

**APPLICATION FOR CHANGES TO A
DEVELOPMENT OF REGIONAL IMPACT (DRI)
UNDER SECTION 380.06(7), FLORIDA STATUTES**

**City of Jacksonville
Planning and Development Department**

- 1. DRI Name:** Villages of Argyle
- 2. Date of Application:** January 10, 2024
- 3. DRI Master Developer**

(name, address, email, phone):

AFI Associates, Inc.
Attention: John G. Metcalf, Esq.
50 Silver Forest Drive, Suite 200
St. Augustine, Florida 32092
Phone: (904) 429-9965

**Property Owners and Developers
(name, address, email, phone):**

Owner:

North East District, Florida Annual Conference,
United Methodist Church, Inc.
Attn: Durwood Foshee
1415 LaSalle Street
Jacksonville, Florida 32207
Email: ds-ne@flumc.org
Phone: (904) 396-3026

Developer:

Regional Development, LLC
Attn: Charles W. Arnold III
50 Silver Forest Drive, Suite 203
St. Augustine, Florida 32092
Email: charlie.arnold@regdevllc.com

- 4. Authorized Agents (name, address, email, phone).**

Driver, McAfee, Hawthorne & Diebenow, PLLC
Attn: Staci M. Rewis, Esq.

One Independent Drive, Suite 1200
Jacksonville, Florida 32202
Email: srewis@drivermcafee.com
Phone: (904) 301-1269

England-Thims & Miller, Inc.
Attn: Peter Ma
14775 Old St. Augustine Road
Jacksonville, Florida 32258
Email: map@etminc.com
Phone: (904) 265-3119

5. Location of approved DRI and proposed amendment. (Include RE# and Address along with other location identifiers)

The Villages of Argyle DRI is located within Duval County and Clay County, Florida, and is generally located north and west of Blanding Boulevard, south and east of Cecil Commerce Center, and east of Jennings State Forest. A Vicinity Map is attached as **Exhibit A**.

The Applicant is requesting to amend the Villages of Argyle Development of Regional Impact ("DRI") Map H to modify the designation of approximately 20 acres located at 0 Oakleaf Plantation Parkway with Real Estate Number 002442-1000 (the "Property") from Hunting Preserve to Mixed Use and designate the Property as DRI Parcel 52. The Property is more particularly described on **Exhibit B**.

This application is being filed on behalf of North East District, Florida Annual Conference, United Methodist Church, Inc. (the "Owner") and Regional Development, LLC (the "Developer"). Authorization letters for the Owner and the Developer are attached as **Exhibit E**. An authorization letter from AFI Associates, Inc., the master developer of the AFI Affiliated Villages portion of the DRI, is attached as **Exhibit E**. The Property is located within the Middleburg Village of the AFI Affiliated Villages portion of the DRI.

The 1999 Clay County development order and the counterpart DRI/DO adopted by the City of Jacksonville ("City") under Resolution 1999-876-A recognize in DRI/DO Section 21 that unless the proposed change to the DRI/DO constitutes a substantial deviation, a proposed change is subject to review by the local government in whose jurisdiction the property subject to the change is located. However, the development orders require that both local governments receive copies of any change. This application only pertains to the City DRI/DO, and Section 380.06, Florida Statutes, was amended to remove the substantial deviation criteria, therefore, this application is not required to be reviewed by Clay County. Consistent with DRI/DO Section 21, a copy of this application to amend the City DRI/DO has been provided to Clay County for informational purposes.

6. **Description of the proposed change/s. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in the development order.**

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Planning and Development Department to clarify the nature of the change or resulting impacts.

Map H Proposed Change

This application proposes to modify the DRI/DO Map H to change the Property designation from Hunting Preserve to Mixed Use and designate the Property on Map H as Parcel 52. A companion small scale Comprehensive Plan Amendment to change the future land use designation of the Property to Residential Professional Institutional within the Suburban Development Area is being submitted simultaneously with this application. In addition, a companion Planned Unit Development rezoning to the Villages of Argyle PUD ("PUD") is also being submitted simultaneously with this application.

The Property is proposed to be developed with multi-family and ancillary (e.g., clubhouse, pool, etc.) uses. The Property is currently underutilized and vacant, and this proposed development will help respond to market demand within this portion of the City. In addition, the proposed multi-family development will be integrated into the mixed use Villages of Argyle project. The Property is within the Middleburg Village of the AFI Affiliated Villages portion of the DRI. Middleburg Village is the central retail and business core of the Villages of Argyle. The proposed development of the Property will provide multi-family uses in close proximity to the DRI retail and business hub and further the mix of uses within the DRI.

The revised Map H is attached as **Exhibit C**. The purpose of the Hunting Preserve designation is for wildlife management and hunting as part of a private hunting club and lodge, as stated in Part II.C. of the PUD. When the Owner purchased the Property in 2006, it intended to develop a church and the Property ceased to function as part of the larger Hunting Preserve. Since the Owner's purchase, the Property has remained vacant for approximately 18 years and from a use standpoint was removed from the Hunting Preserve and its associated purposes. Neither the land use, DRI/DO nor PUD were required by the City to be modified to allow the development of a church on the Property and as such the DRI/DO and the PUD Hunting Preserve designation remained on the Property notwithstanding that the Property no longer functioned nor operated as part of the Hunting Preserve. In addition, a standalone Hunting Preserve use on approximately 20 acres is not viable.

The area of the Villages of Argyle project that surrounds the Property was designated in 1999 on DRI/DO Map H as Light Industrial, Heavy Industrial, General Commercial,

Business Park, Mixed Use and Conservation. Attached as **Exhibit F** is the DRI Map H adopted under Resolution 1999-876-A. Since 1999, the following changes to Map H have occurred in the vicinity of the Property: (i) Parcels 19B and 20 located south of the Property in Clay County were changed from Light Industrial and Heavy Industrial, respectively, to Mixed Use and subsequently developed for single-family residential; (ii) directly north of the Property, Parcel 50 was changed from Hunting Preserve to Park/School, Parcel 51 was designated Park within the Hunting Preserve, and Parcel 51 and the northern portion of Parcel 50 are planned to be developed as a regional park by the City and the southern portion of Parcel 50 is proposed to be developed with school uses by the Duval County School Board; (iii) Parcel 10 located east of the Property, was split into Parcels 10 (Business Park), 10A (Mixed Use) and 10B (Low Density Residential) with Parcels 10A and 10B developed as residential.

The proposed change of the Property to Mixed Use allows it to be developed with uses that are consistent and compatible with its surroundings while meeting market demands.

DRI/DO Text Proposed Changes

In addition to the change to Map H, this application proposes to update the DRI/DO phasing, buildout, termination and expiration and downzoning protection dates to reflect the various state of emergency extensions under Section 252.363, Florida Statutes, submitted to date and modify DRI/DO Section 3 to reflect prior DRI statutory changes.

Conclusion

No new DRI development rights are proposed to be added to the DRI/DO and/or the PUD to develop the Property. Rather, existing DRI development rights will be utilized and converted to develop the proposed multi-family project on the Property. Since no change to the DRI/DO development rights are proposed with this modification, there is no change to impacts to traffic, schools or other demands as a result of this application. To date, the impacts from the Villages of Argyle have been fully mitigated. This application will help meet the multi-family market demand within this portion of the City.

- 7. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order and provide a brief description of the previous changes.**

The Original Argyle Development Orders

- A. A Development of Regional Impact Development Order for Gulfstream Land and Development Corporation ("Gulfstream") for Villages of Argyle was approved by the City of Jacksonville City Council (the "City") by Resolution 74-1445-498 adopted March 11, 1975 (the "City Development Order"), and approved by the County Commission of Clay County on March 13, 1975, by unnumbered resolution (the "Clay County Order") (collectively, the "Original Argyle Development Orders").

