SEE ATTACHED STANDARDS AND CRITERIA

5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and

PLEASE SEE ATTACHED STANDARDS AND CRITERIA

6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.

PLEASE SEE ATTACHED STANDARDS AND CRITERIA

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

(i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;

PLEASE SEE ATTACHED STANDARDS AND CRITERIA

(ii) The length of time the violation has existed without receiving a citation; and

PLEASE SEE ATTACHED STANDARDS AND CRITERIA

(iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

PLEASE SEE ATTACHED STANDARDS AND CRITERIA

Public Hearings

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 Planning Commission. 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.

Application Certification

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.

Agreed to and submitted

Filing Fee Information

1) Residential District Base Fee	\$966.00
2) Plus Notification Costs Per Addressee	
51 Notifications @ \$7.00/each:	\$357.00
3) Total Application Cost:	\$1,323.00

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

** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.

STANDARDS AND CRITERIA

ADMINISTRATIVE DEVIATION FOR DEVELOPMENT OF A MULTI-FAMILY PROJECT IN SPRING PARK

I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

Yes. The proposed deviation arises out of the physical surroundings, shape, or conditions limited to the subject property alone, herein defined. Applicant proposes to develop a multi-family project on the 2.21-acre property at 2325, 2341, 0 and 2353 Spring Park Road (RE#s 125064 0000; 125061 0000; 125063 0100; 125063 0000) (the "Property"). The specific area subject to this application is more particularly described and depicted on the attached Legal Description and Site Plan.

The Property is located within the LDR land use category, the Urban Development Area, and is zoned RLD-60. There are two (2) existing multi-family buildings on the Property, located generally in the northwest and southeast corners respectively. There is also an existing masonry shed just north of the southeast multi-family building. Applicant intends to develop two (2) additional multi-family buildings between the existing residential structures. To facilitate the development plan, Applicant is filing a land use amendment to MDR, a rezoning to RMD-D, and this administrative deviation.

The existing multi-family buildings are within the required twenty (20) foot setbacks of the RMD-D zoning district. The north building is setback eight (8) feet from the northern boundary and the southeast building is setback five (5) feet. Further, the woodshed is setback four (4) feet. Specifically, about one-third (1/3) of the north building is within the required twenty (20) foot setback along the northern boundary. About one-quarter (1/4) of the southeastern multi-family building is within the required setback as well as over half of the masonry shed.

Reduction in landscape buffers is also required for the existing structures and concrete pathways. The northern concrete pathway is approximately three (3) feet from the northern boundary. The southeastern concrete pathway is approximately 2.5 feet away from the southeastern boundary, while the masonry shed is four (4) feet away.

The existing southern parking lot requires landscape island reductions since both the north and south end of the parking row do not have landscape islands. As further explained below, this request is predicated on preserving the existing tree canopy that has grown around the southern parking lot.

Regarding parking, there will be thirty-three (33) total residential units on the Property, corresponding to a parking requirement of sixty-one (61) spaces (see site plan for unit bedroom counts). However, to preserve the existing tree canopy on the Property, Applicant proposes fifty-seven (57) parking spaces. Finally, the existing driveway access to the southern parking lot is only 12.4 feet wide and expansion would require removal of mature trees.

Accordingly, Applicant requests the following administrative deviations:

- (1) Reduce side setback on northern boundary from twenty (20) feet to eight (8) feet;

- (2) Reduce rear setback on southeast boundary from twenty (20) feet to four (4) feet generally where the masonry shed is depicted on the site plan;
- (3) Reduce rear setback on southeast boundary from twenty (20) feet to five (5) feet generally where the existing two (2) story multi-family building is depicted on the site plan;
- (4) Reduce uncomplimentary buffer on north boundary from ten (10) feet to zero (0) feet where existing structures or pavement exist;
- (5) Reduce uncomplimentary buffer on southeast boundary from ten (10) feet to zero (0) feet where existing buildings or paving exist;
- (6) Reduce required landscape islands for the southern parking lot from two (2) to zero (0);
- (7) Reduce required off-street parking spaces from sixty-one (61) to fifty-seven (57) to preserve existing tree canopy; and
- (8) Reduce the southern driveway access from twenty-four (24) feet to 12.4 feet.

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;

Yes. There are practical and economic difficulties with the strict letter of the Zoning Code as applied to this project. Regarding the encroachment of the existing buildings and paving into the setback and buffer areas, they have been on the Property for over seventy (70) years. The northwest building was built in 1926, and the southeast building was built in 1950. To demolish or relocate them would not be practical and would be economically unfeasible. Instead, this administrative deviation, in conjunction with the companion land use amendment and rezoning, will bring those uses into conformance with the Zoning Code.

There are practical difficulties in providing the requisite amount of on-site parking spaces as well as minimum landscape islands and driveway width on the existing southern lot. As detailed on the site plan, throughout the Property there are numerous mature oaks and other trees. Applicant is requesting to preserve the native tree canopy and character of the Property rather than to provide the four (4) additional spaces, two (2) landscape islands, and a twenty-four (24) foot driveway width needed to meet code. Preserving those trees would maintain the natural environment and would further the consistency and compatibility with the surrounding community. Additionally, preserving the tree canopy around where the landscape islands would be required satisfies the intent and purpose of providing landscape islands. The proposed fifty-seven (57) spaces will still correspond to a ratio of 1.72 parking spaces per residential dwelling unit, which is consistent with other multi-family development within the Urban Development Area.

- 2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.***

Yes. This administrative deviation request is not based exclusively upon a desire to reduce the cost of developing the site and accomplishes results in the public interest. The existing buildings, the southern parking lot (without the landscape islands) and driveway are already on the Property, and Applicant does not propose any locational changes to them. Thus, these requests are intended to bring the built conditions into conformance with the anticipated entitlements and has nothing to do with the development of the new multi-family buildings.

Regarding the reduction in parking, landscape islands and driveway width, this criterion explicitly recognizes that preserving natural resources such as trees accomplishes a result in the public interest. This administrative deviation request will preserve the native tree canopy that is characteristic of the Property.

- 3. The proposed deviation will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation;***

The proposed deviation will not diminish property values, nor will it alter the essential character of the surrounding area. The requested setback and buffer reductions will maintain the status quo of the Property. As stated, the buildings and paving have been on the Property for over seventy (70) years. Reducing the setbacks and buffers to match the existing Property conditions will neither impact neighboring properties, diminish property values nor alter the character of the area. Additionally, the proposed multi-family use is consistent and compatible with the existing use of the Property and with other multi-family uses in the area. Candlelight Square Apartments are approximately one-tenth (1/10) of a mile south of the Property, and St. Charles Apartments and a quadraplex “village” are approximately two-tenths (2/10) of a mile north. The Property fronts Spring Park Road, a collector roadway, and clusters the new multi-family buildings along that avenue. As a result of the building placement, none of the surrounding residences will have structures closer to their property than the existing buildings that are already developed.

- 4. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;***

The proposed use will not affect public health, safety or welfare or result in additional public expense, creation of nuisance or conflict any other applicable law. Instead, the requested deviations further the goals, objectives, and policies of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan including Objective 1.1, Policy 1.1.8, Policy 1.1.9, Objective 1.2, Policy 1.2.9, Objective 3.1, Policy 3.1.3, Policy 4.1.2, and Objective 6.3. They also further the goals, objectives and policies of the Housing Element of the 2030 Comprehensive Plan including Objective 1.1, Policy 1.1.1, and Policy 1.1.4.

- 5. If the proposed deviation relates to minimum required landscaping, please submit the comments or opinions of the City’s Landscape Architect.***

Applicant will confer with the landscape architect as needed.

6. *The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.*

Yes. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code. Currently the existing multi-family buildings are legal nonconforming uses since the Property is zoned RLD-60. Applicant is ameliorating that nonconformance by rezoning the Property to RMD-D. This deviation relaxing the applicable setbacks, buffers, landscape islands, parking and driveway aisle provisions play a critical part in Applicant's effort to bring the Property into conformance with the Zoning Code. The tree canopy Applicant is saving by providing four (4) fewer parking spaces furthers the purpose of the Zoning Code, which is "to promote the health, safety, morals and general welfare of the public". The trees in the immediate vicinity of the would-be landscape islands in the southern parking lot fully satisfy the intent of providing landscape islands. Maintaining additional trees on the Property in lieu of parking spaces or a wider driveway access furthers the health and general welfare of the residents who will live on the Property, neighbors who have enjoyed the existing canopy, as well as the community traveling along Spring Park Road.

