

## Application For Rezoning To PUD

### Planning and Development Department Info

**Ordinance #** 2014-0646 **Staff Sign-Off/Date** PMD / N/A  
**Filing Date** N/A **Number of Signs to Post** 2  
**Hearing Dates:**  
**1st City Council** 02/24/2015 **Planning Commission** 02/19/2015  
**Land Use & Zoning** 03/03/2015 **2nd City Council** N/A  
**Neighborhood Association** SARATOGA POINT NEIGHBORHOOD ASSOCIATION  
**Neighborhood Action Plan/Corridor Study** N/A

### Application Info

**Tracking #** 739 **Application Status** PENDING  
**Date Started** 11/13/2014 **Date Submitted** N/A

### General Information On Applicant

**Last Name**  **First Name**  **Middle Name**   
**Company Name**  
  
**Mailing Address**  
  
**City**  **State**  **Zip Code**   
**Phone**  **Fax**  **Email**

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name**  **First Name**  **Middle Name**   
**Company/Trust Name**  
  
**Mailing Address**  
  
**City**  **State**  **Zip Code**   
**Phone**  **Fax**  **Email**

**Last Name**  **First Name**  **Middle Name**   
**Company/Trust Name**  
  
**Mailing Address**

6117 ATLANTIC BOULEVARD

**City**

JACKSONVILLE

**State**

FL

**Zip Code**

32211

**Phone**

9043583300

**Fax****Email****Property Information**Previous Zoning Application Filed For Site? 

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 134174 0000	2	2	CO	PUD

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

**Existing Land Use Category**

RPI

Land Use Category Proposed? 

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 0.35

Development Number N/A

Proposed PUD Name MCGRATH GIBSON ATLANTIC BLVD

**Justification For Rezoning Application**

OWNER IS SURROUNDED ACROSS THE STREET AND EVEN NEXT DOOR WITH BUSINESSES THAT CAN HAVE ILLUMINATED SIGNS. OWNER WISHES TO BE ABLE TO ADVERTISE ITS SERVICES AND PRODUCTS IN A SIMILAR MANNER. THERE WILL BE NO DIRECT VISUAL REFLECTION OF PROPOSED SIGNAGE TO ANY RESIDENTIAL COMMUNITY AND NO HARSH VISUAL IMPACT TO TRAFFIC ALONG THIS COMMERCIAL GRADE OF ATLANTIC BLVD.

**Location Of Property****General Location****House #**

6117

**Street Name, Type and Direction**

ATLANTIC BV

**Zip Code**

32211

**Between Streets**

RIVER HILLS CIR W

and

RIVER HILLS CIR E

**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.

- Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C**  Binding Letter.
- Exhibit D**  Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E**  Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F**  Land Use Table
- Exhibit G**  Copy of the deed to indicate proof of property ownership.

### Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H**  Aerial Photograph.
- Exhibit I**  Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J**  Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).
- Exhibit K**  Site Location Map.

### Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

### Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

### Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**

**0.35 Acres @ \$10.00 /acre: \$10.00**

**3) Plus Notification Costs Per Addressee**

**50 Notifications @ \$7.00 /each: \$350.00**

**4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,360.00**

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# ORDINANCE \_\_\_\_\_

## Legal Description

---

1. 17-12 52-2S-27E .35
2. ARLINGTON RIVERHILLS UNIT #2
3. PT LOTS 29-30 RECD O/R 16094-2428 BLOCK 2

**November 11, 2014**

**Exhibit 1  
Page 1 of 1**

# EXHIBIT A

## Property Ownership Affidavit

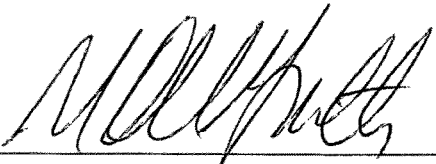
Date: 3/31/2014

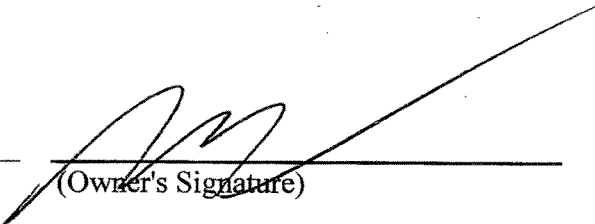
City of Jacksonville  
City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 128 East Forsyth Street, Florida Theatre Building, Suite 700  
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

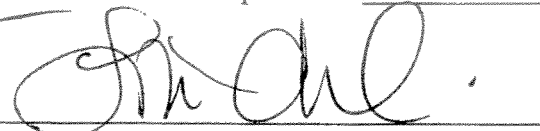
I, Michael D. McGrath & M. Brad Gibson hereby certify that I am the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for **Rezoning to Conventional Zoning**, submitted to the Jacksonville Planning and Development Department.

