

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER SW-17-05

MAY 16, 2017

Location: 11700 San Jose Boulevard
between Loretto Road and Hidden Stagecoach Road

Real Estate Number(s): 158874-0500

Waiver Sought: Section 656.1303(i)(2) Reduce minimum setback
from the right of way from 10 feet to 6.2 feet

Current Zoning District: Commercial/Community General-1 (CCG-1)

Current Land Use Category: Community/ General Commercial (CGC)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council Representative: The Honorable Matt Schellenberg, District 6

Applicant/Agent: James Johns
Solid Rock Engineering
10365 S. Hood Road, #206
Jacksonville, Florida 32257

Owner: PGP Jacksonville, LLC
402 Industrial Lane
Birmingham, Alabama 35211

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver Ordinance 2017-0285 (SW-17-05) seeks to reduce the setback from the right of way, from 10 feet to 6.2 feet for the existing multi-tenant project identification sign, which is being used for the shopping center in the southwest quadrant of the intersection of San Jose Boulevard and Loretto Road. The sign is located on San Jose Boulevard, which is classified as a principal arterial roadway. The location of the sign was determined in the 1980s when the site was first developed as a shopping center. At the time the existing sign was constructed, it complied with the Ordinance Code. However since that time the Code has changed, and further

San Jose Boulevard has likely been widened, reducing the sign's setback from the right-of-way even more.

The shopping center is currently being redeveloped and has been approved for zoning applications related to its redevelopment – Administrative Deviation-16-28, which requested deviations from required landscaping and Exception-16-75, which permits the retail sale and service of on- and off-premises consumption of beer and wine in conjunction with a new tenant, Earth Fare.

The developer is requesting to use the current location of the existing sign as the shopping center is redeveloped; this triggered the request for a sign waiver. The current sign is similar to the characteristics of the area as this stretch of San Jose Boulevard is commercial, and several signs are located at approximately the same distance from the pavement as this sign.

Due to San Jose Boulevard being a state road and subject to Future Land Use Element (FLUE) Policy 1.3.2, the Florida Department of Transportation (FDOT) reviewed the application and had no comments.

FLUE Policy 1.3.2

No zoning variance to reduce the required front yard setback, as established by Land Development Regulations, located on a minor or major arterial or freeway shall be permitted without the written notification of the agency(s) responsible for the maintenance and construction of the adjacent roadway facilities. Said agency(s) shall be permitted adequate opportunity to respond to the variance request and concerns expressed shall be considered prior to variance determination.

NOTICE TO OWNER / AGENT

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

STANDARDS, CRITERIA AND FINDINGS

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

- (i) *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*

Yes. The sign is located just over six (6) feet from the property line which abuts San Jose Boulevard and has been at that location since its construction in the 1980s. The signage is similarly located when considering other commercial signage along San Jose Boulevard, located in the CCG-1 Zoning District, to the east, north and south. The size of the sign is consistent with others in the area and is allowed in the CCG-1 Zoning District by right.

- (ii) *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*

No. The intent of the zoning ordinance as it relates to this request is to not have signage that interferes with site distance visibility or utilities and to promote signage that is consistent with the character of the adjoining community. In this instance, surrounding properties are similar in scale and use such that this waiver will not result in the proliferation of non-conforming signage.

- (iii) *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*

No. The current sign has been in that location for over 30 years. The sign is not located near residential uses as it fronts on San Jose Boulevard, a state road and commercial corridor. Given that this sign has been in existence at that location for decades without complaints, it has been proven that the sign does not interfere with the rights of others, and it is not anticipated that the location of this sign will have any negative impacts on the surrounding area.

- (iv) *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*

No. Although the sign is six (6) feet from the property line, the actual distance to the travel lanes of San Jose Boulevard is approximately 15 feet. The location of the sign does not impede a driver's sight-lines of San Jose Boulevard from the shopping center parking lot, and it leaves space for ingress and egress of vehicular traffic and pedestrians.

- (v) *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*

No. The proposed waiver will not create any conditions that would be distinctly different from the signs located along San Jose Boulevard currently. It is unlikely that the

continued use of this sign in this location will have any detrimental effect on the public health, safety or welfare.

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

Yes. The property is located within, and part of, a major commercial corridor and was developed in 1982. The location of the current sign was determined when the shopping center was originally constructed. Strict enforcement of the regulation would require the sign to be set back further from the property line and roadway, placing the sign in what is now the parking lot's vehicular circulation. This would require redevelopment of the Vehicular Use Area (VUA) and would become a financial burden on the applicant. Given the existing conditions of the site, following the strict letter of the distance regulation would be unduly burdensome on the applicant.

- (vii) *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*

The request is not based upon a desire to reduce the costs associated with compliance, but rather strict enforcement of the regulation would limit the visual impact of the sign and compromise the effectiveness and safety of the current parking lot layout. If the sign is required to relocate, the sign would be encroaching on the internal vehicular circulation used for site ingress and egress. The parking lot would need to be redesigned and reconstructed to accommodate the new location.

- (viii) *Is the request the result of violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicants acquiring the property, not being a direct result of the actions of the current owner?*

No. The request is not a result of an existing violation resulting in a citation notification.

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

No. The request is to allow for the site developer to continue using the existing location of the sign while revitalizing the shopping center and re-facing the existing sign.

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

Yes. Relocating the sign in order to meet the strict regulation of the Zoning Code would require redevelopment of the Vehicular Use Area (VUA) and would become a financial

burden on the applicant. Given the existing conditions of the site, following the strict letter of the distance regulation would be unduly burdensome on the applicant.

SUPPLEMENTARY INFORMATION

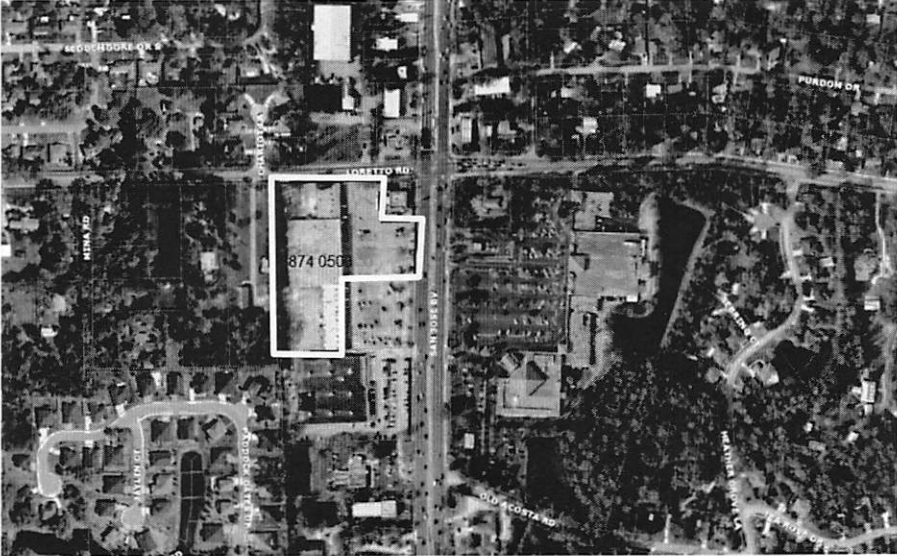
Upon visual inspection of the subject property on April 14, 2017 by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.



*Source: City of Jacksonville Planning & Development Department
Date: April 14, 2017*

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Sign Waiver SW-17-05 be **APPROVED**.