II. *Would the proposed deviation be in harmony with the spirit and intent of the Zoning Code, considering the following as applicable:*

1. *Did the applicant create the violation with intent to violate the provisions of the Zoning Code?*

Applicant has not created any violation which may exist.

2. *Has the violation existed for a considerable length of time without receiving a citation?*

Applicant is not aware of any prior citations for the Property.

3. *Is the violation that exists a result of construction, which occurred prior to the applicants acquiring the property?*

Applicant is not aware of any existing violation.

EXHIBIT A
Property Ownership Affidavit

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

Re: Property Ownership Affidavit for 2325, 2341, 0, and 2353 Spring Park Road, Jacksonville, FL 32207 (RE#s 125064 0000; 125061 0000; 125063 0100; and 125063 0000)

Ladies and Gentlemen:

I, Ralph Chiaia, as managing member of Yeti Acquisitions LLC, a Florida limited liability company, hereby certify that said entity is the Owner of the property described in **Exhibit 1**, in connection with filing an application for land use amendment, rezoning and/or administrative deviation and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

YETI ACQUISITIONS LLC, a Florida limited liability company

Ralph Chiaia
Signed

Ralph Chiaia
Printed

managing member
Title

STATE OF New York
COUNTY OF Kings

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of June, 2022 by, Ralph Chiaia as Managing Member of Yeti Acquisitions LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced NY DL 363892851 as identification.



[Signature]
(Notary Signature)

EXHIBIT B
Agent Authorization

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

Re: Agent Authorization for 2325, 2341, 0, and 2353 Spring Park Road, Jacksonville, FL 32207 (RE#s 125064 0000; 125061 0000; 125063 0100; and 125063 0000)

Ladies and Gentlemen:

You are hereby advised that Ralph Chicaia, as Managing member of Yeti Acquisitions LLC, a Florida limited liability company, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file an application for land use amendment, rezoning and/or administrative deviation and such other entitlements as may be required 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.

YETI ACQUISITIONS LLC, a Florida limited liability company

Ralph Chicaia
Signed

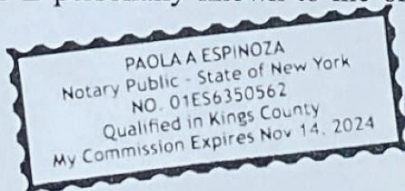
Ralph Chicaia
Printed

Managing Member
Title

STATE OF New York
COUNTY OF Kings

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of June, 2022 by, Ralph Chicaia as Managing Member of Yeti Acquisitions LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced NYDL363392851 as identification.

[Notary Seal]



[Signature]
(Notary Signature)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
YETI ACQUISTIONS LLC

Filing Information

Document Number L20000272833
FEI/EIN Number 85-2964897
Date Filed 09/01/2020
State FL
Status ACTIVE

Principal Address

966 GLYNLEA RD
JACKSONVILLE, FL 32216

Changed: 03/07/2022

Mailing Address

966 GLYNLEA RD
JACKSONVILLE, FL 32216

Changed: 03/07/2022

Registered Agent Name & Address

LEGALINC CORPORATE SERVICES INC.
5237 SUMMERLIN COMMONS
SUITE 400
FORT MYERS, FL 33907

Authorized Person(s) Detail

Name & Address

Title AMBR

CHIAIA, RALPH
509 PACIFIC ST APT 4A
BROOKLYN, NY 11217

Title AMBR

HOUSTON, VIRGINIA
966 GLYNLEA RD
JACKSONVILLE, FL 32216

Prepared by and Return to:
David J. Heekin, Esq.
Landmark Title
4540 Southside Boulevard, Suite 202
Jacksonville, Florida 32216

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 9th day of November, 2020, by SPRING PARK TRACT 1 LLC, a Florida limited liability company (as to Tract 1), SPRING PARK TRACT 2 LLC, a Florida limited liability company (as to Tract 2), SPRING PARK TRACT 3 LLC, a Florida limited liability company (as to Tract 3), and SPRING PARK TRACT 4 LLC, a Florida limited liability company (as to Tract 4) (collectively, the "Grantor"), whose address is 1638 Mayfair Road, Jacksonville, Florida 32207, to and in favor of YETI ACQUISITIONS, LLC, a Florida limited liability company, (the "Grantee"), whose address is 966 Glynlea Road, Jacksonville, Florida 32216.

WITNESSETH:

That the Grantor, for the sum of Ten Dollars and other valuable consideration paid by the Grantee, the receipt of which is acknowledged, have granted, bargained and sold to the Grantee, its successors and assigns forever, that real property located in Duval County, Florida, which is described in the attached Exhibit A, together with all tenements and hereditaments thereunto appertaining, and subject to those matters described in the attached Exhibit B, provided this mention shall not serve to reimpose same.

And the Grantor does hereby fully warrant the title to said real property, and will defend same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor, but no others.

THE PROPERTY IS CONVEYED TO THE GRANTEE IN ITS PRESENT "AS IS" CONDITION, WITH NO WARRANTIES EXPRESS OR IMPLIED (EXCEPT FOR THE SPEICIAL WARRANTY OF TITLE SET FORTH HEREIN), INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY, TENANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

[signatures on following page]

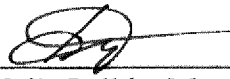
IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:



Printed Name Kathleen Bassett


Printed Name Dalton Paulk

SPRING PARK TRACT 1, LLC, by its Manager, MAP Management, LLC, a Florida limited liability company

By: 
Yulia Pulido, Manager

SPRING PARK TRACT 2, LLC, by its Manager, MAP Management, LLC, a Florida limited liability company

By: 
Yulia Pulido, Manager

SPRING PARK TRACT 3, LLC, by its Manager, MAP Management, LLC, a Florida limited liability company

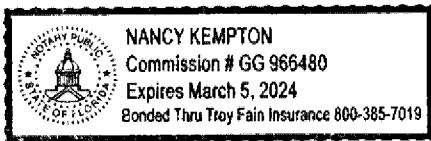
By: 
Yulia Pulido, Manager

SPRING PARK TRACT 4, LLC, by its Manager, MAP Management, LLC, a Florida limited liability company

By: 
Yulia Pulido, Manager

STATE OF FLORIDA
COUNTY OF Bay

The foregoing instrument was acknowledged before me this 6th day of November, 2020, by Yulia Pulido, as Manager of MAP Management, LLC, a Florida limited liability company, the Manager of SPRING PARK TRACT 1, LLC, SPRING PARK TRACT 2, LLC, SPRING PARK TRACT 3, LLC, and SPRING PARK TRACT 4, LLC, all of which are Florida limited liability companies, on behalf of the companies, and who was physically present and is personally known to me or who produced FL Driver License as identification.



Nancy Kempton
Notary Public Nancy Kempton
Commission number GG 966480
My commission expires: March 5, 2024

EXHIBIT "A"

TRACT 1 (FORMERLY KNOWN AS PARCEL F):

FORMER PARCEL F:

PARTS OF LOTS 7 & 8, HOLGERSON ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 23, DUVAL COUNTY, FLORIDA, PUBLIC RECORDS, BEING A PART OF GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DESCRIBED AS:

BEGINNING AT AN IRON SET AT THE SOUTHWEST CORNER OF LOT 27 HOME PARK ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 60, DUVAL COUNTY, FLORIDA, PUBLIC RECORDS, IN THE EASTERLY LINE OF SPRING PARK ROAD AS NOW ESTABLISHED; THENCE SOUTH 38 DEGREES 2' EAST ALONG SAID EASTERLY LINE OF SPRING PARK ROAD, 112 FEET TO AN OLD FENCE; THENCE EASTERLY ALONG SAID OLD FENCE, 182.8 FEET TO A POINT IN THE SOUTHERLY LINE OF HOME PARK SUBDIVISION AFORESAID; THENCE NORTH 89 DEGREES 24' WEST, 232 FEET ALONG SAID SOUTHERLY LINE OF SAID HOME PARK SUBDIVISION AFORESAID TO THE POINT OF BEGINNING. EXCEPT THAT CERTAIN PART CONVEYED TO THE CITY OF JACKSONVILLE ON OCTOBER 9, 1956, BY THAT CERTAIN INSTRUMENT, AS RECORDED IN O.R. VOLUME 184, PAGE 420, OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA.