  
\_\_\_\_\_  
(Owner's Signature)

  
\_\_\_\_\_  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 2 day of April  
(month), 2014 (year) by M. Brad Gibson who is personally  
known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Notary Signature)



# EXHIBIT B

## Agent Authorization

Date: 3/31/2014

City of Jacksonville  
Planning and Development Department  
128 East Forsyth Street, Florida Theatre Building, Suite 700  
Jacksonville, Florida 32202

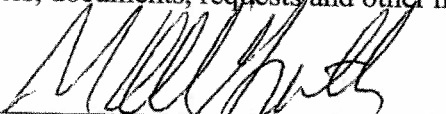
Re: Agent Authorization for the following site location:

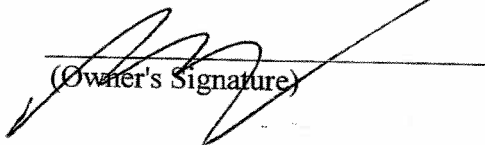
Robert Jammer

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers

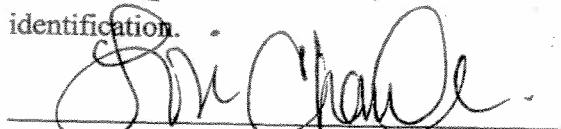
Robert Jammer to act as agent to file application(s) for ReZoning to Conventional Zoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

  
\_\_\_\_\_  
(Owner's Signature)

  
\_\_\_\_\_  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 2 day of April (month), 2014 (year) by Michael McErath, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Notary Signature)



**EXHIBIT B - Agent Authorization Affidavit- Property Owner**

Date: 11/13/14

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

Re: Agent Authorization for the following site location: 6117 Atlantic Blvd.  
Jacksonville, FL 32211

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers \_\_\_\_\_ to act as agent to file application(s) for \_\_\_\_\_ 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.

If Owner is Individual:

If Owner is Entity:\*

By \_\_\_\_\_

Print Name:

Michael D. McGrath, PA M. Brad Gibson, LLC

Print Name: \_\_\_\_\_

By [Signature]

Print Name: Michael McGrath

Its: M. Brad Gibson

\*If Owner is Entity, please provide documentation illustrating that signatory is an authorized representative of Entity; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 13 day of November 2014, by Michael McGrath + Brad Gibson, who is personally known to me or who has produced FL ID as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Lori Chamberlain

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: 5/15/2016



# Exhibit D

## WRITTEN DESCRIPTION

### McGrath Gibson PUD

November 13, 2014

#### I. PROJECT DESCRIPTION

- A. The site at 6117 Atlantic Boulevard contains an existing 3108 square foot building and parking area. Access is from River Hills Circle West. There are no significant variations of elevation or natural water courses.
- B. Project Architect/Planner: N/A
- C. Project Engineer: N/A
- D. Project Developer: N/A
- E. Current Land Use Category: RPI
- F. Current Zoning District: CO
- G. Requested Land Use Category: N/A
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 134174-0000

#### II. QUANTITATIVE DATA

Total Gross Acreage	<input type="text" value="0.35"/>	acres	100	%
Amount of each different land use by acreage				
Single family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text" value="0"/>	d.u.		
Multiple Family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text" value="0"/>	d.u.		
Commercial	<input type="text" value="0.35"/>	acres	<input type="text" value="100"/>	%

Industrial	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Other land use	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total amount of non-residential floor area	<input type="text" value="3108"/>	sq. ft.	<input type="text" value="20"/>	%
Active recreation and/or open space	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Passive open space, wetlands, ponds	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Public and private right-of-way	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Maximum coverage of buildings and structures	<input type="text" value="3108"/>	sq. ft.	<input type="text" value="20"/>	%

### III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?  
**Applicant wishes to have a small pylon illuminated sign at front of office that would parallel Atlantic Boulevard and would have no visual impact to any residential area.**
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City. **No change. The property owner will maintain the site.**
- C. Justification for the rezoning. **Applicant is surrounded by business that can use illuminated signage to advertise their products or services. Applicant wishes to advertise its legal services in a similar manner.**
- D. Phase schedule of construction (include initiation dates and completion dates):  
**Approximately 30 days upon approval.**

### IV. USES AND RESTRICTIONS

- A. Permitted Uses:
  - (1) Medical and dental office or clinics (but not hospitals).
  - (2) Professional and business offices.
  - (3) Schools meeting the performance standards and development criteria set forth in Part 4.
  - (4) Business schools.
  - (5) Libraries, museums and community centers.