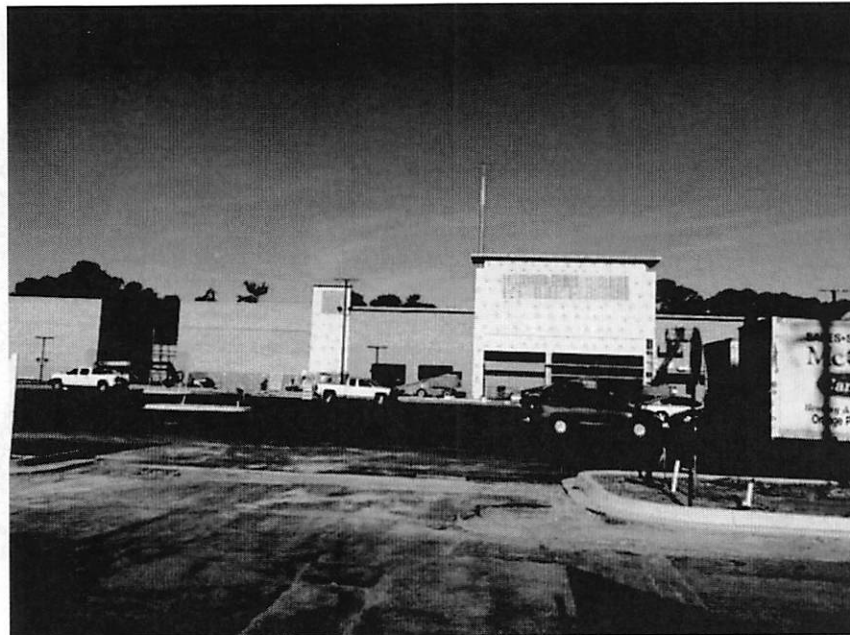
Aerial



Current Sign

Source: City of Jacksonville Planning & Development Department

Date: April 14, 2017



Subject Property

Source: City of Jacksonville Planning & Development Department

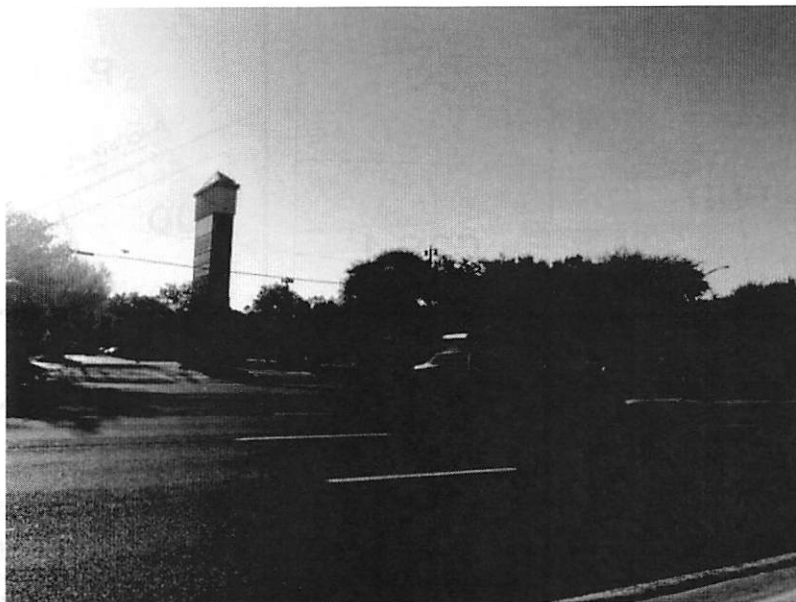
Date: April 14, 2017



San Jose Boulevard facing north

Source: City of Jacksonville Planning & Development Department

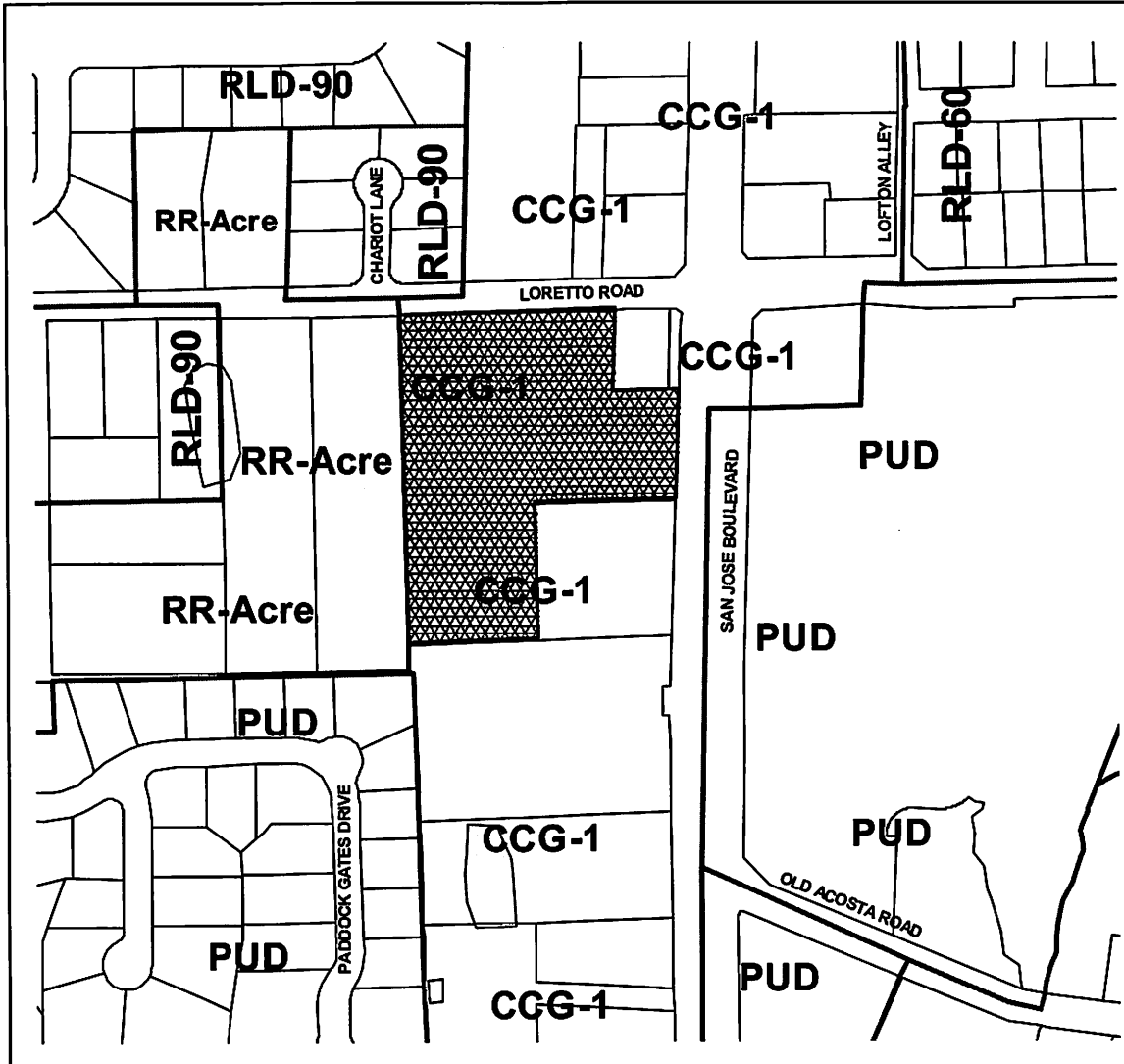
Date: April 14, 2017

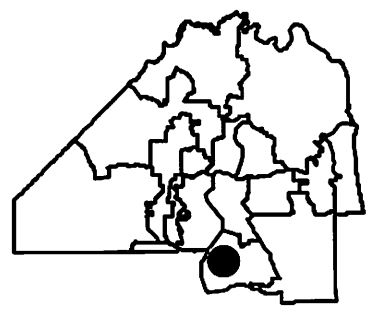



**Property located across San Jose Blvd. from the subject property:
Shopping Center**

Source: City of Jacksonville Planning & Development Department

Date: April 14, 2017



<p>REQUEST SOUGHT:</p> <p>REDUCE SET BACK FROM 10 FT. TO 6.2 FT.</p>	 <p>APPLICATION NUMBER: SW-2017-0005</p>	 <p>0 200 Feet</p> <p>COUNCIL DISTRICT: 06</p> <p>EXHIBIT 2</p>
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11700 San Jose Blvd.

Date Submitted:	3/22/17
Date Filed:	3/24/17

Application Number:	SN-17-05
Public Hearing:	

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

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

For Official Use Only		
Current Zoning District:	CCG-1	Current Land Use Category: CCG
Council District:	6	Planning District: 3
Previous Zoning Applications Filed (provide application numbers): E-16-75; AD-16-28; E-04-12; E-03-13 ; OTHERS		
Applicable Section of Ordinance Code: 656.1303(i)(2)		
Notice of Violation(s): NA		
Neighborhood Associations: OLDE MANDARIN NA; Hammock Oaks Beautification; ^{Hessen Tree Owners Assn} ^{CORNER} ^{OLDS ASSO} ^{SE CPA}		
Overlay: MANDARIN HLT ^{Promenade HOA}		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	3	Amount of Fee: $(36 \times 4 = 252) + 173 = 425$ Zoning Asst. Initials: SS

PROPERTY INFORMATION	
1. Complete Property Address: 11700 San Jose Blvd., Jacksonville, FL 32223	2. Real Estate Number: 158874-0500
3. Land Area (Acres): 4.94	4. Date Lot was Recorded: 05/04/1982
5. Property Located Between Streets: corner of San Jose Blvd and Loretto Road	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

RECEIVED
 MAR 28 2017

7. Waiver Sought:

- Increase maximum height of sign from _____ to _____ feet (maximum request 20% or 5 ft. in height, whichever is less). *Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.
- Increase maximum size of sign from _____ sq. ft. to _____ sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)
- Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed)
- Allow for illumination or change from _____ external to _____ internal lighting
- Reduce minimum setback from 10.00 feet to 6.2 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?
PGP Jacksonville LLC

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

- Yes
No

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

10. Name: PGP Jacksonville LLC	11. E-mail: phillipsch@booksamillion.com
12. Address (including city, state, zip): 402 Industrial Lane Birmingham, AL 35211	13. Preferred Telephone: 205-936-0166

APPLICANT'S INFORMATION (if different from owner)

14. Name:	15. E-mail:
16. Address (including city, state, zip):	17. Preferred Telephone:

CRITERIA

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

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

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

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

SEE ATTACHED

Solid Rock Engineering Consultants, Inc. on behalf of the owners, PGP Jacksonville, LLC., respectfully submits an application for a sign waiver of the following requirements: sign set back distance and current sign design.

We have been informed that the design plans the City has on record for the sign do not match the existing sign, we are requesting that the sign be accepted by the City of Jacksonville as constructed. The existing sign and proposed color/texture is compatible with existing signs on existing parcels such as across the street, please see attached photos.

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

1. *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*

Yes. Please see enclosed photos of existing sign across the street.

2. *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*

No, this section of San Jose Boulevard is zoned CCG-1, the existing sign is in keeping with the intent of the zoning ordinance in place. It was in compliance with governing regulatory agencies regulations when constructed.

3. *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*

No, this sign is located on a fully developed section of San Jose Boulevard, granting this waiver request will allow the owner to update the sign's paint color and provide a more aesthetically pleasing look blending in with adjacent parcel's color schemes which will improve surrounding property values. Please refer to the enclosed color renderings of the proposed revitalized sign.

4. *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*

No, this sign has been in place for decades without issue, it meets FDOT requirements for sight distances at intersections per Index 546 as well as the 10' site intersection requirements per City of Jacksonville Ordinance 656.1218. Relocating this sign 10' off of the property line to meet the current setback requirements will cause the sign to be located in the driving lane in the parking lot and

create a detrimental effect on vehicular traffic patterns and reduce parking available within the parcel.

5. *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*

No. The community is familiar with the current sign location enabling people to easily locate destinations within the shopping center.

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

Yes. Reducing the sign size will reduce the size of words, making it more difficult to read and thereby distracting drivers' eyes from the road. San Jose Boulevard was widened after this sign was installed causing the existing nonconformance.

7. *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*

This request is not based exclusively upon a desire to reduce the cost associated with compliance, this request to leave the sign where it is today and has been without complaints for decades. The size, style and location are familiar to the patronizing community meeting the community's needs. It is minimum necessary to obtain a reasonable communication of the property owner's message.

8. *Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?*

Yes, this sign has existed as-is for decades. The owners acquired this property in 2014 with the sign as it sits today. The owners have made no changes to this sign and have not received a citation to-date and are not aware of any previous citations.

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

Yes, the average age in Mandarin is increasing. The size, location and familiarity of the sign is more located, read and compatible on this site and conforming to surrounding parcel's signs. Moving or reducing the size of this sign will be a detriment to the parcel, the sign's purpose and the community.

10. *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

Yes. Relocating the sign will cause the loss of 10 parking spaces, disrupt flow of traffic on 4 contiguous retail parcels, and impact landscape.

We believe that there is substantial evidence presented above to enable the City Council to grant the waiver request to the sign setback and to accept the sign design as it is today.

ATTACHMENTS

The following attachments must accompany each copy of the application.

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

FILING FEES

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

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

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

AUTHORIZATION

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

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

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

Owner(s)

Print name: Ronald Todd Noden

Signature: 

Applicant or Agent (if different than owner)

Print name: James K. Johns - Solid rock Engineering Consultants, Inc.