TRACT 2 (FORMERLY KNOWN AS PARCELS D AND E):

FORMER PARCEL D:

BEING PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 27 EAST, AND BEGINNING AT A CORNER OF LAND OWNED BY AUGUSTA ISABELLE HUDNALL ON THE NORTH LINE OF THE COUNTY ROAD, RUNNING SOUTHEASTERLY ALONG COUNTY ROAD 80 FEET; THENCE NORTHEASTERLY, 253 FEET TO EVANS LINE; THENCE ALONG EVANS LINE, 82 FEET; THENCE 191 FEET, ALONG HUDNALL LINE TO PLACE OF BEGINNING, SAME BEING PART OF LAND CONVEYED BY MARY E. RODRIGUEZ TO EMMA L. PORTER, AS RECORDED IN PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PAGE 98, BOOK 198, EXCEPT PORTION DESCRIBED IN OR BOOK 113, PAGE 262, DUVAL COUNTY, FLORIDA.

FORMER PARCEL E:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8, HOLGERSON ESTATE; RUN THENCE WEST 130 FEET TO A STAKE IN THE FENCE LINE ALONG THE EAST SIDE OF SPRING PARK ROAD; THENCE NORTHWESTERLY ALONG SAID FENCE LINE ON SAID SPRING PARK ROAD, 202 FEET TO THE POINT OF BEGINNING. RUN THENCE NORTHEASTERLY 350 FEET, MORE OR LESS TO A STAKE IN THE EASTERN BOUNDARY LINE OF SAID LOTS 7 & 8 OF SAID HOLGERSON ESTATE, WHICH SAID

STAKE IS DISTANT 358 FEET NORTHERLY FROM THE SAID SOUTHEAST CORNER OF SAID LOT 8; RUN THENCE WEST ALONG THE FENCE IN THE SOUTH LINE OF THE LANDS OF T. H. EVANS, 117 FEET; THENCE SOUTHWESTERLY, 250 FEET, MORE OR LESS TO A STAKE IN THE FENCE LINE ALONG THE EAST SIDE OF SAID SPRING PARK ROAD, WHICH SAID STAKE IS DISTANT 254 FEET FROM THE INTERSECTION OF SAID SPRING PARK ROAD WITH THE SOUTH LINE OF SAID LOT 8; THENCE SOUTHEASTERLY ALONG THE SAID FENCE LINE 52 FEET TO THE PLACE OF BEGINNING, BEING PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS. EXCEPT PORTION DESCRIBED IN O.R. BOOK 113, PAGE 262, DUVAL COUNTY, FLORIDA.

TRACT 3 (FORMERLY KNOWN AS PARCEL C):

FORMER PARCEL C:

A PART OF LOT 8, SUBDIVISION OF HOLGERSON ESTATE, PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 8, HOLGERSON ESTATE, RUN THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8, 130 FEET TO A FENCE ALONG THE EAST SIDE OF SPRING PARK ROAD; THENCE NORTHWESTERLY ALONG SAID FENCE LINE ON SAID SPRING PARK ROAD, 125 FEET TO THE PLACE OF BEGINNING; RUN THENCE NORTHEASTERLY 255 FEET MORE OR LESS TO A STAKE IN THE EASTERN BOUNDARY LINE OF SAID LOT 8 WHICH SAID STAKE IS DISTANT 220 FEET NORTHERLY FROM SAID SOUTHEAST CORNER OF SAID LOT 8; RUN THENCE NORTHERLY ALONG THE SAID EAST LINE OF SAID LOT 8 AND LOT 7, 138 FEET MORE OR LESS TO A STAKE WHICH IS THE SOUTHEAST CORNER OF THE LANDS OF T. H. EVANS AND DISTANT 358 FEET NORTHERLY FROM THE SAID SOUTHEAST CORNER OF SAID LOT 8; RUN THENCE SOUTHWESTERLY 350 FEET MORE OR LESS TO A STAKE IN THE FENCE LINE ALONG THE EAST SIDE OF SAID SPRING PARK ROAD, WHICH SAID STAKE IS DISTANCE 202 FEET FROM THE INTERSECTION OF SAID SPRING PARK ROAD AND THE SOUTH LINE OF THE SAID LOT 8; THENCE SOUTHEASTERLY ALONG SAID FENCE LINE, 77 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM ANY PART WHICH MAY BE WITHIN THE RIGHT OF WAY OF SPRING PARK ROAD.

TRACT 4 (FORMERLY KNOWN AS PARCELS A AND B):

FORMER PARCEL A:

A PART OF LOT 8, SUBDIVISION OF HOLGERSON ESTATE, PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTHERLY ALONG AN OLD FENCE WHICH IS THE WEST LINE OF BROWARD PARK, PLAT BOOK 9, PAGE 46, 120 FEET TO A POINT; THENCE SOUTH 67 DEGREES 26' WEST, 190 FEET TO THE EASTERLY LINE OF SPRING PARK ROAD; THENCE SOUTH 38 DEGREES 35' EAST

ALONG THE EASTERLY LINE OF SPRING PARK ROAD 65 FEET TO THE SOUTH LINE OF LOT 8; THENCE EAST ALONG THE SOUTH LINE OF LOT 8, 132 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM ANY PART THEREOF WHICH MAY BE WITHIN THE RIGHT OF WAY OF SPRING PARK ROAD.

FORMER PARCEL B:

A PART OF LOTS 7 & 8, SUBDIVISION OF HOLGERSON ESTATE, PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTHERLY ALONG AN OLD FENCE WHICH IS THE WEST LINE OF BROWARD PARK, PLAT BOOK 9, PAGE 46, 120 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEGREES 25' WEST, 190 FEET TO THE EASTERLY LINE OF SPRING PARK ROAD; THENCE NORTH 38 DEGREES 35' WEST ALONG THE EASTERLY LINE OF SPRING PARK ROAD 60 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT IN THE EAST LINE OF SAID LOT 8 WHICH IS DISTANT 100 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8; 100 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ANY PART THEREOF WHICH MAY BE WITHIN THE RIGHT OF WAY OF SPRING PARK ROAD.

EXHIBIT "B"

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

MAP SHOWING SURVEY OF

PARCEL A: A PART OF SUBDIVISION OF HOLGERSON ESTATE, PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTHERLY ALONG AN OLD FENCE WHICH IS THE WEST LINE OF BROWARD PARK, PLAT BOOK 9, PAGE 46, 120 FEET TO A POINT; THENCE SOUTH 67 DEGREES 29' 56" WEST, 190 FEET TO THE LATTERLY LINE OF SPRING PARK ROAD; THENCE NORTH 36 DEGREES 25' WEST, 190 FEET TO THE LAST LINE OF SAID LOT 8 WHICH IS DISTANT 100 FEET NORTH OF THE STRAIGHT LINE TO A POINT IN THE EAST LINE OF SAID LOT 8; THENCE EAST ALONG THE EAST LINE OF SAID LOT 8 150 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ANY PART THEREOF WHICH MAY BE WITHIN THE RIGHT OF WAY OF SPRING PARK ROAD.

PARCEL B: A PART OF LOTS 7 & 8, SUBDIVISION OF HOLGERSON ESTATE, PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTHERLY ALONG AN OLD FENCE WHICH IS THE WEST LINE OF BROWARD PARK, PLAT BOOK 9, PAGE 46, 120 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEGREES 29' 56" WEST, 190 FEET TO THE LATTERLY LINE OF SPRING PARK ROAD; THENCE NORTH 36 DEGREES 25' WEST, 190 FEET TO THE LAST LINE OF SAID LOT 8 WHICH IS DISTANT 100 FEET NORTH OF THE STRAIGHT LINE TO A POINT IN THE EAST LINE OF SAID LOT 8; THENCE EAST ALONG THE EAST LINE OF SAID LOT 8 150 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ANY PART THEREOF WHICH MAY BE WITHIN THE RIGHT OF WAY OF SPRING PARK ROAD.