Modifications to the City of Jacksonville Development Order

- B. Resolution 80-630-217 (July 22, 1980). This modification reflected an overall modification to the Master Plan for Villages of Argyle as outlined in letter from Gulfstream dated April 29, 1980, addressed to Mr. W. Ray Newton.
- C. Resolution 81-720-334 (October 13, 1981). This amendment revised Map H and modified references to the Jacksonville Area Planning Board to the "Planning Department" and "Planning Commission."
- D. Ordinance 85-932-570 (September 11, 1985). This amendment revised Map H.
- E. Resolution 86-1348-431 (November 21, 1986). This amendment modified Map H for a 6.52 acre site to change the allowed use from office use to townhome row house use.
- F. Resolution 87-1405-459 (December 22, 1987). This amendment modified the allowed use of a 28.7 acre site from multi-family use to mixed use development.
- G. Resolution 89-776-289 (Sept. 12, 1989). This amendment modified the allowed use of a 29.5 acre site from utility use to single family low cluster (5) use.
- H. Resolution 90-64-31 (Feb. 27, 1990). This amendment modified the allowed use of a 35.4 acre parcel from mixed use to Residential, Multifamily and Office Institutional uses (RMOI).
- I. Resolution 96-878-318 (Dec. 10, 1996). This amendment deleted 20 acres designated for residential use from the City Development order to permit the Duval County School Board to construct an elementary school.
- J. Resolution 99-876-A (Sept. 28, 1999). This amendment reduced the overall number of residential units and incorporated a more diversified mix of uses under a new master plan affecting 7,634 acres of the 9,393 acre DRI, and set forth new conditions to address transportation, environmental, and school impacts for the 7,634 acre area. This amendment superseded all previous amendments as to the 7,634 acre area, which was renamed "The Villages of Argyle."
- K. Ordinance 2000-811-E (Sept. 26, 2000). This amendment modified the land use of a 9.96 acre parcel in East Village (not part of the area subject to the amendments made in 1999) from mixed use (office and warehouse uses) to Commercial, and provided limits on the number of square feet and transportation trips for this 9.96 acre parcel.
- L. Ordinance 2003-222-E (March 11, 2003). This amendment revised Map H to change the use of the site owned by Health Quest from Healthcare to Commercial, approved construction of up to 156,000 square feet of mini warehouse development, and approved construction of up to 23,400 square feet of neighborhood commercial development on the HealthCare site. This area is not within the 7,634 acre Villages of Argyle portion of the DRI.
- M. Ordinance 2003-1276-E (Nov. 25, 2003). This amendment modified the land use of parcel 31 and a portion of parcel 33 owned by Chimney Lakes from Residential to Park/School and changed a part of parcel 32 to Medium Density Residential.
- N. Ordinance 2004-425-E (May 11, 2004). This amendment modified Map H to change parcel RE# 016518-0050 from Utility to Single Family Residential, and is not within the 7,634 acre Villages of Argyle portion of the DRI.
- O. Ordinance 2004-913-E (Sept. 28, 2004). This amendment modified Map H as to lands within Duval County, amended the distribution of residential and commercial units within Duval County by allowing residential units and commercial square feet to be

placed on mixed use parcels, changed uses for Parcels 3, 30, and 32M, and permitted residential units in Clay County to be constructed in Duval County.

- P. Ordinance 2007-191-E (June 1, 2007). This amendment relocated a park/school site to Parcel 50, converted Parcel 32P to Mixed Use, modified Map H, splits Parcel 4 into Parcel 4 and Parcel 4B and allowed biennial reporting.
- Q. Ordinance 2009-732-E (October 13, 2009). This amendment allowed residential development rights to carry forward in subsequent phases, removed internal connection requirements between Parcels 10 and 11C and between Parcels 10 and 12A, modified Map H, set forth the DRI phasing, buildout, termination and downzoning dates and corrected inconsistencies between the Duval County and Clay County DRI/DOs.
- R. Ordinance 2010-268-E (May 11, 2010). This amendment modified Map H to relocate the Fire Station site adjacent to Parcel 31 to east of Old Middleburg Road and northwest of Parcel 33P.
- S. Ordinance 2011-417-E (August 9, 2011), as amended by Ordinance 2012-28-E (February 17, 2012). This amendment converted Parcel 26 from HDR to Mixed Use, relocated the Park/School site within Parcel 31 to new Parcel 51 and designated Parcel 51 as Park within the Hunting Preserve, converted Parcel 31 from Park/School to General Commercial, modified Map H, and modified Duval County DRI/DO Section 15(u).
- T. Ordinance 2014-266-E (May 27, 2014). This amendment modified Map H; converted a portion of Parcel 10 from Business Park to Mixed Use and renamed the portion Parcel 10A; converted a portion of Parcel 5 from General Commercial to Mixed Use and renamed the portion Parcel 5A; and incorporated updates to the DRI phasing, buildout, termination and expiration and downzoning dates.
- U. Ordinance 2017-309-E (June 13, 2017). This amendment amended the Land Use Exchange Table, Schedule 2-A, to permit the conversion of Commercial uses to personal property storage establishment (a/k/a mini warehouse) uses for Parcel 29.

Modifications to the Clay County Development Order

- V. Letter Resolution (July 22, 1980). This amendment modified phase completion dates to end at year 2000; modified the land use plan; allowed more current flood prone area data to substitute for the 2/6/75 U.S.G.S. maps to determine the limitation on placement of buildings; allowed septic tank usage in Clay County; and substituted use of the 1990 internal traffic circulation system for the 1980 internal circulation system.
- W. Resolution (January 12, 1988), recorded in Official Records Book 1122, page 265, of the public records of Clay County, Florida. This amendment relocated residential land use densities among Country Village, Ranch Village, and Rural Village due to a change in the Noise Control Boundary.
- X. Resolutions 96/97-28 and 96/97-29 (January 14, 1997). These actions deleted a 20 acre parcel in Duval County for use as an elementary school and reconciled overall approved land uses.
- Y. Ordinance 99-46 (September 28, 1999), ratified by Ordinance 99-54 (October 21, 1999). This amendment reduced the overall number of residential units and incorporated a more diversified mix of uses under a new master plan affecting 7,634 acres of the 9,393 acre DRI, and set forth new conditions to address transportation, environmental, and

- school impacts for the 7,634 acre area. This amendment superseded all previous amendments as to the 7,634 acre area, which was renamed "The Villages of Argyle."
- Z. Ordinance 00-52 (Sept. 26, 2000). This amendment modified the land use of a 9.96 acre parcel in East Village (not part of the area subject to the amendments to the DRI made in 1999) from mixed use (office and warehouse uses) to Commercial and limited the allowed square footage and number of transportation trips for this 9.96 acre parcel.
- AA. Resolution 02/03-54 and Ordinance 03-47 (adopted April 22, 2003). These actions amended Section 3, Phasing, and the Schedule 3 Phasing Plan to allow commencement of Phases 2 and 3 prior to their scheduled commencement dates, provided that the conditions of the Development Order were met.
- BB. Resolution 03/04-30 and Ordinance 04-3 (adopted Jan. 27, 2004). These actions amended the Villages of Argyle Master Plan Map to revise and reconfigure Parcels 12B, 17 and 18.
- CC. Resolution 05/06-64 and Ordinance 06-33 (adopted June 27, 2006). These actions added 322.28± acres to the DRI, reconfigured Parcels 11B and 14F, changed Parcel 20 and a portion of Parcel 19 to Mixed Use, converted Heavy Industrial uses to Light Industrial uses, reconfigured the Library/Village Center parcel, reserved additional right-of-way for an interchange at Branan Field Chaffee Road, allowed certain development rights to be developed in the AFI Affiliated Villages, allowed certain development rights to be developed in the Mixed Use areas of the AFI Affiliated Villages and amended the reporting requirements to biennial reporting.
- DD. Resolution 09/10-9 and Ordinance 2009-48 (October 27, 2009). These actions allowed residential development rights to carry forward in subsequent phases, removed internal connection requirements between Parcels 10 and 11C and between Parcels 10 and 12A, modified Map H, set forth the DRI phasing, buildout, termination and downzoning dates and corrected inconsistencies between the Duval County and Clay County DRI/DOs.
- EE. Ordinance 2013-22 (November 26, 2013). This Ordinance modified Map H Schedule No. 2 and Note 4 to allow Village Center uses to Parcel 14G.
- FF. Resolution 13/14-18 and Ordinance 2013-24 (November 26, 2013). These actions amended Map H to convert a portion of Parcel 10 from Business Park to Low Density Residential and rename this portion as Parcel 10B; amended Notes 3 and 4 of Map H; amended the DRI/DO Section 3 to revise the build out date and termination and expiration dates per the statutory extensions; amended the DRI/DO Schedule 3, Phasing Plan, to provide consistency with the land use allocations shown on Map H and to revise Phasing dates per the statutory extension; amended Section 29 of the DRI/DO to revise the Downzoning Protection Date; and amended the DRI/DO, including Map H, consistent with prior approved changes in the Duval County DRI/DO.
- GG. Ordinance 2015-10 (April 28, 2015). This amendment modified Map H and Schedule 2 to relocate the sector plan connection within South Village, as described in Condition 14(g), affecting Parcels 43, 44, 45, 46, 47, 48 and 49; amended the 1999 Modified Land Use Table to reflect changes in acreage associated with the relocation of the sector plan connection within Parcels 43, 44, 45, 46, 47, 48 and 49; and amended the required right-of-way width for the sector plan connection in Condition 14(g).
- HH. Ordinance 2019-27 (May 28, 2019). This amendment modified Condition 3 and Schedule 3 relating to the DRI phasing, buildout, termination and expiration and downzoning

protection dates and amended Map H to eliminate the Commerce Center designation, amended the boundaries of Parcels 43 and 49, combined Parcels 44 and 45 to create new Parcel 44 and divided Parcel 43 into Parcels 43A, 43B and 43C.

- II. Ordinance 2020-24 (July 28, 2020) . This amendment modified Map H to remove 0.48 acres of LDR from Parcel 14B and redesignated the 0.48 acres as Parcel 49A, Mixed Use.

8. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the DRI or development order conditions.

Revised Map H is attached hereto as **Exhibit C**.

9. Include the precise language that is being proposed to be deleted or added as an amendment to the development order.

- A. Substitute the current Duval County Master Plan (Map H) with the amended Master Plan (Map H) attached as **Exhibit C**.
- B. Amend Section 3 of the Duval County DRI/DO as shown in underline and strikethrough below:

Phasing. Phasing for each Village within the Villages of Argyle shall be linked to total allowable square footage, acreage, or units, as applicable, within each Village or Affiliated Village(s) and within each of the three phases of development for each Village or Affiliated Village(s) as set forth in schedule 3 attached hereto and made a part hereof (the "Phase(s)") subject to the terms of the PUD and Land Use Exchange Table. Development of Phases 2 and 3 of this DRI and the PUD zoning may begin prior to their scheduled commencement dates without affecting their respective completion dates, provided that the conditions of this Development Order are met as to development within the respective Phase and Village or Affiliated Village(s). ~~The provisions of Section 380.06(19), F.S. as to Extensions of time to complete development of any Phase shall be measured from the date of this Amended and Restated Development Order.~~ Subject to the severability provisions of Section 22 below, each Village or Affiliated Village(s) shall commence Phase 1 of development within such Village or Affiliated Village not later than eighteen (18) months from the effective date of this Amended and Restated Development Order. Development rights for Residential Units shall be carried forward to later phases and be subject to expiration only as part of the ultimate buildout date and termination date set forth in this Amended and Restated Development Order. Both the City and the County wish to maximize the opportunity for internal capture and for Commercial, Industrial and Office development within the Villages of Argyle to enhance economic development in the Northwestern portion of the County and within the Southwestern portion of the City. The City and the County recognize that maturity of the community will dictate the construction and development of Commercial, Industrial and Office development. Accordingly, development rights for Commercial, Industrial and

Office improvements shall not be subject to expiration by phase but shall be carried over to later phases and be subject to expiration only as part of the ultimate build out date and termination date for the Villages of Argyle as set forth in this Amended and Restated Development Order.

For purposes of this Amended and Restated Development Order, the commencement of any Phase of The Villages of Argyle development as indicated on Schedule 3 shall consist of the beginning of construction, including site preparation work for any of the following:

- i. project streets;
- ii. office, industrial or commercial facilities;
- iii. parking areas; or
- iv. housing units.

The time period for commencement and completion of any Phase of development shall be tolled as to any Landowner during the period of any appeal pursuant to Section 380.07, F.S., or during the pendency of any administrative or judicial proceedings related to development permits, including any administrative or judicial proceedings pursuant to Chapter 163, F.S. The projected build out date for all development is ~~March 25, 2026~~ March 16, 2036.

The DRI termination and DRI Development Order expiration dates are established as ~~March 25, 2030~~ March 16, 2040. ~~Any extensions of the DRI build out date, expiration date or phasing deadline shall be governed by the provisions of Section 380.06(19)(c), F.S. (1997).~~

- C. Amend Section 29 of the Duval County DRI/DO as shown in underline and strikethrough below:

Down Zoning Protection. The Villages of Argyle as approved in this Amended and Restated Development Order shall not be subject to down zoning or reduction of approved land uses before ~~March 25, 2030~~ March 16, 2040, unless the Landowners consent to such change or the City or the County, as applicable, demonstrates that the substantial changes in the conditions underlying the approval of this Amended and Restated Development Order have occurred or that this Amended and Restated Development Order was based on substantially inaccurate information provided by the Landowners or that the changes clearly established by the County or the City as applicable to be essential to the public health, safety and welfare.

- D. Substitute the current Duval County Phasing Plan, Schedule 3, with the amended plan attached as **Exhibit D**.

10. Include Ownership Affidavit, Agent Authorization and Master Developer Authorization (see attached forms)

See **Exhibit E** attached hereto.

DRI/DO AMENDMENT EXHIBITS

- A. Vicinity Map**
- B. Property Legal Description**
- C. Proposed Revised Master Plan (Map H)**
- D. Proposed Revised Duval County Phasing Plan, Schedule 3**
- E. Authorization Letters**
- F. Prior Map H approved by City Resolution 1999-876-A**

Exhibit A
Vicinity Map

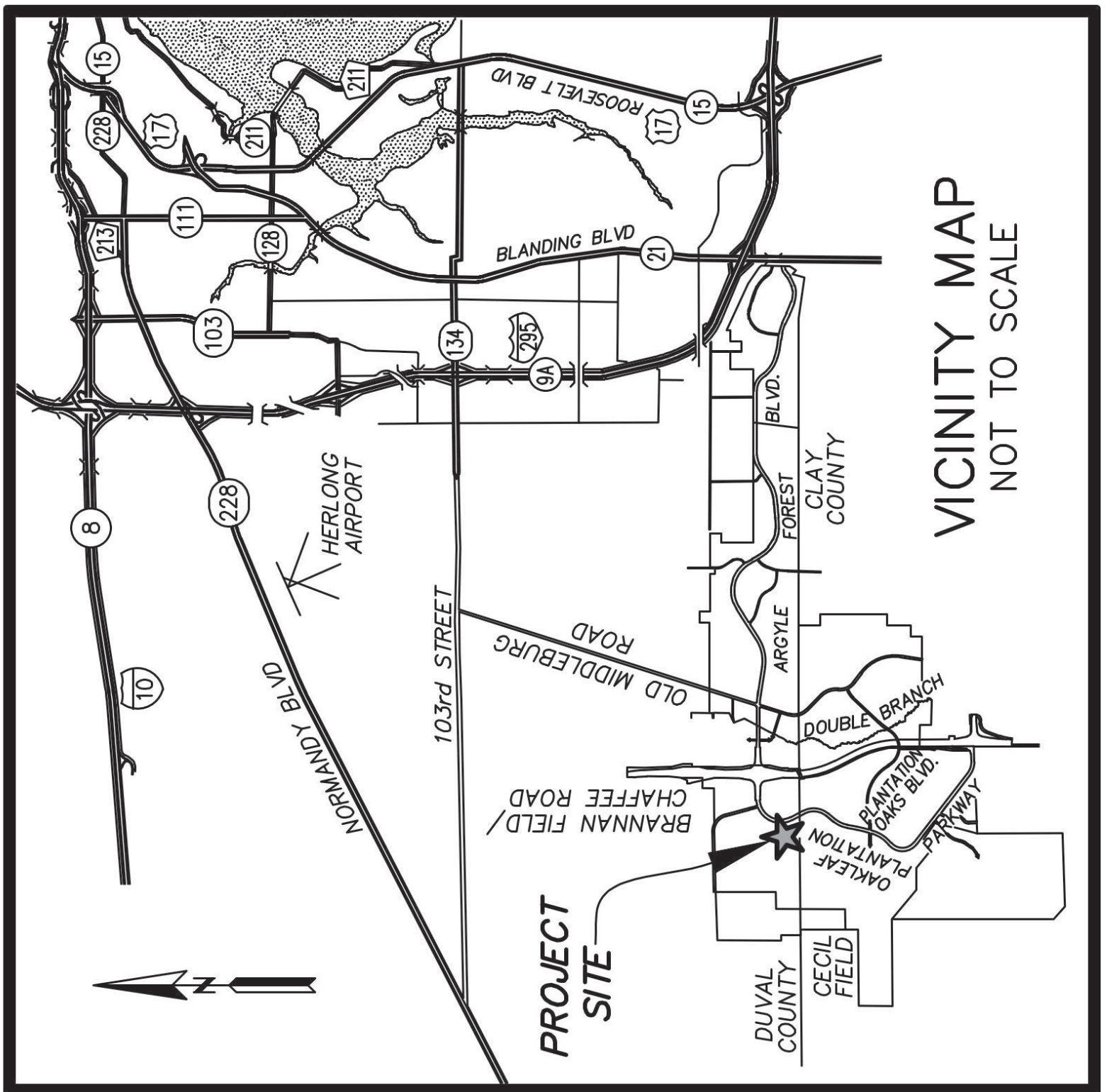


Exhibit B

Property Legal Description

LEGAL DESCRIPTION

January 10, 2024

PORTIONS OF TRACTS 13, 14, 15 AND 16, BLOCK 4, SECTION 36, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7883, PAGE 1167, SAID PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

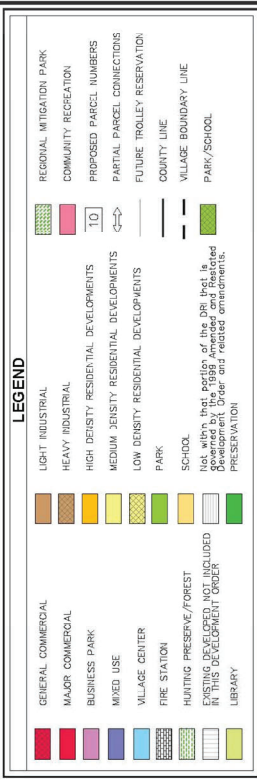
FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 36; THENCE NORTH $89^{\circ}50'15''$ EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 31, A DISTANCE OF 716.76 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF OAKLEAF PLANTATION PARKWAY, A 200 FOOT RIGHT OF WAY, AS RECORDED IN PLAT BOOK 56, PAGES 1, 1A AND 1B, SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH $27^{\circ}08'31''$ WEST, DEPARTING SAID SOUTHERLY LINE, 422.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1550.00 FEET; 2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $14^{\circ}49'09''$, AN ARC LENGTH OF 400.90 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH $19^{\circ}43'56''$ WEST, 399.78 FEET.