Signature: 

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

Owner(s)

Print name: _____

Signature: _____

SUBMITTAL

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

Submit applications to:

Planning and Development Department, Zoning Section

214 North Hogan Street, 2nd Floor

Jacksonville, Florida 32202

(904) 255-8300

EXHIBIT 1

SCHEDULE A- LEGAL DESCRIPTION

THAT CERTAIN PLACE, PARCEL OR TRACT OF LAND, SITUATE LYING AND BEING IN THE COUNTY OF DUVAL, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PART OF THE JUAN GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF LORETTO ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 60 FEET, WITH THE WEST LINE OF STATE ROAD NO. 13 (SAN JOSE BOULEVARD) AS NOW ESTABLISHED FOR A WIDTH OF 100 FEET; RUN THENCE SOUTH 01° 25' 00" WEST ALONG SAID WEST LINE, A DISTANCE OF 150.0 FEET, FOR A POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE SOUTH 01° 25' 00" WEST ALONG SAID WEST LINE, 205.38 FEET; RUN THENCE SOUTH 88° 43' 40" WEST, 253.36 FEET; RUN THENCE SOUTH 01° 34' 55" EAST, 255.0 FEET; RUN THENCE SOUTH 88° 43' 40" WEST, 230.65 FEET; RUN THENCE NORTH 01° 34' 55" WEST, 610.00 FEET TO THE SOUTH LINE OF LORETTO ROAD; THENCE ALONG SAID SOUTH LINE RUN THENCE NORTH 88° 43' 40" EAST, 382.60 FEET; RUN THENCE SOUTH 01° 25' 00" WEST, 160.0 FEET; RUN THENCE NORTH 88° 43' 40" EAST, 120.0 FEET TO THE WEST LINE OF STATE ROAD NO. 13 AND THE POINT OF BEGINNING (BASIC PARCEL).

TOGETHER WITH THAT CERTAIN UNOBSTRUCTED RIGHT OF WAY EASEMENT GRANTED BY AND PURSUANT TO THE TERMS AND CONDITIONS OF THAT CERTAIN GRANT OF EASEMENT (OPEN DITCH) RECORDED AMONG THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN OFFICIAL RECORDS BOOK 5531, PAGE 2042, AS MODIFIED BY EASEMENT MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8107, PAGE 390, ALONG, OVER, THROUGH, ACROSS OR UNDER THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF THE JUAN GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOFTIN ROAD (CLOSED AND ABANDONED BY CITY ORDINANCE NO. 81-441-196, DATED JULY 17, 1981 AND RECORDED IN OFFICIAL RECORDS BOOK 5379, PAGES 925, 926 AND 927, OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE FORMER EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 120 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, AS PER STATE ROAD RIGHT-OF-WAY MAP SECTION 72160-2556 DATED NOVEMBER 28 1983), WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LORETTO ROAD (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE NORTH 88° 40' 48" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 225.00 FEET; THENCE SOUTH 01° 25' 26" WEST, 188.00 FEET; THENCE SOUTH 88° 40' 48" WEST, 204.93 FEET, TO THE INTERSECTION OF THE CURRENT EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13; THENCE SOUTH 01° 25' 26" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 461.76 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11389.16 FEET, AN ARC DISTANCE OF 349.29 FEET; SAID ARC BEING SUBTENDED BY A

DEED Special Warranty Deed-Legal on Schedule A

EXHIBIT 1

CHORD BEARING AND A DISTANCE OF SOUTH 00° 32' 46" WEST, 349.28 FEET, TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ACOSTA ROAD (A 65 FOOT RIGHT-OF-WAY, AS PER CITY OF JACKSONVILLE RIGHT-OF-WAY MAP, DRAWING NO. 145-B-1, FORMERLY DUAL COUNTY RIGHT-OF-WAY MAP); THENCE SOUTH 56° 08' 07" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 61.26 FEET; THENCE SOUTH 67° 24' 16" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 242.93 FEET; THENCE NORTH 02° 23' 07" EAST, 75.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02° 23' 07" EAST 31.97 FEET; THENCE NORTH 67° 24' 26" WEST, 98.12 FEET; THENCE NORTH 29° 46' 23" WEST, 315.31 FEET; THENCE NORTH 89° 36' 53" WEST, 30.43 FEET, TO THE AFORESAID CURRENT EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 AND THE ARC OF A CURVE AFORESAID CURRENT EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 AND THE ARC OF A CURVE TO THE SOUTHWEST; THENCE ALONG LAST SAID LINE AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11389.16 FEET, AN ARC DISTANCE OF 30.01 FEET, SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF SOUTH 01° 03' 50" WEST, 30.01 FEET; THENCE SOUTH 87° 36' 53" EAST 13.16 FEET; THENCE SOUTH 29° 46' 23" EAST, 308.96 FEET; THENCE SOUTH 67° 24' 16" EAST, 119.38 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF THE JUAN GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST DUAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE FORMER EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 120 FOOT THAT RIGHT-OF-WAY AS NOW ESTABLISHED, AS PER STATE ROAD RIGHT-OF-WAY MAP SECTION 72160-2556 DATED NOVEMBER 28, 1983), WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LORETTO ROAD (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE NORTH 88° 40' 48" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 225.00 FEET; THENCE SOUTH 01° 25' 26" WEST, 188.00 FEET; THENCE SOUTH 88° 40' 48" WEST, 204.93 FEET, TO THE INTERSECTION OF THE CURRENT EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13; THENCE SOUTH 01° 25' 26" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 461.76 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11389.16 FEET, AN ARC DISTANCE OF 349.29 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND A DISTANCE OF SOUTH 00° 32' 46" WEST, 349.28 FEET, TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ACOSTA ROAD (A 65 FOOT RIGHT-OF-WAY, AS PER CITY OF JACKSONVILLE RIGHT-OF-WAY MAP, DRAWING NO. 145-B-1, FORMERLY DUAL COUNTY RIGHT-OF-WAY MAP); THENCE SOUTH 56° 08' 07" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 61.26 FEET; THENCE SOUTH 67° 24' 16" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 242.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 67° 24' 16" EAST, ALONG LAST SAID LINE, 255.75 FEET; THENCE NORTH 84° 50' 29" WEST, 18.60 FEET; THENCE NORTH 07° 51' 03" WEST, 26.34 FEET; THENCE NORTH 52° 51' 33" WEST, 32.72 FEET; THENCE NORTH 10° 09' 15" WEST, 43.98 FEET; THENCE NORTH 25° 48' 47" WEST, 57.24 FEET; THENCE NORTH 20° 05' 26" WEST, 23.72 FEET; THENCE NORTH 09° 12' 18" WEST, 41.86 FEET; THENCE NORTH 36° 52' 23" WEST, 31.21

DEED Special Warranty Deed-Legal on Schedule A

EXHIBIT 1

FEET; THENCE NORTH 07° 40' 05" EAST, 33.99 FEET; THENCE NORTH 11° 57' 51" WEST, 30.69 FEET; THENCE NORTH 48° 43' 10" EAST, 23.25 FEET; THENCE NORTH 32° 33' 30" EAST, 11.32 FEET; THENCE NORTH 02° 03' 52" WEST, 15.81 FEET; THENCE NORTH 56° 38' 38" WEST, 14.75 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 76.50 FEET, AN ARC DISTANCE OF 61.77 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 69° 15' 14" WEST, 60.10 FEET, TO THE POINT OF TANGENCY; THENCE NORTH 87° 36' 53" WEST, 44.54 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 47.50 FEET, AN ARC DISTANCE OF 74.61 FEET SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 47° 23' 07" WEST, 67.18 FEET, TO THE POINT OF TANGENCY; THENCE SOUTH 02° 23' 07" WEST, 3.00 FEET, TO THE POINT OF A CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2.50 FEET, AN ARC DISTANCE OF 3.93 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 42° 36' 55" EAST, 3.54 FEET; TO THE POINT OF TANGENCY; THENCE SOUTH 87° 36' 53" EAST, 15.50 FEET; THENCE SOUTH 02° 23' 07" WEST, 181.84 FEET, TO THE POINT OF BEGINNING, TO THE EXTENT THAT SUCH EASEMENT BENEFITS THE ABOVE DESCRIBED BASIC PARCEL ONLY.

ALSO TOGETHER WITH THOSE CERTAIN EASEMENT, PRIVILEGES, AND OTHER RIGHTS GRANTED BY, RESERVED IN, AND PURSUANT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION OF RESTRICTIONS, EASEMENTS AND SHARED MAINTENANCE AND OPERATING AGREEMENT AS RECORDED AMONG THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN OFFICIAL RECORDS VOLUME 5524, PAGE 1458, AS SUBSEQUENTLY AND VARIOUSLY AMENDED IN OFFICIAL RECORDS VOLUME 5553, PAGE 1106, OFFICIAL RECORDS VOLUME 5582, PAGE 627, OFFICIAL RECORDS VOLUME 5654, PAGE 881 AND OFFICIAL RECORDS VOLUME 11614, page 797, OVER, UNDER, THROUGH, AND ACROSS THE FOLLOWING PARCELS, BEING REVISED PARCEL A: PARCEL C FOR DRAINAGE AND UNDERGROUND UTILITIES, AND EASEMENT RIGHTS OVER LAND IN PARCEL D NOT USED AS BUILDING CONSTRUCTION FOR DRAINAGE FACILITIES AND UNDERGROUND FACILITIES.

REVISED PARCEL "A"

BEING A PART OF THE JUAN GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR A POINT OF BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LORETTO ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 60 FEET, WITH THE WEST LINE OF STATE ROAD NO. 13 (SAN JOSE BOULEVARD) AS NOW ESTABLISHED FOR A WIDTH OF 100 FEET; RUN THENCE SOUTH 01° 25' 00" WEST ALONG SAID LINE OF STATE ROAD NO. 13, A DISTANCE OF 150.0 FEET; RUN THENCE SOUTH 88° 43' 40" WEST, 120.0 FEET; RUN THENCE NORTH 01° 25' 00" EAST, PARALLEL WITH SAID STATE ROAD NO. 13, 150.0 FEET TO THE SOUTH LINE OF LORETTO ROAD; RUN THENCE NORTH 88° 43' 40" EAST ALONG SAID LINE 120.0 FEET TO THE POINT TO BEGINNING.