PARCEL C: A PART OF LOT 8, SUBDIVISION OF HOLGERSON ESTATE, PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 8 120 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEGREES 29' 56" WEST, 190 FEET TO THE LATTERLY LINE OF SPRING PARK ROAD; THENCE NORTH 36 DEGREES 25' WEST, 190 FEET TO THE LAST LINE OF SAID LOT 8 WHICH IS DISTANT 100 FEET NORTH OF THE STRAIGHT LINE TO A POINT IN THE EAST LINE OF SAID LOT 8; THENCE EAST ALONG THE EAST LINE OF SAID LOT 8 150 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ANY PART THEREOF WHICH MAY BE WITHIN THE RIGHT OF WAY OF SPRING PARK ROAD.

PARCEL D: BEING PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 27 EAST, AND BEGINNING AT A CORNER OF LAND OWNED BY COUNTY ROAD 80 FEET, THENCE NORTHERLY, 255 FEET TO A POINT; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING, AS RECORDED IN PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PAGE 28, BOOK 196, TRACT PORTION DESCRIBED IN OR BOOK 113, PAGE 282, DUVAL COUNTY, FLORIDA.

PARCEL E: BEING PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 27 EAST, AND BEGINNING AT A CORNER OF LAND OWNED BY COUNTY ROAD 80 FEET, THENCE NORTHERLY, 255 FEET TO A POINT; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING, AS RECORDED IN PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PAGE 28, BOOK 196, TRACT PORTION DESCRIBED IN OR BOOK 113, PAGE 282, DUVAL COUNTY, FLORIDA.

PARCEL F: BEING PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 27 EAST, AND BEGINNING AT A CORNER OF LAND OWNED BY COUNTY ROAD 80 FEET, THENCE NORTHERLY, 255 FEET TO A POINT; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING, AS RECORDED IN PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PAGE 28, BOOK 196, TRACT PORTION DESCRIBED IN OR BOOK 113, PAGE 282, DUVAL COUNTY, FLORIDA.

PARCEL G: BEING PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 27 EAST, AND BEGINNING AT A CORNER OF LAND OWNED BY COUNTY ROAD 80 FEET, THENCE NORTHERLY, 255 FEET TO A POINT; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING, AS RECORDED IN PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PAGE 28, BOOK 196, TRACT PORTION DESCRIBED IN OR BOOK 113, PAGE 282, DUVAL COUNTY, FLORIDA.

PARCEL H: BEING PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 27 EAST, AND BEGINNING AT A CORNER OF LAND OWNED BY COUNTY ROAD 80 FEET, THENCE NORTHERLY, 255 FEET TO A POINT; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING, AS RECORDED IN PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PAGE 28, BOOK 196, TRACT PORTION DESCRIBED IN OR BOOK 113, PAGE 282, DUVAL COUNTY, FLORIDA.

PARCEL I: BEING PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 27 EAST, AND BEGINNING AT A CORNER OF LAND OWNED BY COUNTY ROAD 80 FEET, THENCE NORTHERLY, 255 FEET TO A POINT; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING, AS RECORDED IN PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PAGE 28, BOOK 196, TRACT PORTION DESCRIBED IN OR BOOK 113, PAGE 282, DUVAL COUNTY, FLORIDA.

PARCEL J: BEING PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 27 EAST, AND BEGINNING AT A CORNER OF LAND OWNED BY COUNTY ROAD 80 FEET, THENCE NORTHERLY, 255 FEET TO A POINT; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52' WEST, 122 FEET TO THE POINT OF BEGINNING, AS RECORDED IN PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PAGE 28, BOOK 196, TRACT PORTION DESCRIBED IN OR BOOK 113, PAGE 282, DUVAL COUNTY, FLORIDA.

LEGEND OF ABBREVIATIONS:
 N NORTH
 S SOUTH
 E EAST
 W WEST
 OR.V. OFFICIAL RECORDS VOLUME
 P.S. PAGE OR PARCEL
 REF. REAL ESTATE NUMBER
 BL. LICENSED BUSINESS
 EA. EDGE OF ASPHALT
 CO. CONCRETE UTILITY
 CL. CHAIN LINK FENCE
 CL.F. CHAIN LINK FENCE
 D.H. EXCESSIVE HAZARD
 F.O.C. FLAG OF CURB
 C.C. CITY OF JACKSONVILLE
 C.I.S. GEODEMIC INFORMATION SYSTEM

SURVEY NOTES:
 1.) This is a BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY.
 2.) Bearings are based on THE STATE PLANE GRID (NAD83)
 3.) Elevations shown herein are (NAVD88) and were established by occupying 3 control points with a Leica GS08plus GNSS receiver (Serial # 185270) and recording said control points for 300 epochs (5 minutes).
 4.) By graphic plotting only, the property shown herein lies in Zone X and AE 18 is shown on the Federal Emergency Management Agency Flood Insurance Rate Map for the Community Flood Insurance Program; Flood Insurance Firm: FIRM: 12031C03674, with an effective date of 11/02/2018.
 5.) There may be restrictions or easements of record herein.
 6.) Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, is not the responsibility of the undersigned.
 7.) Property description shown herein as provided by client.
 8.) Flood zone lines shown herein as digitized from the COJ GIS database, and should be considered approximate only.
 9.) The lands shown herein contains 96,288 square feet +/- or 2.21 acres, more or less.

LEGEND:
 □ FOUND IRON PILE (AS NOTED)
 ○ FOUND IRON PIPE (AS NOTED)
 ● FOUND NAIL AND DISK (AS NOTED)
 ● SET MAG NAIL AND DISK (W/NAVD 88)
 ● SET MAG NAIL AND DISK (W/NAVD 83)
 ○ X-X FENCE (AS NOTED)
 ○ CLEAN OUT
 ○ CORRUGATED METAL PIPE
 ○ NOW OR FORMERLY
 ○ N/V OFFICIAL RECORDS VOLUME
 ○ OVERHEAD ELECTRIC
 ○ POLYMER CONCRETE PIPE
 ○ REAL ESTATE NUMBER

LEGEND (continued):
 ○ FOUND IRON PILE (AS NOTED)
 ○ FOUND IRON PIPE (AS NOTED)
 ● FOUND NAIL AND DISK (AS NOTED)
 ● SET MAG NAIL AND DISK (W/NAVD 88)
 ● SET MAG NAIL AND DISK (W/NAVD 83)
 ○ X-X FENCE (AS NOTED)
 ○ CLEAN OUT
 ○ CORRUGATED METAL PIPE
 ○ NOW OR FORMERLY
 ○ N/V OFFICIAL RECORDS VOLUME
 ○ OVERHEAD ELECTRIC
 ○ POLYMER CONCRETE PIPE
 ○ REAL ESTATE NUMBER