- (6) Banks without drive-through, savings and loan institutions, and similar uses.
- (7) Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
- (8) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand alone structure not exceeding 4,000 square feet.
- (9) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (10) Employment office, but not day labor pool.

B. Permissible Uses by Exception:

- (1) Drive thru banks by exception
- (2) All uses permitted by right or permissible by exception in the CRO Zoning District not otherwise listed above will be allowed with the grant of a Zoning Exception by the Planning Commission.

C. Limitations on Permitted or Permissible Uses by Exception:

- (1) Retail sales, display or storage of merchandise shall be subordinate and clearly incidental to a permitted use.
- (2) No vehicles, other than passenger automobiles or trucks of not more than ¾ ton payload capacity or 5,000 lbs actual scale weight shall be used.
- (3) Any request to deviate from these restrictions on the aggregate building area or uses shall be evaluated through the PUD minor modification process with a revised site plan to evaluate the internal and external compatibility of such proposed uses.

D. Permitted Accessory Uses and Structures:

- (1) Pursuant to Section 656.403

## V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* 0.35 acres
- (2) *Minimum lot width:* 60 feet
- (3) *Maximum lot coverage:* 50%
- (4) *Minimum front yard:* 20 feet
- (5) *Minimum side yard:* 10 feet
- (6) *Minimum rear yard:* 20 feet

(7) *Maximum height of structures: 48 feet*

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of River Hills Circle West, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

(1) One (1) double faced, internally illuminated, electronic changing message board, pylon sign not to exceed 46 square feet in area and 20 feet in height.

(2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

**Not required.**

F. Utilities

Water will be provided by JEA

Sanitary sewer will be provided by JEA

Electric will be provided by JEA

## G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

## **VI. DEVELOPMENT PLAN APPROVAL**

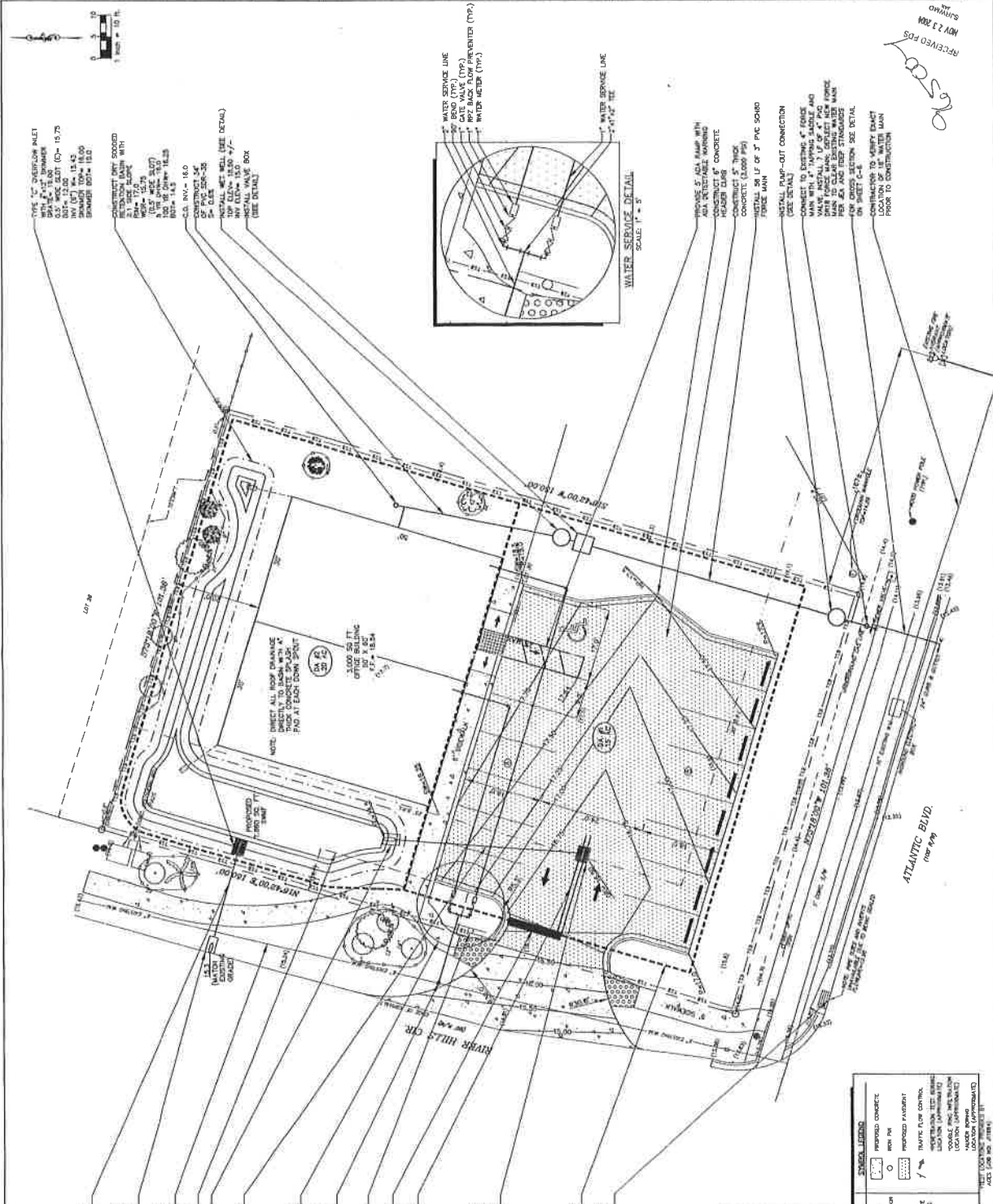
With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