AND

DEED Special Warranty Deed-Legal on Schedule A

DEED Special Warranty Deed-Legal on Schedule A

ALSO TOGETHER WITH THE RIGHTS CREATED UNDER THAT CERTAIN DECLARATION OF EASEMENT RECORDED IN OFFICIAL RECORDS VOLUME 4468, PAGE 776, AS

(SHOPPING CENTER ACCESS EASEMENT PARCEL).
EAST, A DISTANCE OF 470.65 FEET TO STATE ROAD 13 AND THE POINT OF BEGINNING
THEENCE RUN NORTH 01° 34' 55" WEST, 36.30 FEET; THENCE RUN NORTH 88° 43' 40"
DISTANCE OF 456.41 FEET; RUN THENCE NORTH 01° 50' 30" WEST, 277.74 FEET;
DEPARTING FROM SAID RIGHT OF WAY LINE, RUN SOUTH 88° 43' 40" WEST, A
282.20 FEET AND A CHORD BEARING OF SOUTH 00° 41' 53" WEST; THENCE
DISTANCE OF 282.20 FEET (SAID ARC BEING SUBTENDED BY A CHORD LENGTH OF
AND WITH THE ARC OF SAID CURVE AND SAID WEST LINE RUN SOUTHERLY AN ARC
RADIUS OF 11,509.16 FEET AND A CENTRAL ANGLE OF 00° 30' 00"; THENCE ALONG
THE POINT OF CURVATURE OF A CURVE TO THE RIGHT (SAID CURVE HAVING A
00° WEST ALONG SAID WEST LINE OF STATE ROAD 13, A DISTANCE OF 32.14 FEET TO
FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE SOUTH 01° 25'

LINE, A DISTANCE OF 610.66 FEET TO THE POINT OF BEGINNING.
FOR A WIDTH OF 100 FEET; RUN THENCE SOUTH 01° 25' 00" WEST ALONG SAID WEST
WEST LINE OF STATE ROAD NO. 13 (SAN JOSE BOULEVARD) AS NOW ESTABLISHED
LINE OF LORETTO ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 60 FEET, WITH THE
FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTH

FOLLOWS:
BEING A PART OF JUAN GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27
EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

PARCEL "D"
AND

ROAD 13 AND THE POINT OF BEGINNING.
FEET; RUN THENCE NORTH 88° 43' 40" EAST, 263.36 FEET TO THE WEST LINE OF STATE
RUN SOUTH 88° 43' 40" WEST, 240.0 FEET; RUN THENCE NORTH 01° 34' 55" WEST, 255.0
WEST ALONG SAID WEST LINE, 255.28 FEET; THENCE DEPARTING FROM SAID LINE
FROM POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE SOUTH 01° 25' 00"

ALONG WEST LINE, A DISTANCE OF 355.38 FEET FOR A POINT OF BEGINNING.
ESTABLISHED FOR A WIDTH OF 100 FEET; RUN THENCE SOUTH 01° 25' 00" WEST
THE WEST LINE OF STATE ROAD NO 13 (SAN JOSE BOULEVARD) AS NOW
LINE OF LORETTO ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 60 FEET, WITH
FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTH

DESCRIBED AS FOLLOWS:
BEING A PART OF THE JUAN GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH,
RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY

PARCEL "C"

EXHIBIT 1

MODIFIED BY MODIFICATION OF DECLARATION OF EASEMENT RECORDED IN
OFFICIAL RECORDS VOLUME 5028, PAGE 1131 AND OFFICIAL RECORDS VOLUME 5549,
PAGE 1327, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. END

DEED Special Warranty Deed-Legal on Schedule A

SUBJECT PARCELS B & C (AC EASE NUMBERS: 108914-0000, 108917-0000, 108918-0000)	215,955.57 SF (4,966 ACRES)
ASPHALT COVERED AREA (ASPHALT NUMBERS: 15671-0000, 15672-0000)	65,120.00 SF (1.49 ACRES)
ZONING: R1-1	65,120.00 SF
REQUIRED PAVEMENT AREA: 108,000.00 SF (2.46 ACRES)	108,000.00 SF
REQUIRED PAVEMENT AREA PER LOT (108,000.00 SF / 4 LOTS)	27,000.00 SF
REQUIRED PAVEMENT AREA PER 1,000 SF OF RESTAURANT SPACE (27,000.00 SF / 4 SPACES)	6,750.00 SF
PARCELS A, B & C: 4 SPACES	
PARCELS B & C: 22 SPACES	
PARCELS B & C: 140 SPACES	
PARCELS B & C: 126 SPACES	
PARCELS B & C: 433 SPACES	
TOTAL REQUIRED:	433 SPACES

BIKEWAY: TOTAL REQUIRED, 10.00 FT.
 10.00 FT. (3.05 M)
 10.00 FT. (3.05 M)
 10.00 FT. (3.05 M)
 10.00 FT. (3.05 M)

SUBJECT BUILDING AREA: 215,955.57 SF (4,966 ACRES)
 PROPOSED: 65,120.00 SF
 TOTAL: 108,000.00 SF
 SUBJECT LOT AREA/PARCEL B: 215,955.57 SF (4,966 ACRES)
 PROPOSED: 65,120.00 SF
 TOTAL: 108,000.00 SF

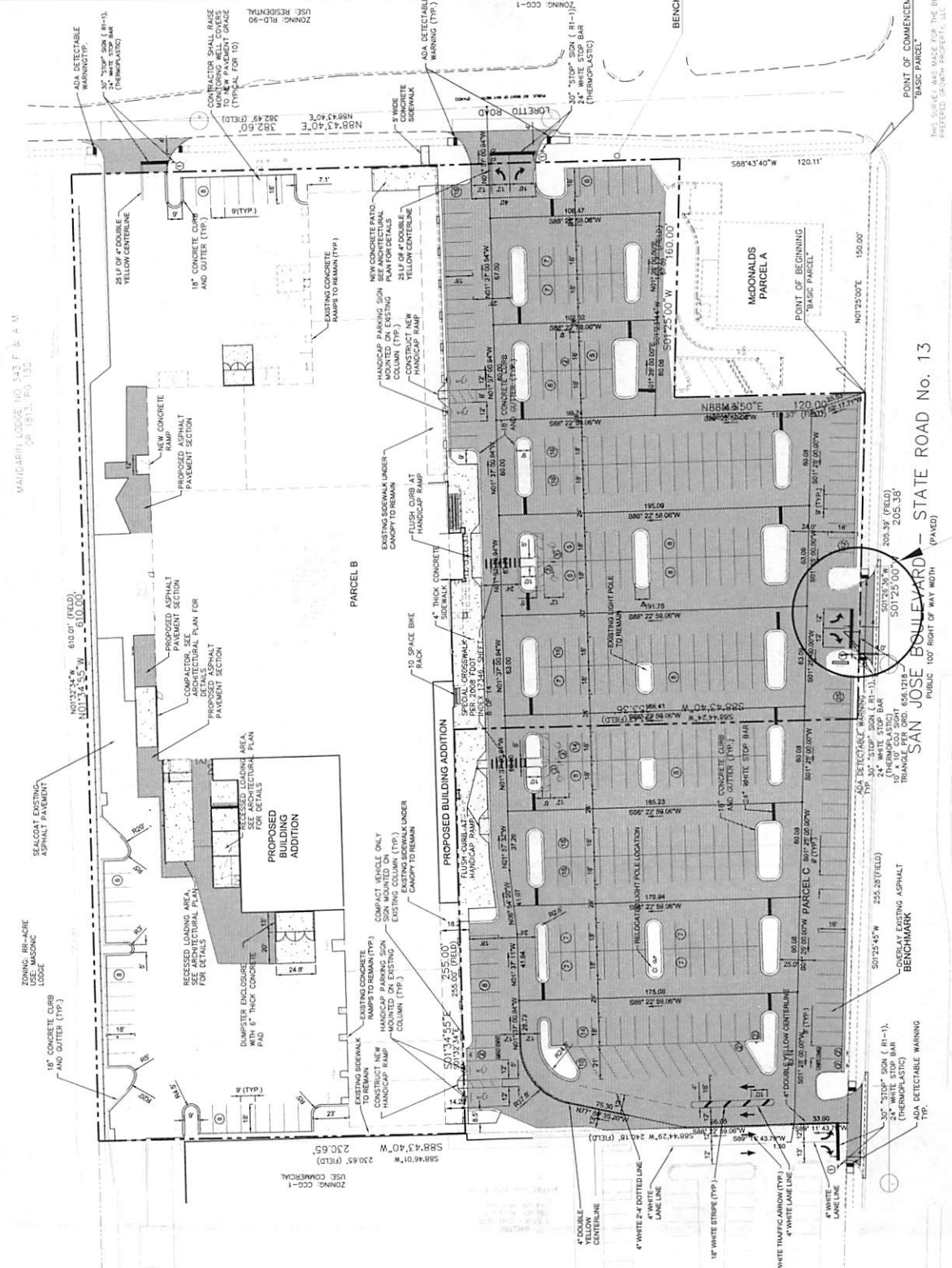
SUBJECT PARCEL BUILDING COVERAGE: 73,320.00 / 215,955.57 = 34.0%
 TOTAL IMPERVIOUS AREA (PARCELS B&C): 108,000.00 SF @ 2%
 PROPOSED: 65,120.00 SF @ 2%
 NET NEW: 42,880.00 SF = 2.5%

LEGEND

- REPLACE EXISTING PAVEMENT WITH NEW ASPHALT SEE SHEET S FOR DETAIL
- ASPHALT SEALCOAT
- CONCRETE SIDEWALK OR PAVEMENT
- # OF STANDARD PARKING STALLS
- ADA DETECTABLE WARNING (TYP.)
- PROPERTY LINE

SIGN LEGEND

TAG: Bicyclist (B-1), Pedestrian (P-1), Fire Department (FD), Fire Department (FD-2), Fire Department (FD-3), Fire Department (FD-4), Fire Department (FD-5)



- NOTES:**
- CONTRACTOR SHALL CONSTRUCT NEW ASPHALT PAVEMENT SECTION IN AREAS WHERE EXISTING ISLANDS HAVE BEEN REMOVED.
 - CONTRACTOR SHALL PROVIDE ADDITIONAL PAVEMENT DETAIL TO BE CONSTRUCTED PRIOR TO OPERATING THE PAVEMENT ENGINEER TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN ACCESS TO MEDICALS AND ADJACENT RETAIL PARCEL TO STATE ROAD NO. 13 AND SAN JOSE BOULEVARD. AGREEMENTS WITH THOSE LAND OWNERS.