LEGEND (continued):
 ○ FOUND IRON PILE (AS NOTED)
 ○ FOUND IRON PIPE (AS NOTED)
 ● FOUND NAIL AND DISK (AS NOTED)
 ● SET MAG NAIL AND DISK (W/NAVD 88)
 ● SET MAG NAIL AND DISK (W/NAVD 83)
 ○ X-X FENCE (AS NOTED)
 ○ CLEAN OUT
 ○ CORRUGATED METAL PIPE
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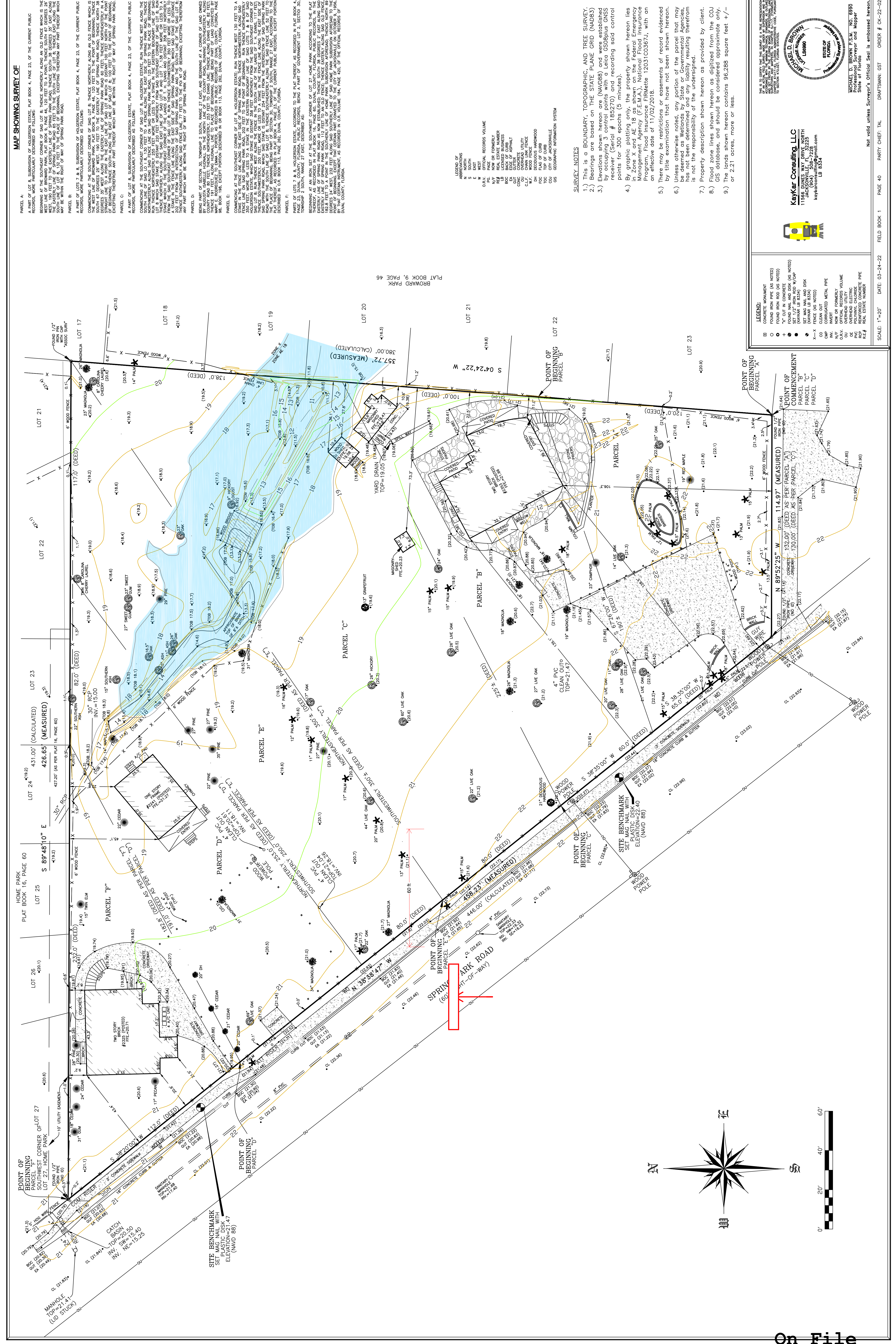
LEGEND OF ABBREVIATIONS:
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 9.) The lands shown herein contains 96,288 square feet +/- or 2.21 acres, more or less.

LEGEND:
 □ FOUND IRON PILE (AS NOTED)
 ○ FOUND IRON PIPE (AS NOTED)
 ● FOUND NAIL AND DISK (AS NOTED)
 ● SET MAG NAIL AND DISK (W/NAVD 88)
 ● SET MAG NAIL AND DISK (W/NAVD 83)
 ○ X-X FENCE (AS NOTED)
 ○ CLEAN OUT
 ○ CORRUGATED METAL PIPE
 ○ NOW OR FORMERLY
 ○ N/V OFFICIAL RECORDS VOLUME
 ○ OVERHEAD ELECTRIC
 ○ POLYMER CONCRETE PIPE
 ○ REAL ESTATE NUMBER

LEGEND (continued):
 ○ FOUND IRON PILE (AS NOTED)
 ○ FOUND IRON PIPE (AS NOTED)
 ● FOUND NAIL AND DISK (AS NOTED)
 ● SET MAG NAIL AND DISK (W/NAVD 88)
 ● SET MAG NAIL AND DISK (W/NAVD 83)
 ○ X-X FENCE (AS NOTED)
 ○ CLEAN OUT
 ○ CORRUGATED METAL PIPE
 ○ NOW OR FORMERLY
 ○ N/V OFFICIAL RECORDS VOLUME
 ○ OVERHEAD ELECTRIC
 ○ POLYMER CONCRETE PIPE
 ○ REAL ESTATE NUMBER

LEGEND (continued):
 ○ FOUND IRON PILE (AS NOTED)
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 ○ OVERHEAD ELECTRIC
 ○ POLYMER CONCRETE PIPE
 ○ REAL ESTATE NUMBER

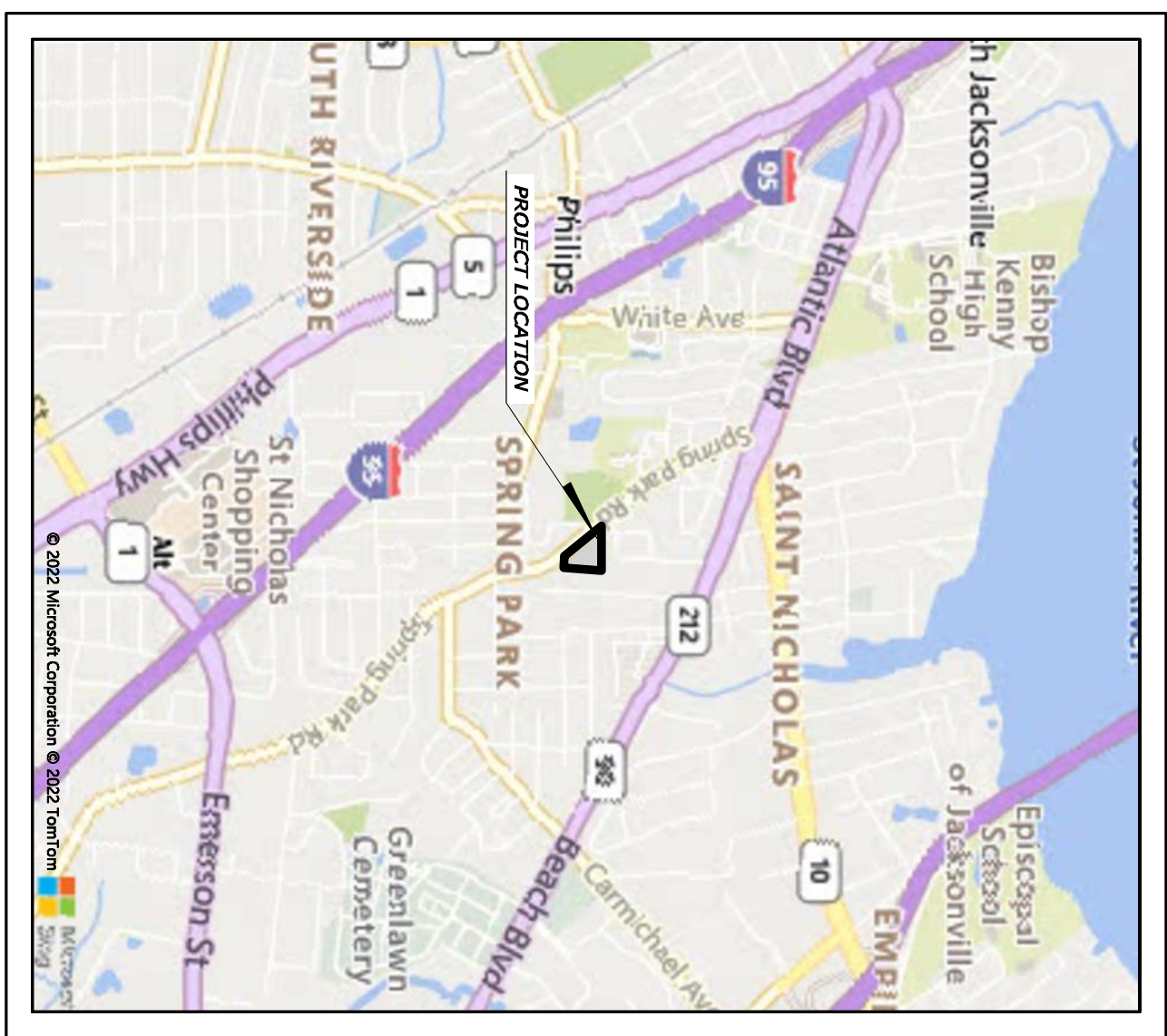


Kaykar Consulting LLC
 11555 STATES BLVD SUITE 200
 JACKSONVILLE, FL 32218
 (904) 479-7225
 kcc@kaykarconsulting.com
 LB 8557