FROM SAID POINT OF BEGINNING, THENCE SOUTH $77^{\circ}40'38''$ WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF OAKLEAF PLANTATION PARKWAY, 1021.32 FEET; THENCE SOUTH $42^{\circ}31'24''$ WEST, 149.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 48.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $47^{\circ}28'36''$, AN ARC LENGTH OF 39.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH $66^{\circ}15'42''$ WEST, 38.65 FEET; THENCE DUE WEST, 437.71 FEET; THENCE DUE NORTH, 66.79 FEET; THENCE NORTH $42^{\circ}31'24''$ EAST, 612.44 FEET; THENCE NORTH $34^{\circ}47'13''$ EAST, 545.54 FEET; THENCE SOUTH $83^{\circ}06'11''$ EAST, 829.02 FEET TO A POINT LYING ON SAID WESTERLY RIGHT OF WAY LINE OF OAKLEAF PLANTATION PARKWAY, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1550.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $19^{\circ}26'29''$, AN ARC LENGTH OF 525.94 TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH $02^{\circ}36'07''$ EAST, 523.42 FEET.

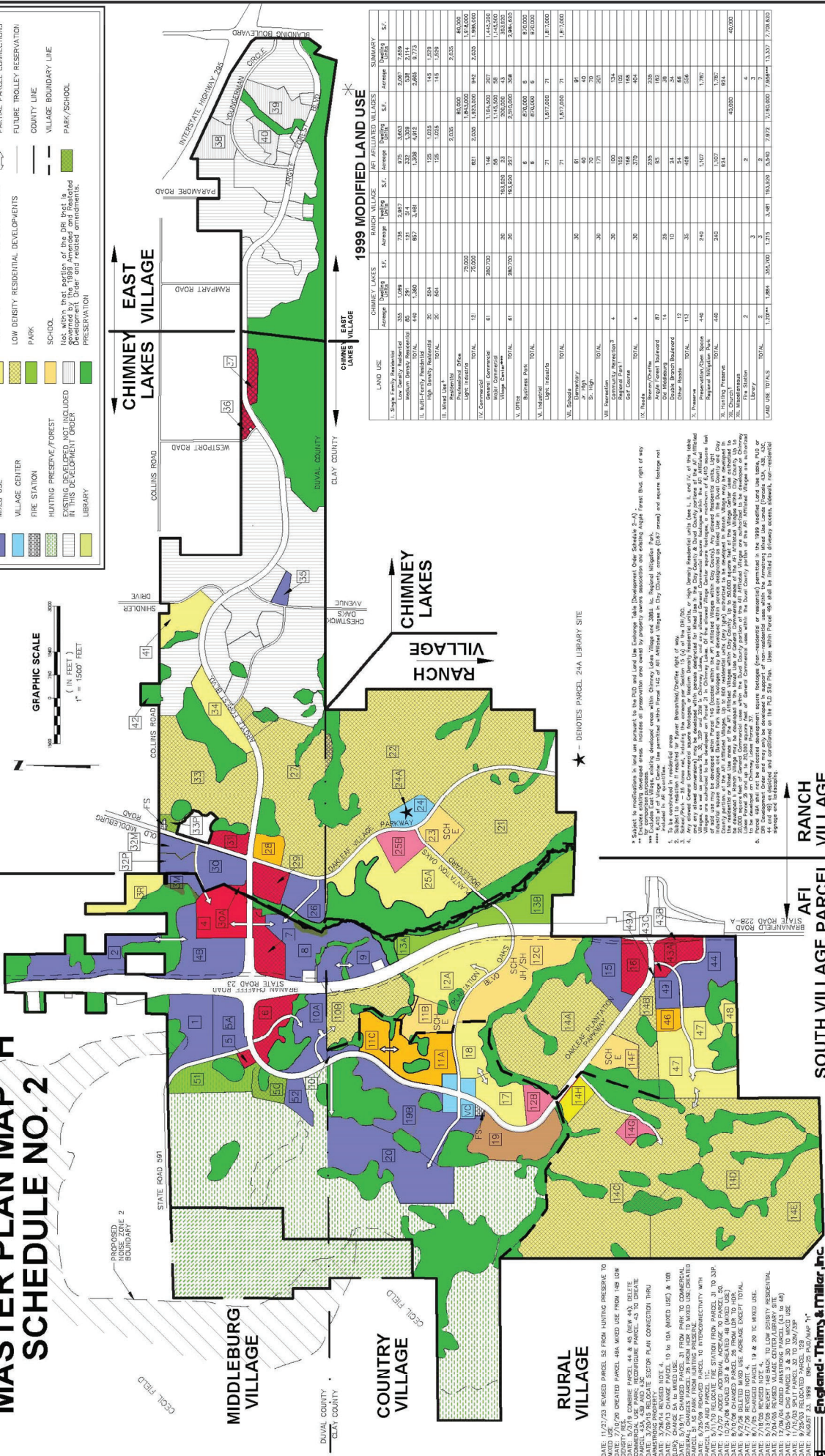
Exhibit C

Proposed Revised Master Plan (Map H)