SEE SIGN WAIVER PLAN SHEET

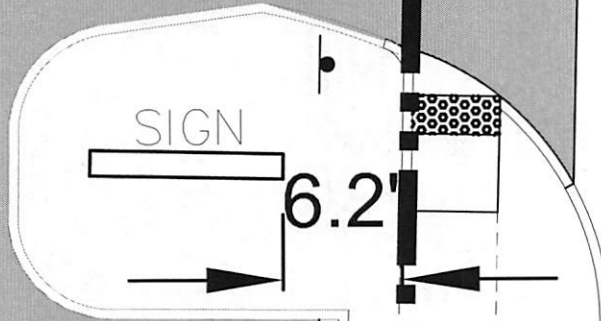
63.09

S01° 25' 00.00"W

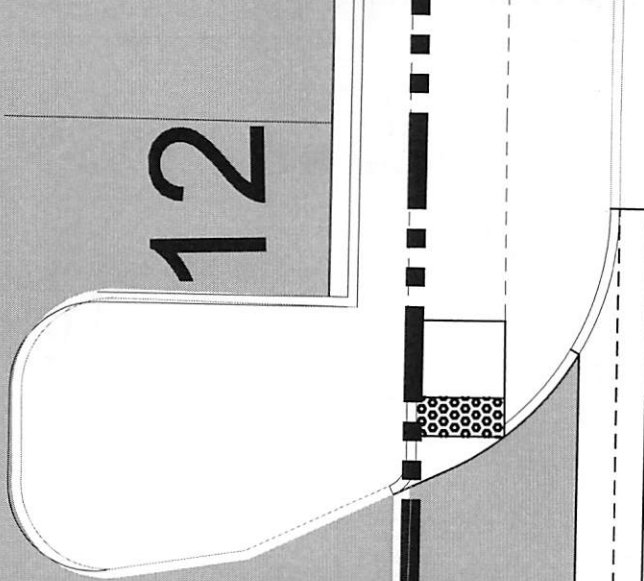
63.09

S01° 25' 00.00"

3



12



SAN JOSE BOULEVARD



SCALE	1"=10'
DRAWING	1 OF 1
DATE	4/4/17
PROJ. NO.	6205

MANDARIN SOUTH
 11700 SAN JOSE BOULEVARD, JACKSONVILLE, FLORIDA
 SIGN WAIVE PLAN

May 2016
Solid Rock
 ENGINEERING CONSULTANTS, INC.
 10365 SOUTH HOOD ROAD, SUITE 206, JACKSONVILLE, FLORIDA 32257
 PH: (904) 425-6711 - FAX: (904) 425-6711
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 391



ALTA CSM LAND TITLE SURVEY
SOUTH, RANGE 22 EAST, DUVAL COUNTY, FLORIDA.
A PORTION OF SECTION 39 OF THE JUAN GARCIA GRANT, TOWNSHIP 4

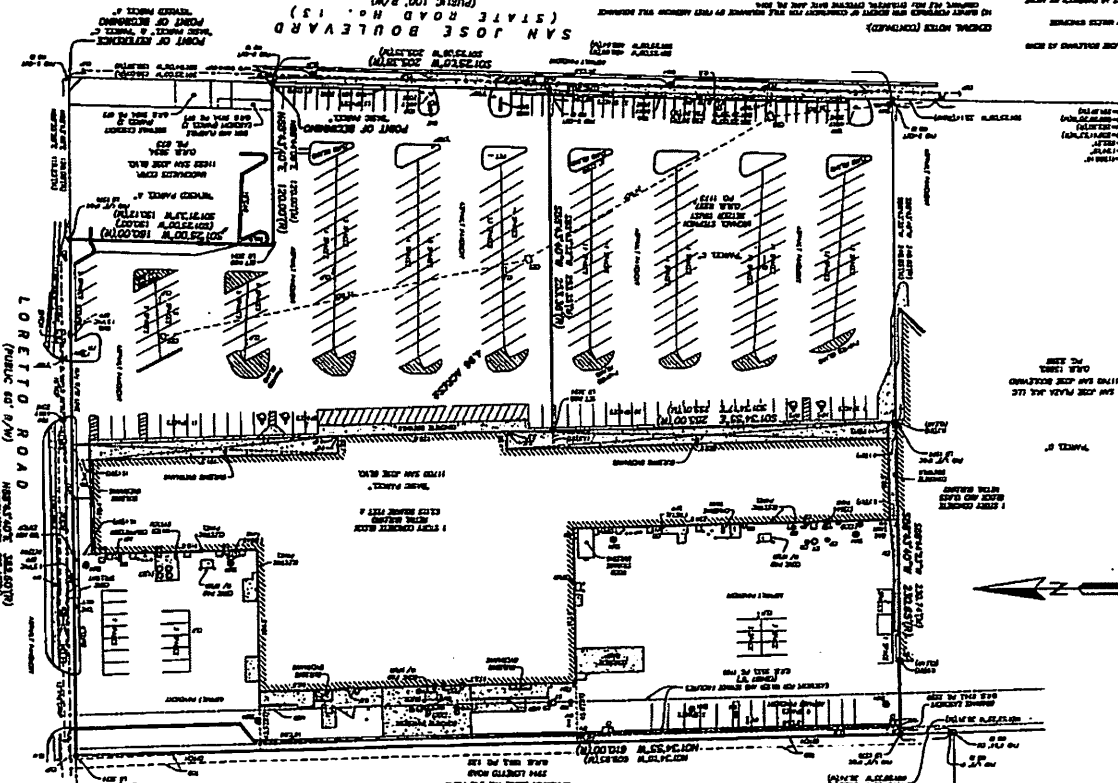
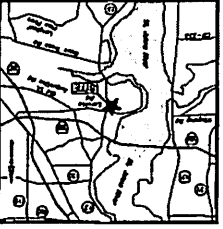


Table with 2 columns: Lot Number and Area (Acres). Lists lots 1 through 10.

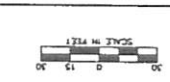


ALTA CSM LAND TITLE SURVEY
SOUTH, RANGE 22 EAST, DUVAL COUNTY, FLORIDA.
A PORTION OF SECTION 39 OF THE JUAN GARCIA GRANT, TOWNSHIP 4

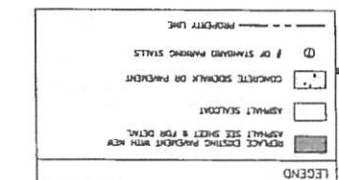
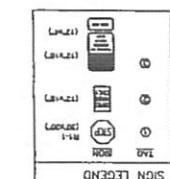
Vertical text on the right side of the page, likely a continuation of the survey description or legal notes.

SHEET NO. 3
 DATE: 5/28/18
 DRAWN BY: JAV
 CHECKED BY: JAV
 PROJECT: POP JACKSONVILLE, LLP
 SCALE: 1"=20'
 THIS DRAWING IS THE PROPERTY OF SOLID ROCK ENGINEERING CONSULTANTS, INC.

SOLID ROCK
 ENGINEERING CONSULTANTS, INC.
 CIVIL ENGINEERING FROM THE OREGON BOARD
 1580 SOUTH OREGON AVENUE SUITE 1000, PORTLAND, OREGON 97202
 TEL: 503.253.2323 FAX: 503.253.2324
 WWW.SOLIDROCK.COM

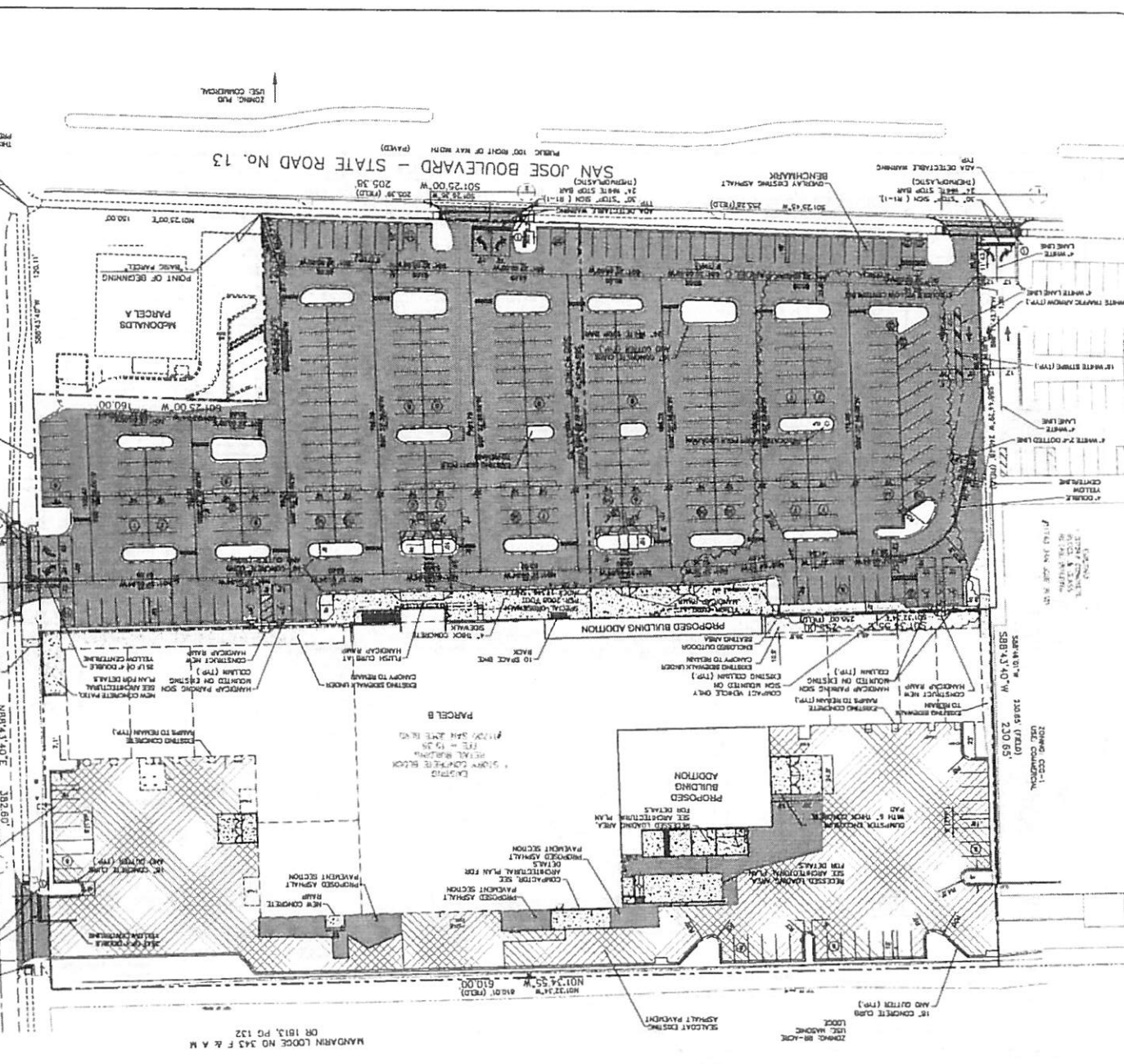


THIS DRAWING WAS MADE FOR THE BENEFIT OF
 PROJECTED GROWN PROPERTY, LLC.
 POINT OF COMMENCEMENT
 1. CONTRACTOR SHALL MAINTAIN ACCESS TO
 PARCELS AND ADJACENT STRIP PARKING
 AGREEMENTS WITH THOSE LAND OWNERS.
 2. CONTRACTOR SHALL MAINTAIN ACCESS TO
 PARCELS AND ADJACENT STRIP PARKING
 AGREEMENTS WITH THOSE LAND OWNERS.
 3. CONTRACTOR SHALL MAINTAIN ACCESS TO
 PARCELS AND ADJACENT STRIP PARKING
 AGREEMENTS WITH THOSE LAND OWNERS.