WELDON D. BROWN
 LICENSE NUMBER 138680
 STATE OF FLORIDA

MICHAEL D. BROWN P.S.M. NO. 89930
 State Professional Engineer
 State of Florida

Not valid unless Surveyor's Official Seal is embossed hereon.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

PARCEL A. A PART OF LOT 8, SUBDIVISION OF HOLGERSON ESTATE, PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTH 87 DEGREES 38' WEST, 190 FEET TO THE WEST LINE OF BROADWAY PARK, PLAT BOOK 9, PAGE 46, 120 FEET TO A POINT, THENCE SOUTH 87 DEGREES 38' WEST, 190 FEET TO THE EAST LINE OF SPRING PARK ROAD, THENCE SOUTH 87 DEGREES 35' EAST ALONG THE EAST LINE OF SPRING PARK ROAD 65 FEET TO THE SOUTH LINE OF LOT 8, THENCE EAST ALONG THE SOUTH LINE OF LOT 8, 132 FEET TO THE PLACE OF BEGINNING, EXCEPT THEREFROM ANY PART THEREOF WHICH MAY BE WITHIN THE RIGHT OF WAY OF SPRING PARK ROAD.

PARCEL B. A PART OF LOTS 7 & 8, SUBDIVISION OF HOLGERSON ESTATE, PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTH 87 DEGREES 38' WEST, 190 FEET TO THE WEST LINE OF BROADWAY PARK, PLAT BOOK 9, PAGE 46, 120 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 87 DEGREES 35' WEST, 190 FEET TO THE EAST LINE OF SPRING PARK ROAD, THENCE NORTH 87 DEGREES 35' WEST, 225 FEET TO THE WEST LINE OF SPRING PARK ROAD, THENCE SOUTH 87 DEGREES 35' WEST, 190 FEET TO THE EAST LINE OF SPRING PARK ROAD, THENCE SOUTH 87 DEGREES 35' WEST, 225 FEET TO THE PLACE OF BEGINNING, EXCEPT THEREFROM ANY PART THEREOF WHICH MAY BE WITHIN THE RIGHT OF WAY OF SPRING PARK ROAD.

PARCEL C. LOT 8, SUBDIVISION OF HOLGERSON ESTATE, PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTH 87 DEGREES 38' WEST, 190 FEET TO THE WEST LINE OF BROADWAY PARK, THENCE SOUTH 87 DEGREES 35' WEST, 190 FEET TO THE EAST LINE OF SPRING PARK ROAD, THENCE SOUTH 87 DEGREES 35' WEST, 225 FEET TO THE PLACE OF BEGINNING, EXCEPT THEREFROM ANY PART THEREOF WHICH MAY BE WITHIN THE RIGHT OF WAY OF SPRING PARK ROAD.

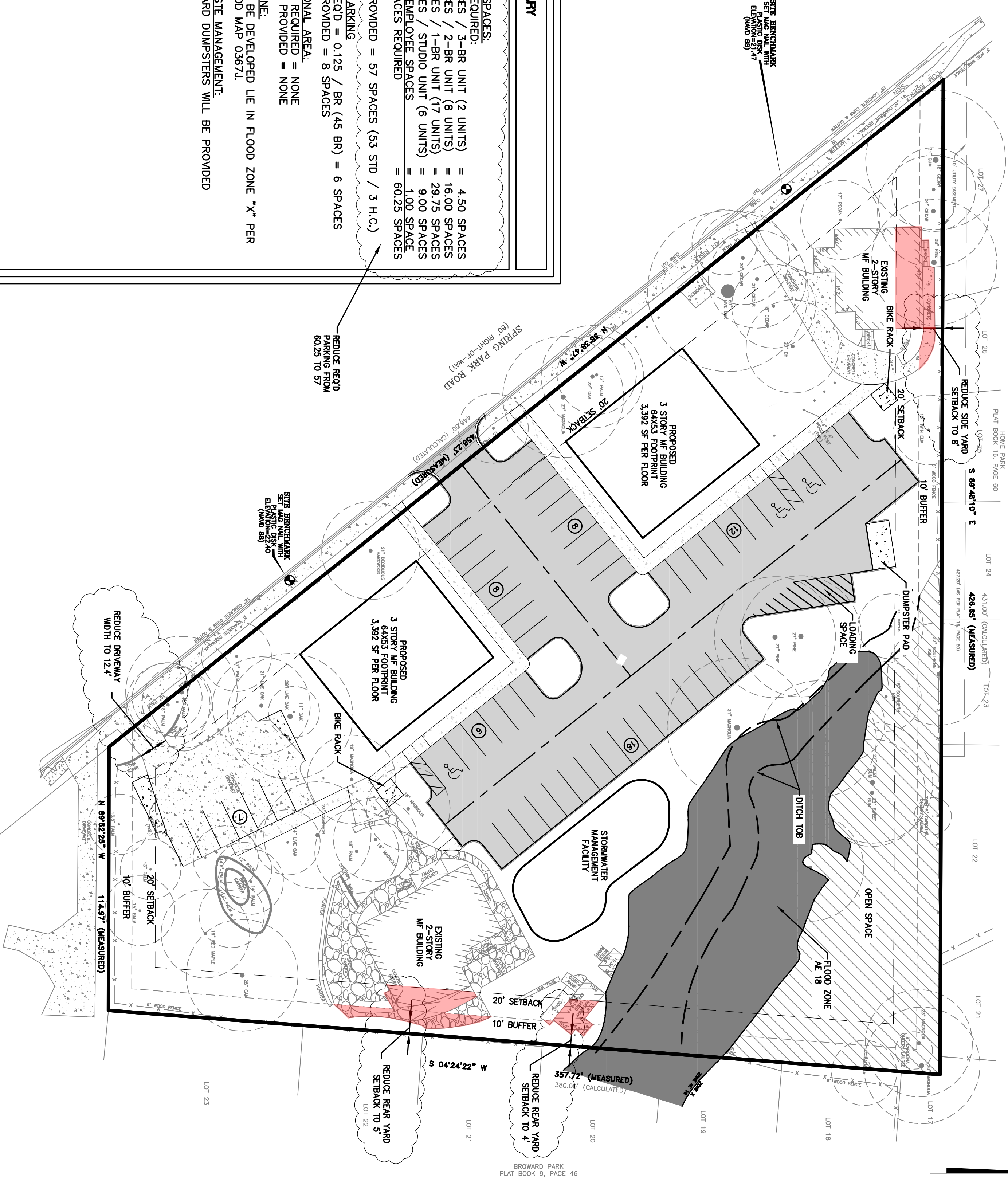
PARCEL D. A PART OF LOTS 7 & 8, SUBDIVISION OF HOLGERSON ESTATE, PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTH 87 DEGREES 38' WEST, 190 FEET TO THE WEST LINE OF BROADWAY PARK, THENCE SOUTH 87 DEGREES 35' WEST, 190 FEET TO THE EAST LINE OF SPRING PARK ROAD, THENCE SOUTH 87 DEGREES 35' WEST, 225 FEET TO THE PLACE OF BEGINNING, EXCEPT THEREFROM ANY PART THEREOF WHICH MAY BE WITHIN THE RIGHT OF WAY OF SPRING PARK ROAD.

PARCEL E. COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, HOLGERSON ESTATE, RUN THENCE WEST 130 FEET TO A STAKE IN THE FENCE LINE ALONG THE EAST SIDE OF SPRING PARK ROAD, THENCE NORTH 87 DEGREES 38' WEST, 190 FEET TO THE WEST LINE OF BROADWAY PARK, THENCE SOUTH 87 DEGREES 35' WEST, 190 FEET TO THE EAST LINE OF SPRING PARK ROAD, THENCE SOUTH 87 DEGREES 35' WEST, 225 FEET TO THE PLACE OF BEGINNING, EXCEPT THEREFROM ANY PART THEREOF WHICH MAY BE WITHIN THE RIGHT OF WAY OF SPRING PARK ROAD.