VILLAGES OF ARGYLE MASTER PLAN MAP "H" SCHEDULE NO. 2



NOTES:
1. BASE MAP AND LAND USE EAST OF AFI PARCEL 25A, 25B, 25C, 25D, 25E, 25F, 25G, 25H, 25I, 25J, 25K, 25L, 25M, 25N, 25O, 25P, 25Q, 25R, 25S, 25T, 25U, 25V, 25W, 25X, 25Y, 25Z, 26A, 26B, 26C, 26D, 26E, 26F, 26G, 26H, 26I, 26J, 26K, 26L, 26M, 26N, 26O, 26P, 26Q, 26R, 26S, 26T, 26U, 26V, 26W, 26X, 26Y, 26Z, 27A, 27B, 27C, 27D, 27E, 27F, 27G, 27H, 27I, 27J, 27K, 27L, 27M, 27N, 27O, 27P, 27Q, 27R, 27S, 27T, 27U, 27V, 27W, 27X, 27Y, 27Z, 28A, 28B, 28C, 28D, 28E, 28F, 28G, 28H, 28I, 28J, 28K, 28L, 28M, 28N, 28O, 28P, 28Q, 28R, 28S, 28T, 28U, 28V, 28W, 28X, 28Y, 28Z, 29A, 29B, 29C, 29D, 29E, 29F, 29G, 29H, 29I, 29J, 29K, 29L, 29M, 29N, 29O, 29P, 29Q, 29R, 29S, 29T, 29U, 29V, 29W, 29X, 29Y, 29Z, 30A, 30B, 30C, 30D, 30E, 30F, 30G, 30H, 30I, 30J, 30K, 30L, 30M, 30N, 30O, 30P, 30Q, 30R, 30S, 30T, 30U, 30V, 30W, 30X, 30Y, 30Z, 31A, 31B, 31C, 31D, 31E, 31F, 31G, 31H, 31I, 31J, 31K, 31L, 31M, 31N, 31O, 31P, 31Q, 31R, 31S, 31T, 31U, 31V, 31W, 31X, 31Y, 31Z, 32A, 32B, 32C, 32D, 32E, 32F, 32G, 32H, 32I, 32J, 32K, 32L, 32M, 32N, 32O, 32P, 32Q, 32R, 32S, 32T, 32U, 32V, 32W, 32X, 32Y, 32Z, 33A, 33B, 33C, 33D, 33E, 33F, 33G, 33H, 33I, 33J, 33K, 33L, 33M, 33N, 33O, 33P, 33Q, 33R, 33S, 33T, 33U, 33V, 33W, 33X, 33Y, 33Z, 34A, 34B, 34C, 34D, 34E, 34F, 34G, 34H, 34I, 34J, 34K, 34L, 34M, 34N, 34O, 34P, 34Q, 34R, 34S, 34T, 34U, 34V, 34W, 34X, 34Y, 34Z, 35A, 35B, 35C, 35D, 35E, 35F, 35G, 35H, 35I, 35J, 35K, 35L, 35M, 35N, 35O, 35P, 35Q, 35R, 35S, 35T, 35U, 35V, 35W, 35X, 35Y, 35Z, 36A, 36B, 36C, 36D, 36E, 36F, 36G, 36H, 36I, 36J, 36K, 36L, 36M, 36N, 36O, 36P, 36Q, 36R, 36S, 36T, 36U, 36V, 36W, 36X, 36Y, 36Z, 37A, 37B, 37C, 37D, 37E, 37F, 37G, 37H, 37I, 37J, 37K, 37L, 37M, 37N, 37O, 37P, 37Q, 37R, 37S, 37T, 37U, 37V, 37W, 37X, 37Y, 37Z, 38A, 38B, 38C, 38D, 38E, 38F, 38G, 38H, 38I, 38J, 38K, 38L, 38M, 38N, 38O, 38P, 38Q, 38R, 38S, 38T, 38U, 38V, 38W, 38X, 38Y, 38Z, 39A, 39B, 39C, 39D, 39E, 39F, 39G, 39H, 39I, 39J, 39K, 39L, 39M, 39N, 39O, 39P, 39Q, 39R, 39S, 39T, 39U, 39V, 39W, 39X, 39Y, 39Z, 40A, 40B, 40C, 40D, 40E, 40F, 40G, 40H, 40I, 40J, 40K, 40L, 40M, 40N, 40O, 40P, 40Q, 40R, 40S, 40T, 40U, 40V, 40W, 40X, 40Y, 40Z, 41A, 41B, 41C, 41D, 41E, 41F, 41G, 41H, 41I, 41J, 41K, 41L, 41M, 41N, 41O, 41P, 41Q, 41R, 41S, 41T, 41U, 41V, 41W, 41X, 41Y, 41Z, 42A, 42B, 42C, 42D, 42E, 42F, 42G, 42H, 42I, 42J, 42K, 42L, 42M, 42N, 42O, 42P, 42Q, 42R, 42S, 42T, 42U, 42V, 42W, 42X, 42Y, 42Z, 43A, 43B, 43C, 43D, 43E, 43F, 43G, 43H, 43I, 43J, 43K, 43L, 43M, 43N, 43O, 43P, 43Q, 43R, 43S, 43T, 43U, 43V, 43W, 43X, 43Y, 43Z, 44A, 44B, 44C, 44D, 44E, 44F, 44G, 44H, 44I, 44J, 44K, 44L, 44M, 44N, 44O, 44P, 44Q, 44R, 44S, 44T, 44U, 44V, 44W, 44X, 44Y, 44Z, 45A, 45B, 45C, 45D, 45E, 45F, 45G, 45H, 45I, 45J, 45K, 45L, 45M, 45N, 45O, 45P, 45Q, 45R, 45S, 45T, 45U, 45V, 45W, 45X, 45Y, 45Z, 46A, 46B, 46C, 46D, 46E, 46F, 46G, 46H, 46I, 46J, 46K, 46L, 46M, 46N, 46O, 46P, 46Q, 46R, 46S, 46T, 46U, 46V, 46W, 46X, 46Y, 46Z, 47A, 47B, 47C, 47D, 47E, 47F, 47G, 47H, 47I, 47J, 47K, 47L, 47M, 47N, 47O, 47P, 47Q, 47R, 47S, 47T, 47U, 47V, 47W, 47X, 47Y, 47Z, 48A, 48B, 48C, 48D, 48E, 48F, 48G, 48H, 48I, 48J, 48K, 48L, 48M, 48N, 48O, 48P, 48Q, 48R, 48S, 48T, 48U, 48V, 48W, 48X, 48Y, 48Z, 49A, 49B, 49C, 49D, 49E, 49F, 49G, 49H, 49I, 49J, 49K, 49L, 49M, 49N, 49O, 49P, 49Q, 49R, 49S, 49T, 49U, 49V, 49W, 49X, 49Y, 49Z, 50A, 50B, 50C, 50D, 50E, 50F, 50G, 50H, 50I, 50J, 50K, 50L, 50M, 50N, 50O, 50P, 50Q, 50R, 50S, 50T, 50U, 50V, 50W, 50X, 50Y, 50Z, 51A, 51B, 51C, 51D, 51E, 51F, 51G, 51H, 51I, 51J, 51K, 51L, 51M, 51N, 51O, 51P, 51Q, 51R, 51S, 51T, 51U, 51V, 51W, 51X, 51Y, 51Z, 52A, 52B, 52C, 52D, 52E, 52F, 52G, 52H, 52I, 52J, 52K, 52L, 52M, 52N, 52O, 52P, 52Q, 52R, 52S, 52T, 52U, 52V, 52W, 52X, 52Y, 52Z, 53A, 53B, 53C, 53D, 53E, 53F, 53G, 53H, 53I, 53J, 53K, 53L, 53M, 53N, 53O, 53P, 53Q, 53R, 53S, 53T, 53U, 53V, 53W, 53X, 53Y, 53Z, 54A, 54B, 54C, 54D, 54E, 54F, 54G, 54H, 54I, 54J, 54K, 54L, 54M, 54N, 54O, 54P, 54Q, 54R, 54S, 54T, 54U, 54V, 54W, 54X, 54Y, 54Z, 55A, 55B, 55C, 55D, 55E, 55F, 55G, 55H, 55I, 55J, 55K, 55L, 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63E, 63F, 63G, 63H, 63I, 63J, 63K, 63L, 63M, 63N, 63O, 63P, 63Q, 63R, 63S, 63T, 63U, 63V, 63W, 63X, 63Y, 63Z, 64A, 64B, 64C, 64D, 64E, 64F, 64G, 64H, 64I, 64J, 64K, 64L, 64M, 64N, 64O, 64P, 64Q, 64R, 64S, 64T, 64U, 64V, 64W, 64X, 64Y, 64Z, 65A, 65B, 65C, 65D, 65E, 65F, 65G, 65H, 65I, 65J, 65K, 65L, 65M, 65N, 65O, 65P, 65Q, 65R, 65S, 65T, 65U, 65V, 65W, 65X, 65Y, 65Z, 66A, 66B, 66C, 66D, 66E, 66F, 66G, 66H, 66I, 66J, 66K, 66L, 66M, 66N, 66O, 66P, 66Q, 66R, 66S, 66T, 66U, 66V, 66W, 66X, 66Y, 66Z, 67A, 67B, 67C, 67D, 67E, 67F, 67G, 67H, 67I, 67J, 67K, 67L, 67M, 67N, 67O, 67P, 67Q, 67R, 67S, 67T, 67U, 67V, 67W, 67X, 67Y, 67Z, 68A, 68B, 68C, 68D, 68E, 68F, 68G, 68H, 68I, 68J, 68K, 68L, 68M, 68N, 68O, 68P, 68Q, 68R, 68S, 68T, 68U, 68V, 68W, 68X, 68Y, 68Z, 69A, 69B, 69C, 69D, 69E, 69F, 69G, 69H, 69I, 69J, 69K, 69L, 69M, 69N, 69O, 69P, 69Q, 69R, 69S, 69T, 69U, 69V, 69W, 69X, 69Y, 69Z, 70A, 70B, 70C, 70D, 70E, 70F, 70G, 70H, 70I, 70J, 70K, 70L, 70M, 70N, 70O, 70P, 70Q, 70R, 70S, 70T, 70U, 70V, 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93Y, 93Z, 94A, 94B, 94C, 94D, 94E, 94F, 94G, 94H, 94I, 94J, 94K, 94L, 94M, 94N, 94O, 94P, 94Q, 94R, 94S, 94T, 94U, 94V, 94W, 94X, 94Y, 94Z, 95A, 95B, 95C, 95D, 95E, 95F, 95G, 95H, 95I, 95J, 95K, 95L, 95M, 95N, 95O, 95P, 95Q, 95R, 95S, 95T, 95U, 95V, 95W, 95X, 95Y, 95Z, 96A, 96B, 96C, 96D, 96E, 96F, 96G, 96H, 96I, 96J, 96K, 96L, 96M, 96N, 96O, 96P, 96Q, 96R, 96S, 96T, 96U, 96V, 96W, 96X, 96Y, 96Z, 97A, 97B, 97C, 97D, 97E, 97F, 97G, 97H, 97I, 97J, 97K, 97L, 97M, 97N, 97O, 97P, 97Q, 97R, 97S, 97T, 97U, 97V, 97W, 97X, 97Y, 97Z, 98A, 98B, 98C, 98D, 98E, 98F, 98G, 98H, 98I, 98J, 98K, 98L, 98M, 98N, 98O, 98P, 98Q, 98R, 98S, 98T, 98U, 98V, 98W, 98X, 98Y, 98Z, 99A, 99B, 99C, 99D, 99E, 99F, 99G, 99H, 99I, 99J, 99K, 99L, 99M, 99N, 99O, 99P, 99Q, 99R, 99S, 99T, 99U, 99V, 99W, 99X, 99Y, 99Z, 100A, 100B, 100C, 100D, 100E, 100F, 100G, 100H, 100I, 100J, 100K, 100L, 100M, 100N, 100O, 100P, 100Q, 100R, 100S, 100T, 100U, 100V, 100W, 100X, 100Y, 100Z.