DATA SUMMARY

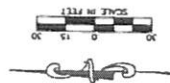
PARCEL A	1.82 ACRES	79,200 SQ FT
PARCEL B	1.82 ACRES	79,200 SQ FT
PARCEL C	1.82 ACRES	79,200 SQ FT
PARCEL D	1.82 ACRES	79,200 SQ FT
PARCEL E	1.82 ACRES	79,200 SQ FT
PARCEL F	1.82 ACRES	79,200 SQ FT
PARCEL G	1.82 ACRES	79,200 SQ FT
PARCEL H	1.82 ACRES	79,200 SQ FT
PARCEL I	1.82 ACRES	79,200 SQ FT
PARCEL J	1.82 ACRES	79,200 SQ FT
PARCEL K	1.82 ACRES	79,200 SQ FT
PARCEL L	1.82 ACRES	79,200 SQ FT
PARCEL M	1.82 ACRES	79,200 SQ FT
PARCEL N	1.82 ACRES	79,200 SQ FT
PARCEL O	1.82 ACRES	79,200 SQ FT
PARCEL P	1.82 ACRES	79,200 SQ FT
PARCEL Q	1.82 ACRES	79,200 SQ FT
PARCEL R	1.82 ACRES	79,200 SQ FT
PARCEL S	1.82 ACRES	79,200 SQ FT
PARCEL T	1.82 ACRES	79,200 SQ FT
PARCEL U	1.82 ACRES	79,200 SQ FT
PARCEL V	1.82 ACRES	79,200 SQ FT
PARCEL W	1.82 ACRES	79,200 SQ FT
PARCEL X	1.82 ACRES	79,200 SQ FT
PARCEL Y	1.82 ACRES	79,200 SQ FT
PARCEL Z	1.82 ACRES	79,200 SQ FT



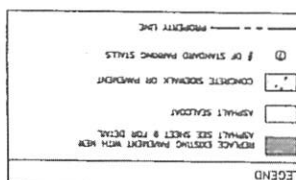
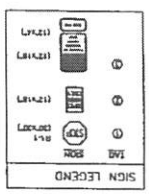
MANDARIN LOOPE NO 343 F & A M
 OR 1813, PG 132

DATE	3/27/18
SCALE	1" = 30'
DRWING NO.	3
PROJECT	MANDARIN SOUTH IMPROVEMENTS
CLIENT	POP JACKSONVILLE, LLP
DESIGNED BY	POP JACKSONVILLE, LLP
CHECKED BY	POP JACKSONVILLE, LLP
APPROVED BY	POP JACKSONVILLE, LLP

SOLID ROCK
 ENGINEERING CONSULTANTS, INC.
 CIVIL ENGINEERING FROM THE GROUND DOWN
 1000 SOUTH OCEA ROAD SUITE 100 JACKSONVILLE, FLORIDA 32209
 (904) 766-1111
 www.solidrock.com

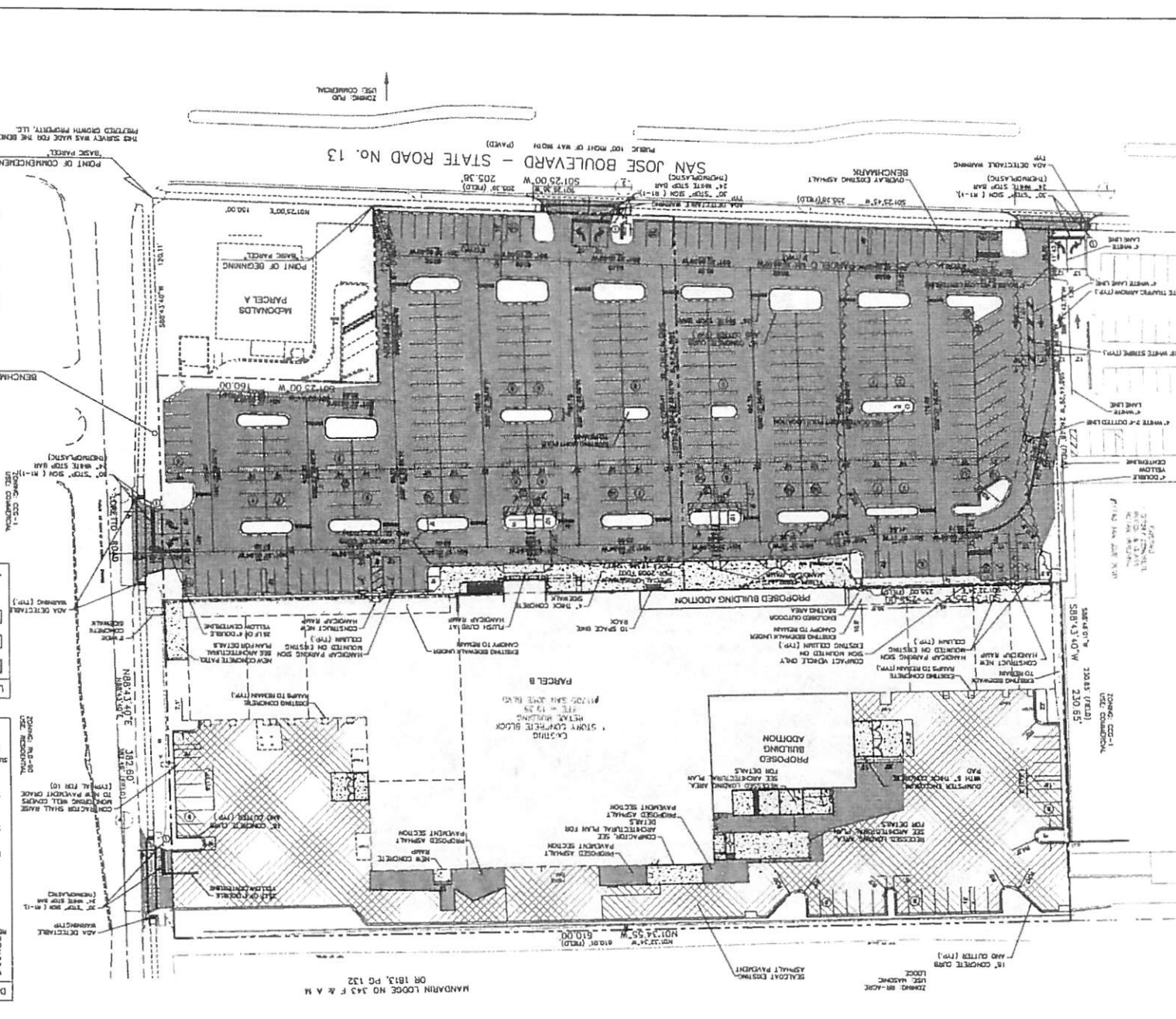


THE SURVEY WAS MADE FOR THE BENEFIT OF
 PERENNIAL GROWTH PROPERTY, LLC.
 BASIC PARCEL
 POINT OF COMMENCEMENT
 1. CONSTRUCTION SHALL CONSTITUTE NEW ASPHALT
 PAVEMENT SECTION IN AREAS WHERE EXISTING
 PAVEMENT HAS BEEN REMOVED.
 2. CONSTRUCTION SHALL PROVIDE APPROXIMATE
 ATTAINMENT OF 1.00% ST IN SLOPE, DRAINAGE
 AND REPLACE EXISTING PAVEMENT SECTIONS
 WHERE TO CONFLICT OR INTERFERE WITH EXISTING
 UTILITIES AND FIELD MARK AREAS PRIOR
 TO CONSTRUCTION.
 3. CONSTRUCTION SHALL MAINTAIN ACCESS TO
 THE SOUTH IN ACCORDANCE WITH EXISTING
 AGREEMENTS WITH THOSE LAND OWNERS.