## **V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT.**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

# Exhibit E Site Plan

<b>GEOMETRIC, UTILITY AND GRADING PLAN</b> <small>ADDITIONAL SHEETS ARE AVAILABLE FOR REVIEW IN THE OFFICE OF RIVER HILLS CIRCLE OFFICE</small>		WILLIAM E. (CD) TULLY III, INC. PROJECT: CIVIL ENGINEERING & CONSTRUCTION ADDRESS: 1000 N. ... PHONE: (909) 824-4111, FAX: (909) 824-4325	DATE: 11/11/14 DRAWN BY: MEI CHECKED BY: MEI SCALE: AS SHOWN
--	--	--	---



RECEIVED PDS  
NOV 23 2014  
SUMMARY

25 LF OF 8" PVC @ S<sub>1</sub> = .0000

1" THICK 2' DIA CONCRETE METERS END OF SECTION

CONTRACTOR TO VERIFY LOCATION OF EXISTING MANHOLE PRIOR TO CONSTRUCTION

PROPOSED 10" DIA PRIVATE SIDEWALK ELEMENT

PROPOSED METERS END SECTION

45 LF OF 12" INCHES 12" DIA

FOR WATER CONNECTION SEE DETAIL (THIS SHEET)

2" WATER SERVICE SPILL

FOLLOWING TRANSPORTATION BY CONTRACTOR

PROPOSED STEP SIGN

24" THERMAL PLASTIC STOP SIGN

25 LF OF 4" DOUBLE YELLOW STRIPING

PROPOSED 12" INLET WITH TRAFFIC BEARING 18" IS (5.75" x 14.5")

12" DIA 12" PVC

INSTALL 12" DIA 12" PVC EXISTING INLET PRIOR TO CONSTRUCTION

NOVEMBER 11, 2014  
Exhibit 3  
Page 1 of 1

PROPOSED SITE STAYS			
NO.	DATE	PHASE	REMARKS
1	11/11/14	CONCRETE	CONCRETE METERS END OF SECTION
2	11/11/14	CONCRETE	CONCRETE METERS END OF SECTION
3	11/11/14	CONCRETE	CONCRETE METERS END OF SECTION
4	11/11/14	CONCRETE	CONCRETE METERS END OF SECTION
5	11/11/14	CONCRETE	CONCRETE METERS END OF SECTION
6	11/11/14	CONCRETE	CONCRETE METERS END OF SECTION
7	11/11/14	CONCRETE	CONCRETE METERS END OF SECTION
8	11/11/14	CONCRETE	CONCRETE METERS END OF SECTION
9	11/11/14	CONCRETE	CONCRETE METERS END OF SECTION
10	11/11/14	CONCRETE	CONCRETE METERS END OF SECTION
11	11/11/14	CONCRETE	CONCRETE METERS END OF SECTION
12	11/11/14	CONCRETE	CONCRETE METERS END OF SECTION
13	11/11/14	CONCRETE	CONCRETE METERS END OF SECTION
14	11/11/14	CONCRETE	CONCRETE METERS END OF SECTION
15	11/11/14	CONCRETE	CONCRETE METERS END OF SECTION