PARCEL F. LOTS 7 & 8, HOLGERSON ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON SET AT THE SOUTHWEST CORNER OF LOT 27 HOME PARK ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 60, DUVAL COUNTY, FLORIDA, PUBLIC RECORDS, IN THE EASTERN LINE OF SPRING PARK ROAD AS NOW ESTABLISHED, THENCE SOUTH 38 DEGREES 2' EAST ALONG SAID EASTERN LINE OF SPRING PARK ROAD, 112 FEET TO AN OLD FENCE, THENCE EAST 12 FEET TO AN OLD FENCE, 182.8 FEET TO A POINT IN THE SOUTHERLY LINE OF HOME PARK SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS, EXCEPT THEREFROM ANY PART WHICH MAY BE WITHIN THE RIGHT OF WAY OF SPRING PARK ROAD.

DATA SUMMARY

1. OWNER: YETI ACQUISITIONS, 966 GLENVA RD, JACKSONVILLE, FL 32216, PHONE: (904) 740-7600
2. AGENT/DEVELOPER: YETI ACQUISITIONS, 966 GLENVA RD, JACKSONVILLE, FL 32216, PHONE: (904) 740-7600
3. ENGINEER: CHARLES E. KENNEDY, P.E., KENNEDY CIVIL SERVICES, INC., 12375 SHORE ACRES DRIVE, JACKSONVILLE, FL 32225, PHONE: 904-683-1748
4. SURVEYOR: MICHAEL D. BROWN, PSM, KAYKAY CONSULTING, LLC, 11566 DUNES WAY DRIVE N, JACKSONVILLE, FL 32225, PHONE: (904) 508-7228
5. LANDSCAPE ARCHITECT: ALFRED B. PITTMAN, M.L.A., P.L.A., ALFRED B. PITTMAN LANDSCAPE ARCHITECTURE, INC., 4111 W. UNIVERSITY BLVD., JACKSONVILLE, FL 32217, PHONE: (904) 327-7718
6. EXISTING VEGETATION AND CONDITIONS: GRASS AND TREES NATIVE TO AREA
7. EXISTING/PROPOSED ZONING: EXISTING: RUD-60
PROPOSED: RMD-D
8. REAL ESTATE NO. / TAX PARCEL: 123004-0000, 123061-0000, 123063 0100, 123063-0000
9. TOTAL SITE AREA SUMMARY:
TOTAL SITE AREA: 2.21 Ac
TOTAL IMPERVIOUS AREA: 0.94 Ac
TOTAL GREEN SPACE/LANDSCAPE: 1.27 Ac
TOTAL ACTIVE RECREATION: 0.33 Ac
TOTAL BUILDING/STORAGE: 0.23 Ac
TOTAL: 10.33 Ac
10. NO. OF DWELLING UNITS: 33 UNITS, 9,800 S.F. CONDITIONED (8-2BR, 17-1BR, 8-STUDIO)
11. NO. OF BUILDINGS: 6 BUILDINGS (2 PROPOSED MF / 2 EXIST. MF / 2 EXIST. STORAGE)
12. WATER SERVICE: J.E.A.
13. SEWER SERVICE: J.E.A.
14. ELECTRICAL SERVICE: J.E.A.
15. STORM WATER POND: SUBSURFACE
16. FIRE PROTECTION: FIRE HYDRANT
17. PARKING SPACES:
SPACES REQUIRED:
2.25 SPACES / 3-BR UNIT (2 UNITS) = 4.50 SPACES
2.00 SPACES / 2-BR UNIT (8 UNITS) = 16.00 SPACES
1.75 SPACES / 1-BR UNIT (17 UNITS) = 29.75 SPACES
1.50 SPACES / STUDIO UNIT (6 UNITS) = 9.00 SPACES
OWNER / EMPLOYEE SPACES = 1.00 SPACE
TOTAL SPACES REQUIRED = 60.25 SPACES
SPACES PROVIDED = 57 SPACES (53 STD / 3 H.C.)
18. BICYCLE PARKING: SPACES REQ'D = 0.125 / BR (45 BR) = 6 SPACES
19. RECREATIONAL AREA: REC. AREA REQUIRED: NONE
REC. AREA PROVIDED = NONE
20. FLOOD ZONE: AREAS TO BE DEVELOPED LIE IN FLOOD ZONE "X" PER FEMA FLOOD MAP 0387J.
21. SOLID WASTE MANAGEMENT: TWO 6-YARD DUMPSTERS WILL BE PROVIDED



Project No: 22-007
Date: 06/14/2022
Scale: 1" = 30'

CHUCK KENNEDY
No. 81717
Reg. Engineer
12375 SHORE ACRES DRIVE, JACKSONVILLE, FL 32225
904-683-1748
FLORIDA REGISTRY # 34764

**SPRING PARK RD
MULTI-FAMILY
JACKSONVILLE, FLORIDA**

PREPARED FOR
YETI ACQUISITIONS, LLC

PRELIMINARY SITE PLAN

No.	Date	Revision	By

KENNEDY CIVIL SERVICES

12375 Shore Acres Drive, Jacksonville, Florida 32225
904.683.1748 · chuck@kennedycivilservices.com
Florida Registry 34764

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Availability Letter

Charles Kennedy

5/5/2022

Kennedy Civil Services, Inc.

12375 Shore Acres Drive

Jacksonville, Florida 32225

Project Name: Spring Park Rd Multifamily

Availability #: 2022-1704

Attn: Charles Kennedy

Thank you for your inquiry regarding the availability of Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

Susan West
westsr@jea.com
(904) 665-7980

Availability Number: 2022-1704

Request Received On: 4/27/2022

Availability Response: 5/5/2022

Prepared by: Susan West

Expiration Date: 05/04/2024

Project Information

Name: Spring Park Rd Multifamily

Address: 2341 SPRING PARK RD, JACKSONVILLE, FL 32207

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 6000

Parcel Number: 125061 0000

Location:

Description: Construction of two (2) three (3)-story buildings containing 24 units and associated infrastructure

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Existing 6 inch water main along Spring Park Rd

Connection Point #2: Existing 14 inch water main at the Spring Park Rd and San Diego Rd intersection

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing 8 inch gravity sewer main along Spring Park Rd

Connection Point #2:

Sewer Special Conditions:

Reclaimed Water Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

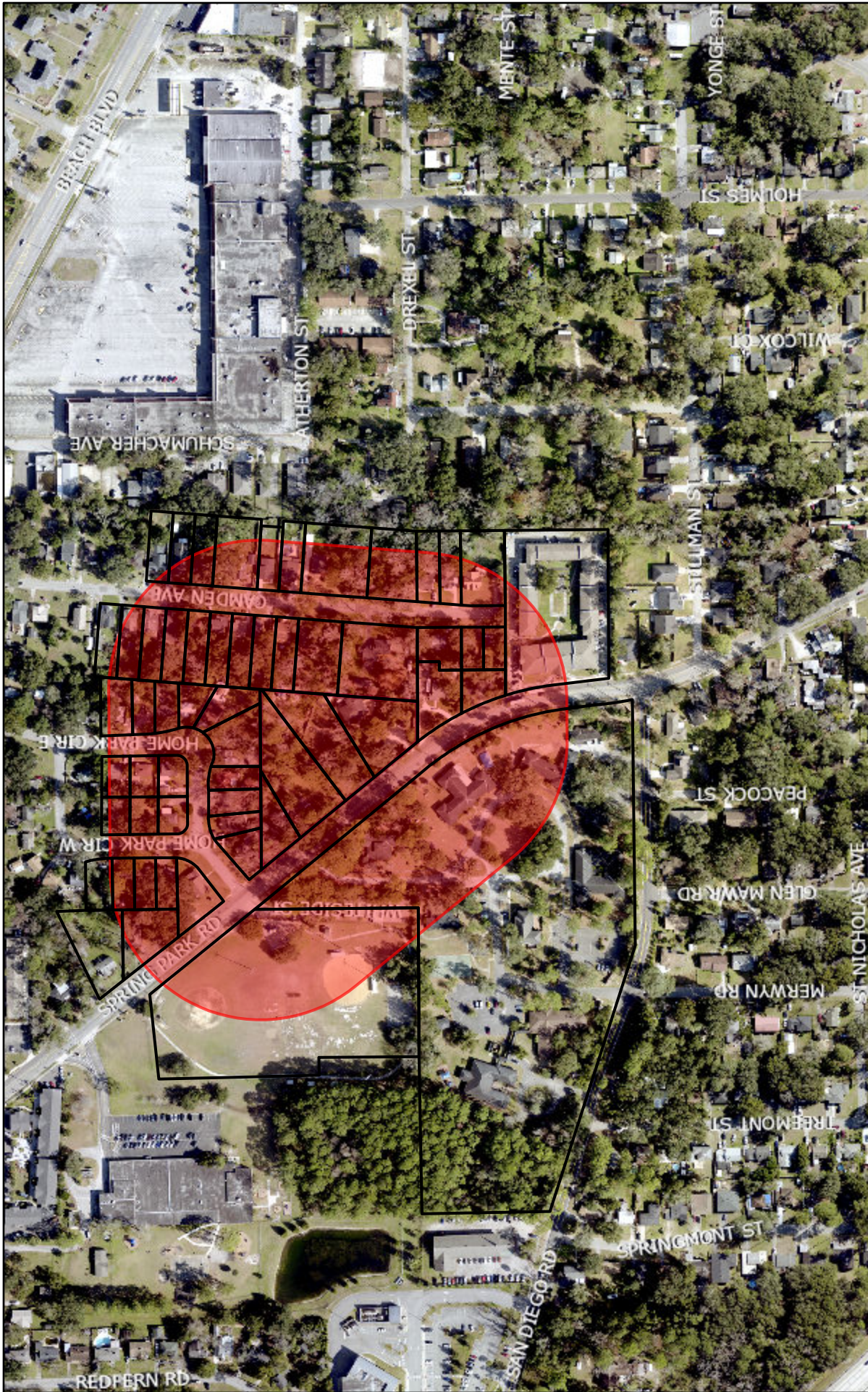
Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages.