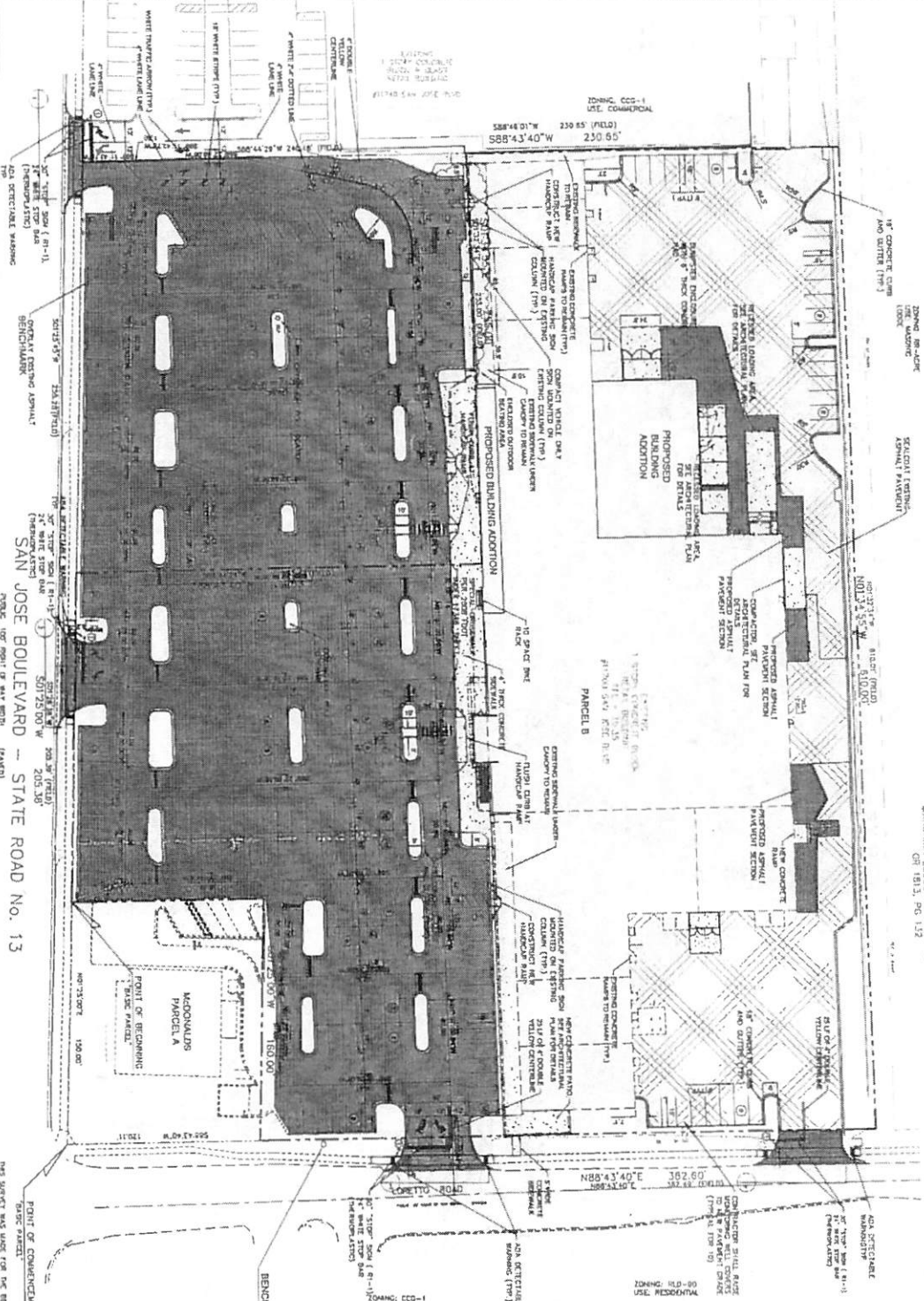


DATA SUMMARY

PARCEL A	11,330 SQ FT
PARCEL B	11,330 SQ FT
PARCEL C	11,330 SQ FT
TOTAL IMPROVEMENT AREA (PARCELS A&B&C)	33,990 SQ FT
TOTAL IMPROVEMENT AREA (PARCELS A&B)	22,660 SQ FT
TOTAL IMPROVEMENT AREA (PARCELS A&C)	22,660 SQ FT
TOTAL IMPROVEMENT AREA (PARCELS B&C)	22,660 SQ FT
TOTAL IMPROVEMENT AREA (PARCELS A,B&C)	33,990 SQ FT
TOTAL IMPROVEMENT AREA (PARCELS A,B)	22,660 SQ FT
TOTAL IMPROVEMENT AREA (PARCELS A,C)	22,660 SQ FT
TOTAL IMPROVEMENT AREA (PARCELS B,C)	22,660 SQ FT
TOTAL IMPROVEMENT AREA (PARCELS A,B&C)	33,990 SQ FT



MANDARIN LODGE NO 143 F & M
 OR 1813, PG 132



MANDARIN LODGE NO. 343 F & A U
OR 151, PG 132

SAN JOSE BOULEVARD
STATE ROAD No. 13
MANDARIN ROAD

POINT OF COMMENCEMENT
FOR THE PROJECT
MANDARIN SOUTH IMPROVEMENTS, LLC

NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD MARKS AGAINST THE EXISTING RECORD PLANS AND FIELD DATA.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD MARKS AGAINST THE EXISTING RECORD PLANS AND FIELD DATA.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD MARKS AGAINST THE EXISTING RECORD PLANS AND FIELD DATA.

LEGEND

- [Symbol] EXISTING STRUCTURE
- [Symbol] PROPOSED STRUCTURE
- [Symbol] CONCRETE STRUCTURE
- [Symbol] STEEL STRUCTURE
- [Symbol] 1/2" OF STAIRWAY OR PARKING
- [Symbol] 1/2" OF STAIRWAY OR PARKING

SIGN LEGEND

- [Symbol] STOP SIGN
- [Symbol] AHEAD SIGN
- [Symbol] NO PARKING SIGN
- [Symbol] NO STANDING SIGN
- [Symbol] NO STOPPING SIGN

DATA SUMMARY

PROJECT NAME: MANDARIN SOUTH IMPROVEMENTS, LLC

DATE: 5/20/18

DRAWN BY: [Name]

CHECKED BY: [Name]

SCALE: AS SHOWN

GEOMETRY PLAN
MANDARIN SOUTH IMPROVEMENTS
FOR
PCP JACKSONVILLE, LLP

SOLID ROCK
ENGINEERING CONSULTANTS, INC.
CIVIL ENGINEERING FROM THE GROUND UP
1515 SOUTH WILSON ROAD SUITE 100 JACKSONVILLE FLORIDA 32218
TEL: 904-791-1111 FAX: 904-791-1112
ALIGNED CERTIFICATE OF ARCHITECTURE NUMBER 10001

MANDARIN LODGE NO. 343 F & A M
OR 1813, PG. 132

DATA SUMMARY

SUBJECT PARCELS 20 & 21 SEE CIVIL PLAN NO. 13071-0000 19871-0000

NEAREST PARCELS 14 & 15 SEE CIVIL PLAN NO. 13071-0000 19871-0000

ALL AREAS ARE SHOWN THEREIN

ZONING: CGC-1

CURRENT LAND USE: RETAIL SHOPPING CENTER

REQUIRED PARKING (TOTAL PARCELS TOTAL):

RETAIL, 3 SPACES PER 1,000 SF, RESTAURANT 1 SPACE PER 4 SEATS	REQUIRED	PROPOSED	DEFICIENCY
PARCELS A	70 SPACES	70 SPACES	0
PARCELS B	13,200 SF ÷ 3 / 1,000 = 231 SPACES	183 SPACES	3-1/2
PARCELS C (NO BUILDING)	0 SPACES	140 SPACES	2
PARCELS D	14,200 SF ÷ 3 / 1,000 = 134 SPACES	124 SPACES	2-3/4
TOTAL REQUIRED:	435 SPACES	433 SPACES	2

BIKEWAY PARKING:
REQUIRED: 5% OF TOTAL REQUIRED, 10 MAX.
PROPOSED: 10

SUBJECT LOT AREAS PARCEL B: 215,025 SF (4.941 ACRES)

PARCEL C: 62,9014 SF (1.442 ACRES)

SUBJECT BUILDING AREA:
EXISTING: 63,120 SF
PROPOSED: 14,500 SF
TOTAL: 77,620 SF

SUBJECT PARCEL BUILDING COVERAGE: 71,530 / 215,935 = 34.0%

TOTAL IMPERVIOUS AREA (PARCELS B+C):
EXISTING: 188,254 SF 84.2%

PROPOSED: 281,318 SF 131.6%

NET NEW: 92,064 SF 2.4%

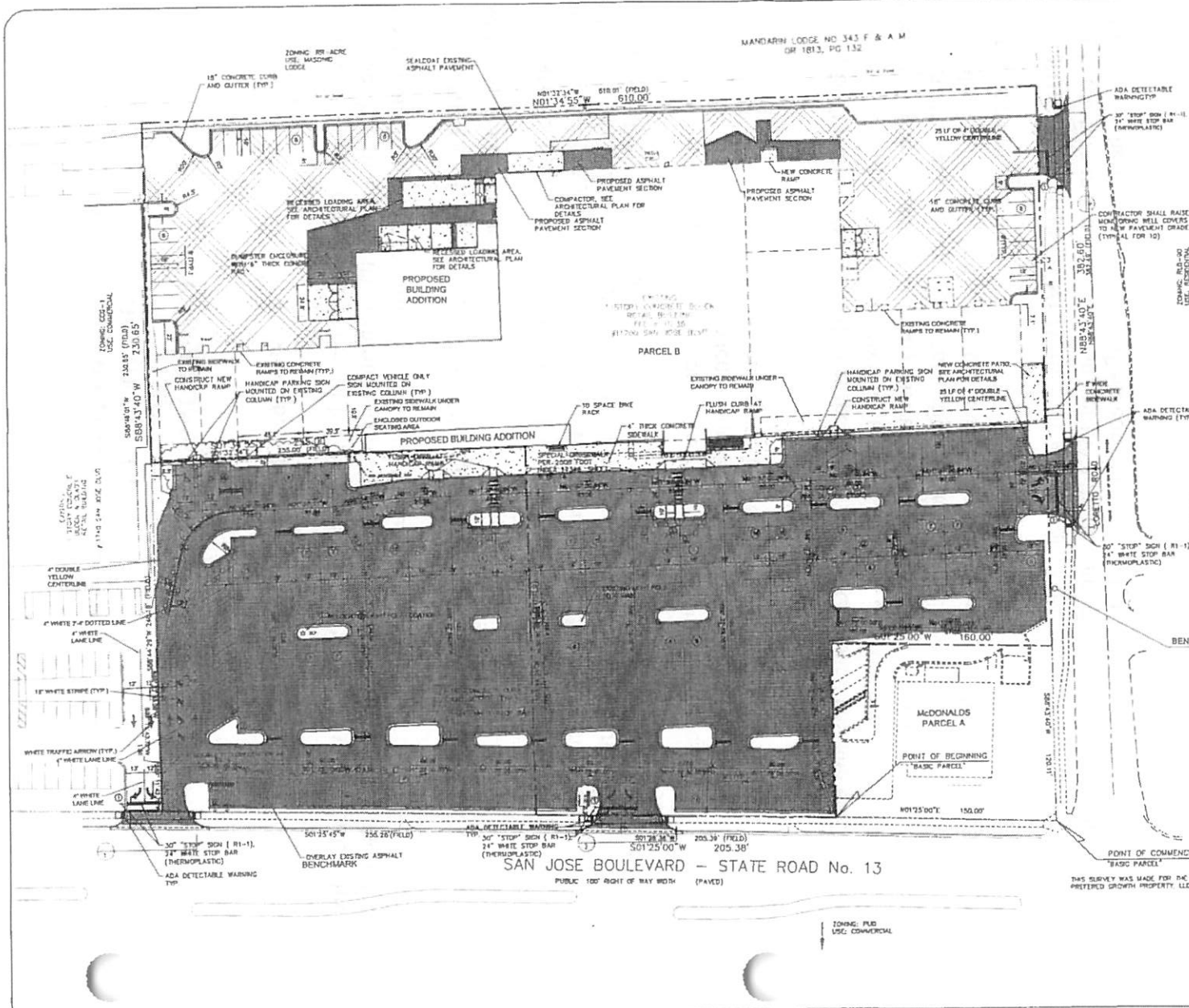
LEGEND

- REPLACE EXISTING PAVEMENT WITH NEW ASPHALT SEE SHEET B FOR DETAIL
- ASPHALT SEALCOAT
- CONCRETE SIDEWALK OR PAVEMENT
- # OF STANDARD PARKING STALLS
- PROPERTY LINE

SIGN LEGEND

1A0	8500	R1-1
(1)	(2)	(3)
(4)	(5)	(6)
(7)	(8)	(9)

- NOTES:**
- CONTRACTOR SHALL CONSTRUCT NEW ASPHALT PAVEMENT SECTION IN AREAS WHERE EXISTING ISLANDS HAVE BEEN REMOVED.
 - CONTRACTOR SHALL PROVIDE ADDITIONAL ALLOWANCE OF 1,200 SF TO SAWCUT, REMOVE AND REPLACE EXISTING PAVEMENT SECTIONS PRIOR TO OVERLAY OR SEALCOAT. ENGINEER SHALL VERIFY AND FIELD MARK AREAS PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN ACCESS TO MCDONALD'S AND ADJACENT RETAIL PARCELS TO THE SOUTH IN ACCORDANCE WITH EXISTING AGREEMENTS WITH THOSE LAND OWNERS.