1999 MODIFIED LAND USE

LAND USE	ACREAGE	PERCENT	TOTAL
1. Single Family Residential	335	1.08	335
2. Medium Density Residential	85	0.27	85
3. Low Density Residential	440	1.38	440
4. High Density Residential	20	0.06	20
5. Light Industrial	20	0.06	20
6. Medium Density Residential	85	0.27	85
7. Low Density Residential	440	1.38	440
8. High Density Residential	20	0.06	20
9. Light Industrial	20	0.06	20
10. Medium Density Residential	85	0.27	85
11. Low Density Residential	440	1.38	440
12. High Density Residential	20	0.06	20
13. Light Industrial	20	0.06	20
14. Medium Density Residential	85	0.27	85
15. Low Density Residential	440	1.38	440
16. High Density Residential	20	0.06	20
17. Light Industrial	20	0.06	20
18. Medium Density Residential	85	0.27	85
19. Low Density Residential	440	1.38	440
20. High Density Residential	20	0.06	20
21. Light Industrial	20	0.06	20
22. Medium Density Residential	85	0.27	85
23. Low Density Residential	440	1.38	440
24. High Density Residential	20	0.06	20
25. Light Industrial	20	0.06	20
26. Medium Density Residential	85	0.27	85
27. Low Density Residential	440	1.38	440
28. High Density Residential	20	0.06	20
29. Light Industrial	20	0.06	20
30. Medium Density Residential	85	0.27	85
31. Low Density Residential	440	1.38	440
32. High Density Residential	20	0.06	20
33. Light Industrial	20	0.06	20
34. Medium Density Residential	85	0.27	85
35. Low Density Residential	440	1.38	440
36. High Density Residential	20	0.06	20
37. Light Industrial	20	0.06	20
38. Medium Density Residential	85	0.27	85
39. Low Density Residential	440	1.38	440
40. High Density Residential	20	0.06	20</

Exhibit D

Proposed Revised Duval County Phasing Plan, Schedule 3

Schedule 3
Phasing Plan
(Revised January 10, 2024 July 2013)

	Phase I thru December 31, 2006	Phase 2 from January 1, 2007 thru <u>March 17, 2031</u> March 25, 2021	Phase 3 from <u>March 18,</u> <u>2031</u> March 26, 2021 thru <u>March 16, 2036</u> March 25, 2026
<u>AFI Affiliated Villages</u>			
Industrial	915,000 s.f.	1,830,000 s.f.	3,660,000 s.f.
Commercial	446,250 s.f.	834,500 s.f.	2,510,000 s.f.
Single Family Residential	1,490 units	2,979 units	4,912 units
Multifamily Residential	1,300 units	2,600 units	3,060 units
Office	237,500 s.f.	475,000 s.f.	950,000 s.f.
<u>Chimney Lakes</u>			
Industrial	25,000 s.f.	50,000 s.f.	75,000 s.f.
Commercial	94,501 s.f.	187,133 s.f.	280,700 s.f.
Single Family Residential	460 units	920 units	1,380 units
Multifamily Residential	168 units	336 units	504 units
Office			
<u>Ranch Village</u>			
Industrial			
Commercial	64,640 s.f.	129,280 s.f.	193,920 s.f.
Single Family Residential	1,160 units	2,321 units	3,481 units
Multifamily Residential			
Office			

1. All amounts are cumulative for all phases.
2. The square footage and unit amounts are subject to adjustment in accordance with the Land Use Exchange Table (Schedule 2-A).
3. Civic and recreational uses such as church sites, schools and park sites may be developed within any phase.
4. The quantities of Residential, Commercial, Industrial and Office uses may be carried cumulatively through all phases. (See Section 3 of the Amended and Restated Development Order.)
5. Development of Phases 2 and 3 of this DRI and PUD zoning may begin prior to their scheduled commencement dates without affecting their respective completion dates, provided that the conditions of this Development Order are met as to development within the respective Phase and Village or Affiliated Village(s).

Exhibit E
Authorization Letters

Agent Authorization

City of Jacksonville
Planning and Development Department
214 N. Hogan St. Edward Ball Bldg. Ste. 300
Jacksonville, Florida 32202

Re: Agent Authorization for Property located at 0 Oakleaf Plantation Parkway with
RE # 442-1000

Ladies and Gentlemen,

You are hereby advised that the undersigned is the owner of the property described in **Exhibit** attached hereto. Said owner hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, England-Thims & Miller, Inc. and Regional Development, LLC to act as agents to file an application(s) for an amendment/change to the Villages of Argyle Development of Regional Impact Development Order ("DRI/DO"), zoning modification to the Villages of Argyle Planned Unit Development ("PUD"), land use amendment and such other land use approvals and development permits 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 changes for the above-referenced property.

**NORTH EAST DISTRICT, FLORIDA ANNUAL
CONFERENCE, UNITED METHODIST CHURCH,
INC.**, a Florida non-profit corporation

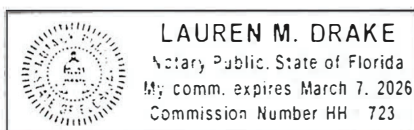
By: 


Name: Craig A. Smelser

Title: Treasurer

STATE OF Florida
COUNTY OF Polk

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 8th day of January, 2024, by Craig Smelser, as Treasurer of **NORTH EAST DISTRICT, FLORIDA ANNUAL CONFERENCE, UNITED METHODIST CHURCH, INC.**, a Florida non-profit corporation, on behalf of said entity. S/he ☒ is personally known to me or ☐ has produced _____ as identification.




Notary Public, State of Florida
Lauren Drake
Notary's Printed Name
My Commission Expires: March 7, 2026



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

Detail by Entity Name

Florida Not For Profit Corporation

NORTH EAST DISTRICT, FLORIDA ANNUAL CONFERENCE, UNITED METHODIST CHURCH, INC.

Filing Information

Document Number	N05000005329
FEI/EIN Number	20-2888605
Date Filed	05/23/2005
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	06/30/2005
Event Effective Date	07/01/2005

Principal Address

1415 LASALLE ST
JACKSONVILLE, FL 32207

Mailing Address

1415 LASALLE ST
JACKSONVILLE, FL 32207

Registered Agent Name & Address

SMELSER, CRAIG
FL CONFERENCE OF THE UMC
450 MARTIN L KING JR AVE
FINANCIAL SERVICES - 2ND FLOOR
LAKELAND, FL 33815

Name Changed: 05/08/2020

Address Changed: 05/08/2020

Officer/Director Detail

Name & Address

Title P

Richards, Ben
1415 LASALLE ST
JACKSONVILLE, FL 32207

Exhibit 1

Title Director

FOSHEE, DURWOOD
1415 LaSalle Street
Jacksonville, FL 32207

Title Director

Painter, Steven
1415 LaSalle Street
Jacksonville, FL 32207

Title Secretary

Ahrens-Sims, Jennifer
1415 LASALLE ST
JACKSONVILLE, FL 32207

Title Director

Scott, Derrick
1415 LASALLE ST
JACKSONVILLE, FL 32207

Title Director

SMELSER, CRAIG
FL CONFERENCE OF THE UMC
450 MARTIN L KING JR AVE
FINANCIAL SERVICES - 2ND FLOOR
LAKELAND, FL 33815

Annual Reports

Report Year	Filed Date
2022	04/20/2022
2023	04/17/2023
2023	06/29/2023

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01/11/2007 -- ANNUAL REPORT	View image in PDF format
04/10/2006 -- ANNUAL REPORT	View image in PDF format
06/30/2005 -- Merger	View image in PDF format
06/30/2005 -- Merger	View image in PDF format
05/23/2005 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

Agent Authorization

City of Jacksonville
Planning and Development Department
214 N. Hogan St. Edward Ball Bldg. Ste. 300
Jacksonville, Florida 32202

**Re: Agent Authorization for Property located at 0 Oakleaf Plantation Parkway with
RE # 002442-1000**

Ladies and Gentlemen,

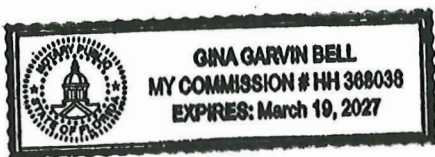
You are hereby advised that the undersigned is under contract to purchase the property described in **Exhibit 1** attached hereto and hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC and England-Thims & Miller, Inc. to act as agents to file an application(s) for an amendment/change to the Villages of Argyle Development of Regional Impact Development Order ("DRI/DO"), zoning modification to the Villages of Argyle Planned Unit Development ("PUD"), land use amendment and such other land use approvals and development permits 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 changes for the above-referenced property.

REGIONAL DEVELOPMENT, LLC, a Florida limited liability company

By: [Signature]
Name: Charles W. Arnold III
Title: President

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 14th day of December, 2023, by Charles W. Arnold III, as President of **REGIONAL DEVELOPMENT, LLC**, a Florida limited liability company, on behalf of said entity. S/he ☒ is personally known to me or ☐ has produced _____ as identification.