# EXHIBIT E

## PUD Site Plan



**2014 FLORIDA PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# P05000128718

**Entity Name:** LAW OFFICES OF MICHAEL D. MCGRATH, P.A.

**Current Principal Place of Business:**

6117 ATLANTIC BLVD  
JACKSONVILLE, FL 32211

**Current Mailing Address:**

6117 ATLANTIC BLVD  
JACKSONVILLE, FL 32211 US

**FEI Number:** 20-3493023

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

MCGRATH, MICHAEL D  
6117 ATLANTIC BLVD  
JACKSONVILLE, FL 32211 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Officer/Director Detail :**

Title            P  
Name            MCGRATH, MICHAEL D  
Address        6117 ATLANTIC BLVD  
City-State-Zip: JACKSONVILLE FL 32211

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** MICHAEL D. MCGRATH

**PRESIDENT**

**03/11/2014**

\_\_\_\_\_  
Electronic Signature of Signing Officer/Director Detail

\_\_\_\_\_  
Date



**2014 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L06000095761

**Entity Name:** M. BRAD GIBSON, LLC

**Current Principal Place of Business:**

6117 ATLANTIC BLVD  
JACKSONVILLE, FL 32211

**Current Mailing Address:**

6117 ATLANTIC BLVD  
JACKSONVILLE, FL 32211 US

**FEI Number:** 20-5637757

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

MCGRATH GIBSON, LLC  
6117 ATLANTIC BLVD  
JACKSONVILLE, FL 32211 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Authorized Person(s) Detail :**

Title            MGR  
Name            GIBSON, MICHAEL B  
Address        6117 ATLANTIC BLVD  
City-State-Zip: JACKSONVILLE FL 32211

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** MICHAEL B. GIBSON

**MANAGER**

**03/11/2014**

\_\_\_\_\_  
Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_  
Date

Sales Price: \$395,000.00

# This Warranty Deed

Made this 4th day of October, 2012 A.D.  
by Ronald T. Ghioto, hereinafter called the grantor, to  
Michael D. McGrath, P. A. and M. Brad Gibson, LLC.  
whose post office address is: 6117 Atlantic Blvd., Jacksonville, Florida 32211  
hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

See Exhibit "A" attached hereto and made a part hereof

**Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and restrictions and prohibitions, the reference to which shall not operate to reimpose same, imposed by governmental authorities, if any, and taxes for the current year.**

**Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.**

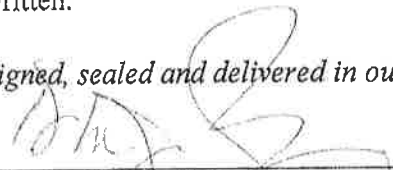

Parcel Identification Number: 134174-0000


**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2011.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:  
  
\_\_\_\_\_  
- Witness  
  
\_\_\_\_\_  
- Witness

  
\_\_\_\_\_  
Ronald T. Ghioto - Seller  
\_\_\_\_\_  
- Seller

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 4th day of October, 2012, by Ronald T. Ghioto who is personally known to me or who has produced a driver license as identification.




EXHIBIT 'A'

Lots 29 and 30, Block 2, Arlington River Hills Unit 2, a subdivision according to the plat thereof recorded at Plat Book 17, Page 12, in the Public Records of Duval County, Florida.

Less and Except:

A portion of Lots 29 and 30, Block 2, as shown on the plat of Arlington River Hills, Unit Two, as recorded in Plat Book 17, page 12, together with a portion of Lots 7 and 8, as shown on Map of Lawrence Point as recorded in Deed Book AB, page 304, of the public records of Duval County, Florida, and being more particularly described as follows: Commence at the intersection of the Southwest corner of Lot 30, Block 2, Arlington River Hills Unit Two, Plat Book 17, page 12 with the North right of way of Atlantic Boulevard; thence South 73 degrees 18 minutes 00 seconds East along said Northerly right of way line, 101.36 feet to the point of beginning; thence North 16 degrees 42 minutes 00 seconds East 150.00 feet; thence South 73 degrees 18 minutes 00 seconds East, 105.00 feet; thence South 16 degrees 42 minutes 00 seconds West, 150.00 feet to the aforementioned Northerly right of way line of Atlantic Boulevard; thence North 73 degrees 18 minutes 00 seconds West along said Northerly right of way line, 105.00 feet to the point of beginning.