Land Development Review



June 23, 2022

1:4,514



23131957_T-2022-4302

RE	LNAME	LNAMEZ	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
125092.0000	2251 HOME PARK LLC		1853 ROYAL FERN LN			JACKSONVILLE	FL	32250
125070.0000	ANDREWS PAUL R		14 SAN CARLOS			SAINT AUGUSTINE	FL	32080
125067.0000	ARMEMANN JEREMY M		2250 HOME PARK CIR W			JACKSONVILLE	FL	32207-3726
125185.0000	ARNOLD THOMAS R		2215 CAMDEN AVE			JACKSONVILLE	FL	32207
125066.0000	ARNOLD WILLIAM A		2262 KENNETH ST			JACKSONVILLE	FL	32207
125176.0000	BALLASSO CYNTHIA A		2122 CAMDEN AVE			JACKSONVILLE	FL	32207-3816
125205.0000	BALLASSO SAMUEL W		442 HOLIDAY HILL CIR E			JACKSONVILLE	FL	32216
125207.0000	BALLASSO TAMMY F		2305 CAMDEN AVE			JACKSONVILLE	FL	32207-3873
125202.0000	BEAUFORD BAYE ET AL		C/O ROBERT S BEAUGORD	2411 SPRING PARK RD		JACKSONVILLE	FL	32207
125179.0000	BELLAMY DAVID NELSON III ET AL		2142 CAMDEN AVE			JACKSONVILLE	FL	32207
125175.0000	BENNETT LUANN G		3112 DOLLY DR			JACKSONVILLE	FL	32218
125096.0000	BRADY TERESA C		1311 GROVE PARK BLVD			JACKSONVILLE	FL	32216
125068.0000	BROWARD LISA J		55053 COOK DR			CALLAHAN	FL	32011
125173.0000	BUNTING ROBERT P		2104 CAMDEN AVE			JACKSONVILLE	FL	32207
125187.0000	BUTLER MALLORY LYNN		2149 CAMDEN AVE			JACKSONVILLE	FL	32207
125208.0000	CADIZ UFREDO		203 ABERDEENSHIRE DR N			FRUIT COVE	FL	32259
125093.0000	CALDERON RODOLFO CARRILLO		2248 HOME PARK CIR E			JACKSONVILLE	FL	32207
125389.0000	CANDLIGHT ADOBE LC		C/O SAMUEL KREDELL	4325 APPLETON AVE		JACKSONVILLE	FL	32210
125086.0000	CARRILLO CALDERON CHRISTIAN		2265 E HOME PARK CIR			JACKSONVILLE	FL	32207
125094.0000	CARRILLO EDGAR		2242 HOME PARK CIR E			JACKSONVILLE	FL	32207
125062.0010	CENTENNIAL HOLDINGS (BUCKNER) LLC		5766 S SEMORAN BLVD			ORLANDO	FL	32822
125085.0000	CHADHA REENA		9931 BLAKEFORD MILL RD			JACKSONVILLE	FL	32256
125069.0000	COVINGTON ANGELA M		5377 CONTINA AV			JACKSONVILLE	FL	32277
125190.0010	DAVIES ERIKA		2623 S LOCKWOOD RIDGE RD			SARASOTA	FL	34239-4819
125181.0000	GARIBALDI MARIE H		2204 CAMDEN AVE			JACKSONVILLE	FL	32207
125183.0000	GAVILAN MARY E		2232 CAMDEN AVE			JACKSONVILLE	FL	32207-3867
125091.0000	HINSON VASSAR BURNEY JR		3110 KENNETH ST			JACKSONVILLE	FL	32207-3729
125095.0000	HONSON WILLIE L		360 MARTIN LUTHER KING JR DR			JACKSONVILLE	FL	32234-1500
125083.0000	JONATHAN DAUGHERTY LLC		4010 HILLWOOD RD			JACKSONVILLE	FL	32223
125244.0100	KAITAZOVIC ANISA ET AL		2249 SPRING PARK RD			JACKSONVILLE	FL	32207-3645
125180.0000	LOCKERMAN TEENA E		3948 3RD ST S UNIT 333			JACKSONVILLE BEACH	FL	32250
125084.0000	LOWE TEDDI		2253 E HOME PARK CIR			JACKSONVILLE	FL	32207
125186.0000	MARTIN STEVEN R		2203 CAMDEN AVE			JACKSONVILLE	FL	32207-3871
125190.0020	MATTICE DAVID JR		2123 CAMDEN AVE			JACKSONVILLE	FL	32207
125177.0000	PAGE JOSEPH P JR		7932 SAND LAKE RD SUITE 204			ORLANDO	FL	32819
125191.0000	PARTIN EVAN		2111 CAMDEN AVE			JACKSONVILLE	FL	32207
125174.0000	RAMOUTAR GINA LYDIA		2114 CAMDEN AVE			JACKSONVILLE	FL	32207-3816
125088.0000	REGAN JACQUELINE S		3132 HOME PARK CIR S			JACKSONVILLE	FL	32207
125245.0000	RENNA EDMOND P ET AL		2261 SPRING PARK RD			JACKSONVILLE	FL	32207-3645
125089.0000	RENTAL NETWORK LLC		109 YELLOW BILL LN			PONTE VEDRA BEACH	FL	32082
125090.0000	SEINER JOHN		3118 HOME PARK CIR S			JACKSONVILLE	FL	32207
	SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LAROSA DR			JACKSONVILLE	FL	32217
	SPRINGPARK NEIGHBORHOOD ASSOCIATION	JONI CUSIC				JACKSONVILLE BEACH	FL	32250
125178.0000	STRICKLAND TEENA		3948 3RD ST S UNIT 333			JACKSONVILLE	FL	32207-3872
125206.0000	TERRY BRUCE D		2310 CAMDEN AVE			JACKSONVILLE	FL	32207-3867
125182.0000	VANCE SANDRA		2210 CAMDEN AVE			JACKSONVILLE	FL	32207
125209.0000	WALDROUP ZACKARY W		2321 CAMDEN AVE			JACKSONVILLE	FL	32207
125087.0000	WHALEY CARRELL RAY SR ET AL		3138 HOME PARK CIR S			JACKSONVILLE	FL	32207
125097.0000	WOLFE ANTHONY S ET AL		2234 HOME PARK CIR E			JACKSONVILLE	FL	32207
125189.0000	WOOD JAMES L ET AL		2141 CAMDEN AVE			JACKSONVILLE	FL	32207
125061.0000	YETI ACQUISITIONS LLC		966 GLYNLEA RD			JACKSONVILLE	FL	32216
125082.0000	YOST RICHARD F ET AL		2235 HOME PARK CIR E			JACKSONVILLE	FL	32207

Total: 51