[Signature]
Notary Public, State of Florida
Gina Garvin Bell
Notary's Printed Name
My Commission Expires: 3/19/2027



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Detail by Entity Name

Florida Limited Liability Company
REGIONAL DEVELOPMENT, LLC

Filing Information

Document Number L07000084423
FEI/EIN Number 26-0731925
Date Filed 08/16/2007
State FL
Status ACTIVE

Principal Address

50 Silver Forest Drive, Suite 203
ST AUGUSTINE, FL 32092

Changed: 07/19/2023

Mailing Address

50 Silver Forest Drive, Suite 203
ST AUGUSTINE, FL 32092

Changed: 07/19/2023

Registered Agent Name & Address

F & L CORP.
ONE INDEPENDENT DR. SUITE 1300
JACKSONVILLE, FL 32202-5017

Authorized Person(s) Detail

Name & Address

Title P

ARNOLD, CHARLES WIII
3030 HARTLEY ROAD STE 140
JACKSONVILLE, FL 32257

Title VP

ARNOLD, KATHERINE J
3030 HARTLEY ROAD STE 140
JACKSONVILLE, FL 32257

Exhibit 1

Title S

BELL, GINA G
 3030 HARTLEY ROAD STE 140
 JACKSONVILLE, FL 32257

Annual Reports

Report Year	Filed Date
2021	03/10/2021
2022	03/22/2022
2023	01/19/2023

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04/03/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
08/16/2007 -- Florida Limited Liability	View image in PDF format

Agent Authorization

City of Jacksonville
Planning and Development Department
214 N. Hogan St. Edward Ball Bldg. Ste. 300
Jacksonville, Florida 32202

**Re: Agent Authorization for Property located at 0 Oakleaf Plantation Parkway with
RE # 002442-1000**

Ladies and Gentlemen,

You are hereby advised that the undersigned is the Master Developer of the AFI Affiliated Villages portion of the Villages of Argyle Development of Regional Impact ("DRI"). Said Master Developer hereby authorizes the filing of an application(s) for an amendment/change to the Villages of Argyle Development of Regional Impact Development Order ("DRI/DO") and a zoning modification to the Villages of Argyle Planned Unit Development ("PUD") relating to new DRI Parcel 52.

AFI ASSOCIATES, INC., a Florida corporation

By: Cody Hutson
Name: Cody Hutson
Title: President

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 20th day of December, 2023, by Cody Hutson, as President of **AFI ASSOCIATES, INC.**, a Florida corporation, on behalf of said entity. S/he ☒ is personally known to me or ☐ has produced _____ as identification.



BEVERLY L. CUNNINGHAM
Notary Public
State of Florida
Comm# HH445328
Expires 11/20/2027

Beverly L. Cunningham
Notary Public, State of Florida
Beverly L. Cunningham
Notary's Printed Name
My Commission Expires: 11/20/2027



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Detail by Entity Name

Florida Profit Corporation
AFI ASSOCIATES, INC.

Filing Information

Document Number P93000014791
FEI/EIN Number 59-3166834
Date Filed 02/26/1993
State FL
Status ACTIVE

Principal Address

50 SILVER FOREST DR.
STE 200
ST. AUGUSTINE, FL 32092

Changed: 05/01/2023

Mailing Address

50 SILVER FOREST DR.
STE 200
ST. AUGUSTINE, FL 32092

Changed: 05/01/2023

Registered Agent Name & Address

HANNON, GARY F
50 SILVER FOREST DR.
STE 200
ST. AUGUSTINE, FL 32092

Name Changed: 04/28/2014

Address Changed: 05/01/2023

Officer/Director Detail

Name & Address

Title PRESIDENT

HUTSON, DAVID W
50 SILVER FOREST DR.
STE 200

Exhibit 1

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ST. AUGUSTINE, FL 32092

Title VICE PRESIDENT

Metcalf, John G.
 50 SILVER FOREST DR.
 STE 200
 ST. AUGUSTINE, FL 32092

Title VICE PRESIDENT

HANNON, GARY F
 50 SILVER FOREST DR.
 STE 200
 ST. AUGUSTINE, FL 32092

Title PRESIDENT

HUTSON, CODY W
 50 SILVER FOREST DR.
 STE 200
 ST. AUGUSTINE, FL 32092

Title SECRETARY / TREASURER

CUNNINGHAM, BEVERLY L
 50 SILVER FOREST DR.
 STE 200
 ST. AUGUSTINE, FL 32092

Title VICE PRESIDENT

BRYAN, KIMBERLY S
 50 SILVER FOREST DR.
 STE 200
 ST. AUGUSTINE, FL 32092

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Report Year	Filed Date
2021	04/30/2021
2022	04/28/2022
2023	05/01/2023

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04/04/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

Exhibit F

Prior Map H approved by City Resolution 1999-876-A

GRAPHIC SCALE
(IN FEET)
1" = 3000' FEET

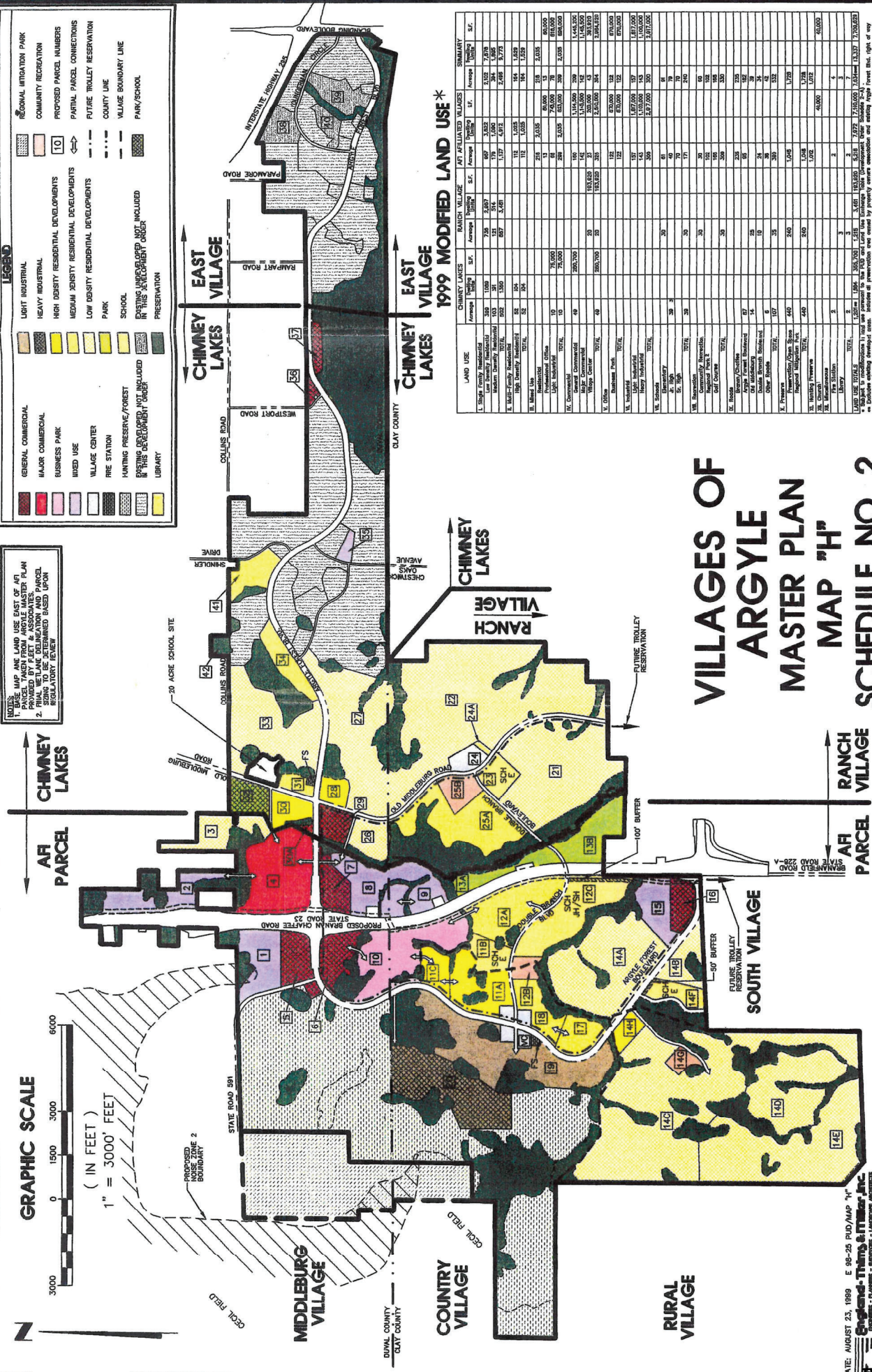
NOTES:
1. BASE MAP AND LAND USE EAST OF AIR PARCEL FROM ARGYLE MASTER PLAN
2. FINAL MAP DELINEATION AND PARCEL SHADING TO BE DETERMINED BASED UPON RESERVATION ZONE

LEGEND

	GENERAL COMMERCIAL		LIGHT INDUSTRIAL
	MAJOR COMMERCIAL		HEAVY INDUSTRIAL
	BUSINESS PARK		HIGH DENSITY RESIDENTIAL DEVELOPMENTS
	MIXED USE		MEDIUM DENSITY RESIDENTIAL DEVELOPMENTS
	VILLAGE CENTER		LOW DENSITY RESIDENTIAL DEVELOPMENTS
	FIRE STATION		PARK
	HUNTING PRESERVE/FOREST		SCHOOL
	BITING DEVELOPED NOT INCLUDED IN THIS DEVELOPMENT ORDER		EXISTING UNDEVELOPED NOT INCLUDED IN THIS DEVELOPMENT ORDER
	LIBRARY		VILLAGE BOUNDARY LINE
			PARK/SCHOOL

PROPOSED PARCEL NUMBERS

	PROPOSED PARCEL NUMBERS
	PARTIAL PARCEL CONNECTIONS
	FUTURE TROLLEY RESERVATION
	COUNTY LINE
	VILLAGE BOUNDARY LINE
	PARK/SCHOOL



VILLAGES OF ARGYLE MASTER PLAN MAP "H" SCHEDULE NO. 2

LAND USE		CHIMNEY LAKES		AIR AFFILIATED VILLAGES		SUMMARY	
Area	Acres	Area	Acres	Area	Acres	Area	Acres
1. Single-Family Residential	360	1,000	730	2,087	487	3,102	7,819
2. Medium-Density Residential	103	381	178	1,090	304	1,491	1,859
3. High-Density Residential	202	1,050	107	5,461	1,127	6,714	2,472
4. Multi-Family Residential	62	84	112	1,035	164	1,439	1,649
5. Mixed Use	101	24	112	1,035	164	1,439	1,649
6. Office	10	70,000	21	2,035	21	2,035	86,000
7. Commercial	10	70,000	21	2,035	21	2,035	86,000
8. Industrial	10	70,000	21	2,035	21	2,035	86,000
9. Community	48	280,700	20	103,630	15	1,100,000	1,100,000
10. Major Commercial	48	280,700	20	103,630	15	1,100,000	1,100,000
11. Major Industrial	48	280,700	20	103,630	15	1,100,000	1,100,000
12. Office	10	70,000	21	2,035	21	2,035	86,000
13. Industrial	10	70,000	21	2,035	21	2,035	86,000
14. Community	10	70,000	21	2,035	21	2,035	86,000
15. Office	10	70,000	21	2,035	21	2,035	86,000
16. Industrial	10	70,000	21	2,035	21	2,035	86,000
17. Community	10	70,000	21	2,035	21	2,035	86,000
18. Office	10	70,000	21	2,035	21	2,035	86,000
19. Industrial	10	70,000	21	2,035	21	2,035	86,000
20. Community	10	70,000	21	2,035	21	2,035	86,000
21. Office	10	70,000	21	2,035	21	2,035	86,000
22. Industrial	10	70,000	21	2,035	21	2,035	86,000
23. Community	10	70,000	21	2,035	21	2,035	86,000
24. Office	10	70,000	21	2,035	21	2,035	86,000
25. Industrial	10	70,000	21	2,035	21	2,035	86,000
26. Community	10	70,000	21	2,035	21	2,035	86,000
27. Office	10	70,000	21	2,035	21	2,035	86,000
28. Industrial	10	70,000	21	2,035	21	2,035	86,000
29. Community	10	70,000	21	2,035	21	2,035	86,000
30. Office	10	70,000	21	2,035	21	2,035	86,000
31. Industrial	10	70,000	21	2,035	21	2,035	86,000
32. Community	10	70,000	21	2,035	21	2,035	86,000
33. Office	10	70,000	21	2,035	21	2,035	86,000
34. Industrial	10	70,000	21	2,035	21	2,035	86,000
35. Community	10	70,000	21	2,035	21	2,035	86,000
36. Office	10	70,000	21	2,035	21	2,035	86,000
37. Industrial	10	70,000	21	2,035	21	2,035	86,000
38. Community	10	70,000	21	2,035	21	2,035	86,000
39. Office	10	70,000	21	2,035	21	2,035	86,000
40. Industrial	10	70,000	21	2,035	21	2,035	86,000
41. Community	10	70,000	21	2,035	21	2,035	86,000
42. Office	10	70,000	21	2,035	21	2,035	86,000
43. Industrial	10	70,000	21	2,035	21	2,035	86,000
44. Community	10	70,000	21	2,035	21	2,035	86,000
45. Office	10	70,000	21	2,035	21	2,035	86,000
46. Industrial	10	70,000	21	2,035	21	2,035	86,000
47. Community	10	70,000	21	2,035	21	2,035	86,000
48. Office	10	70,000	21	2,035	21	2,035	86,000
49. Industrial	10	70,000	21	2,035	21	2,035	86,000
50. Community	10	70,000	21	2,035	21	2,035	86,000
51. Office	10	70,000	21	2,035	21	2,035	86,000
52. Industrial	10	70,000	21	2,035	21	2,035	86,000
53. Community	10	70,000	21	2,035	21	2,035	86,000
54. Office	10	70,000	21	2,035	21	2,035	86,000
55. Industrial	10	70,000	21	2,035	21	2,035	86,000
56. Community	10	70,000	21	2,035	21	2,035	86,000
57. Office	10	70,000	21	2,035	21	2,035	86,000
58. Industrial	10	70,000	21	2,035	21	2,035	86,000
59. Community	10	70,000	21	2,035	21	2,035	86,000
60. Office	10	70,000	21	2,035	21	2,035	86,000
61. Industrial	10	70,000	21	2,035	21	2,035	86,000
62. Community	10	70,000	21	2,035	21	2,035	86,000
63. Office	10	70,000	21	2,035	21	2,035	86,000
64. Industrial	10	70,000	21	2,035	21	2,035	86,000
65. Community	10	70,000	21	2,035	21	2,035	86,000
66. Office	10	70,000	21	2,035	21	2,035	86,000
67. Industrial	10	70,000	21	2,035	21	2,035	86,000
68. Community	10	70,000	21	2,035	21	2,035	86,000
69. Office	10	70,000	21	2,035	21	2,035	86,000
70. Industrial	10	70,000	21	2,035	21	2,035	86,000
71. Community	10	70,000	21	2,035	21	2,035	86,000
72. Office	10	70,000	21	2,035	21	2,035	86,000
73. Industrial	10	70,000	21	2,035	21	2,035	86,000
74. Community	10	70,000	21	2,035	21	2,035	86,000
75. Office	10	70,000	21	2,035	21	2,035	86,000
76. Industrial	10	70,000	21	2,035	21	2,035	86,000
77. Community	10	70,000	21	2,035	21	2,035	86,000
78. Office	10	70,000	21	2,035	21	2,035	86,000
79. Industrial	10	70,000	21	2,035	21	2,035	86,000
80. Community	10	70,000	21	2,035	21	2,035	86,000
81. Office	10	70,000	21	2,035	21	2,035	86,000
82. Industrial	10	70,000	21	2,035	21	2,035	86,000
83. Community	10	70,000	21	2,035	21	2,035	86,000
84. Office	10	70,000	21	2,035	21	2,035	86,000
85. Industrial	10	70,000	21	2,035	21	2,035	86,000
86. Community	10	70,000	21	2,035	21	2,035	86,000
87. Office	10	70,000	21	2,035	21	2,035	86,000
88. Industrial	10	70,000	21	2,035	21	2,035	86,000
89. Community	10	70,000	21	2,035	21	2,035	86,000
90. Office	10	70,000	21	2,035	21	2,035	86,000
91. Industrial	10	70,000	21	2,035	21	2,035	86,000
92. Community	10	70,000	21	2,035	21	2,035	86,000
93. Office	10	70,000	21	2,035	21	2,035	86,000
94. Industrial	10	70,000	21	2,035	21	2,035	86,000
95. Community	10	70,000	21	2,035	21	2,035	86,000
96. Office	10	70,000	21	2,035	21	2,035	86,000
97. Industrial	10	70,000	21	2,035	21	2,035	86,000
98. Community	10	70,000	21	2,035	21	2,035	86,000
99. Office	10	70,000	21	2,035	21	2,035	86,000
100. Industrial	10	70,000	21	2,035	21	2,035	86,000

DATE: AUGUST 23, 1989 E 98-25 PUD/MAP "H"
Prepared by: **England-Thompson & Associates, Inc.**
10000 N. 10th Ave., Suite 100
Denver, CO 80231
Tel: (303) 733-1100 Fax: (303) 733-1101
E-mail: info@england-thompson.com