SOLID ROCK
ENGINEERING CONSULTANTS, INC.
ENGINEERING FROM THE FUTURE
1000 SOUTH MAIN STREET, SUITE 100, SAN JOSE, CA 95128
TEL: (408) 291-1000
FAX: (408) 291-1001
WWW.SOLIDROCK.COM
A LICENSED CONTRACTOR OF ARCHITECTURE, ENGINEER AND SURVEYOR

GEOMETRY PLAN
MANDARIN SOUTH IMPROVEMENTS
JOB # 08
PGP JACKSONVILLE, LLP

JOB NO.	8200	DATE	1-2-20
DRAWN BY	SP	CHECKED BY	SP
DATE	3/23/18	DATE	3/23/18
SCALE	1"=30'	SCALE	1"=30'

THIS SURVEY WAS MADE FOR THE BENEFIT OF PREFERRED GROWTH PROPERTY, L.L.C.

SCALE IN FEET

DRAWING NO. 3

**ACTION BY WRITTEN CONSENT
OF THE MEMBER
OF
PGP JACKSONVILLE, LLC**

May 26, 2016

The undersigned, constituting the sole member of PGP Jacksonville, LLC (the "Company"), does hereby signify its unanimous consent and does hereby unanimously adopt the following resolutions in accordance with the provisions of applicable laws:

WHEREAS, the sole member of the Company desires to elect individuals to serve as officers of the Company;

NOW, THEREFORE, BE IT RESOLVED, that each of the following individuals is hereby elected to the position set forth below, to hold such position until the earlier election and qualification of his or her successor(s) or until his or her earlier resignation or removal:

James F. Turner – Chief Executive Officer and President
R. Todd Noden – Chief Financial Officer and Treasurer
Catherine L. Hogewood – Secretary

FURTHER RESOLVED, that the officers of the Company are, and each hereby is, authorized and empowered in the name of and on behalf of the Company to execute and deliver any instruments, certificates, and documents and to do such other acts and things as the officer so acting shall deem to be necessary or desirable in connection with the matters contemplated by the foregoing resolutions; and

FURTHER RESOLVED, that all actions taken by the member or any officer heretofore in furtherance of any of the actions authorized by the foregoing resolutions are hereby expressly ratified, confirmed, adopted and approved.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned member of the Company has executed this unanimous written consent as of the date first above written.

MEMBER:

PREFERRED GROWTH PROPERTIES, LLC


By: 
R. Todd Noden, Chief Financial Officer and
Treasurer

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: March 14, 2017

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 11700 San Jose Blvd., Jacksonville, FL 32223 RE#(s): 158874-0500

To Whom it May Concern:

I, Ronald Todd Noden, as EVP & CFO of
PGP Jacksonville LLC, a Limited Liability Company organized under the laws of the
state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit
1 in connection with filing application(s) for Sign Waiver submitted to the Jacksonville
Planning and Development Department.

(signature) [Signature]

(print name) Ronald Todd Noden

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

~~STATE OF FLORIDA~~
ALABAMA

~~COUNTY OF DUVAL~~
JEFFERSON

Sworn to and subscribed and acknowledged before me this 14th day of
MARCH 2017, by RONALD TODD NODEN, as
PGP JACKSONVILLE LLC a Limited Liability
Company, who is personally known to me or who has produced _____
as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

SARA KRANTZ
(Printed name of NOTARY PUBLIC)

ALABAMA
State of ~~Florida~~-at Large.
My commission expires: 1/11/2018

EXHIBIT B

Agent Authorization – Limited Liability Company (LLC)

Date: March 14, 2017

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:
Address: 11700 San Jose Blvd., Jacksonville, FL 32223 RE#(s): 158874-0500

To Whom It May Concern:

You are hereby advised that Ronald Todd Noden, as EVP + CFO of PGP Jacksonville LLC, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers James K. Johns, Solid Rock Engineering Consultants, Inc. to act as agent to file application(s) for Sign Waiver for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]

(print name) Ronald Todd Noden

~~STATE OF FLORIDA~~
~~COUNTY OF DUYAL~~

ALABAMA
JEFFERSON

Sworn to and subscribed and acknowledged before me this 14th day of MARCH 2017, by RONALD TODD NODEN, as _____ of PGP JACKSONVILLE LLC, a Limited Liability Company, who is personally known to me or who has produced _____ as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)

SARA KRANTZ
(Printed name of NOTARY PUBLIC)

ALABAMA
State of Florida at Large.
My commission expires: 1/11/2018



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Foreign Limited Liability Company
PGP JACKSONVILLE PROPERTIES, LLC

Cross Reference Name

PGP JACKSONVILLE, LLC

Filing Information

Document Number	M14000005093
FEI/EIN Number	47-1215182
Date Filed	07/17/2014
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/19/2015

Principal Address

402 INDUSTRIAL LANE
BIRMINGHAM, AL 35211

Mailing Address

P.O. BOX 19768
BIRMINGHAM, AL 32519

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 10/19/2015

Authorized Person(s) Detail

Name & Address

Title MBR

PREFERRED GROWTH PROPERTIES, LLC
402 INDUSTRIAL LANE
BIRMINGHAM, AL 35211

Annual Reports

Report Year	Filed Date
2015	10/19/2015
2016	03/10/2016
2017	03/10/2017

Prepared By:
Record and Return to
Theresa Marie Kenney
Duss, Kenney, Safer, Hampton & Joos, P.A.
4348 Southpoint Boulevard, Ste 101
Jacksonville, FL 32216

2116.072TK

Corporate Special Warranty Deed

Made this 7th day of July, 2014 A.D., by Bank of the Ozarks, an Arkansas banking corporation, whose post office address is: 3102 North Street Extension, Valdosta, Georgia 31602, hereinafter called the grantor, to PGP Jacksonville, LLC, a Delaware limited liability company, whose post office address is: 402 Industrial Lane, Birmingham, AL 35211, Attn: James F. Turner 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 Ten Dollars, (\$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 Attached Schedule A

Parcel ID Number: 158874-0500

Subject To taxes accruing subsequent to December 31, 2013.

Subject To covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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 claiming by, through or under the said grantor but against no other.

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:

[Signature]
Printed Name Julie H. Everidge

[Signature]
Printed Name Steven Reynolds

Bank of the Ozarks, an Arkansas banking corporation

By: [Signature]
Michael S. Atkins
Its: Vice President/Special Assets
(Seal)



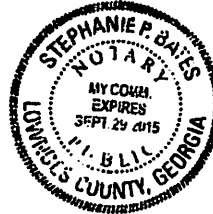
State of GEORGIA

County of Lowndes

The foregoing instrument was acknowledged before me this 2 day of July, 2014, by Michael S. Atkins as Vice President/Special Assets of Bank of the Ozarks, an Arkansas banking corporation on behalf of the same.

[Signature]
Notary Public, State and County aforesaid
My commission expires: 9-29-15
Commission No.:

He/ She: (please check appropriate statement)
 is personally known to me
 produced identification (specify type)



SCHEDULE A- LEGAL DESCRIPTION

THAT CERTAIN PLACE, PARCEL OR TRACT OF LAND, SITUATE LYING AND BEING IN THE COUNTY OF DUVAL, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PART OF THE JUAN GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF LORETTO ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 60 FEET, WITH THE WEST LINE OF STATE ROAD NO. 13 (SAN JOSE BOULEVARD) AS NOW ESTABLISHED FOR A WIDTH OF 100 FEET; RUN THENCE SOUTH 01° 25' 00" WEST ALONG SAID WEST LINE, A DISTANCE OF 150.0 FEET, FOR A POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE SOUTH 01° 25' 00" WEST ALONG SAID WEST LINE, 205.38 FEET; RUN THENCE SOUTH 88° 43' 40" WEST, 253.36 FEET; RUN THENCE SOUTH 01° 34' 55" EAST, 255.0 FEET; RUN THENCE SOUTH 88° 43' 40" WEST, 230.65 FEET; RUN THENCE NORTH 01° 34' 55" WEST, 610.00 FEET TO THE SOUTH LINE OF LORETTO ROAD; THENCE ALONG SAID SOUTH LINE RUN THENCE NORTH 88° 43' 40" EAST, 382.60 FEET; RUN THENCE SOUTH 01° 25' 00" WEST, 160.0 FEET; RUN THENCE NORTH 88° 43' 40" EAST, 120.0 FEET TO THE WEST LINE OF STATE ROAD NO. 13 AND THE POINT OF BEGINNING (BASIC PARCEL).

TOGETHER WITH THAT CERTAIN UNOBSTRUCTED RIGHT OF WAY EASEMENT GRANTED BY AND PURSUANT TO THE TERMS AND CONDITIONS OF THAT CERTAIN GRANT OF EASEMENT (OPEN DITCH) RECORDED AMONG THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN OFFICIAL RECORDS BOOK 5531, PAGE 2042, AS MODIFIED BY EASEMENT MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8107, PAGE 390, ALONG, OVER, THROUGH, ACROSS OR UNDER THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF THE JUAN GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOFTIN ROAD (CLOSED AND ABANDONED BY CITY ORDINANCE NO. 81-441-196, DATED JULY 17, 1981 AND RECORDED IN OFFICIAL RECORDS BOOK 5379, PAGES 925, 926 AND 927, OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE FORMER EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 120 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, AS PER STATE ROAD RIGHT-OF-WAY MAP SECTION 72160-2556 DATED NOVEMBER 28 1983), WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LORETTO ROAD (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE NORTH 88° 40' 48" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 225.00 FEET; THENCE SOUTH 01° 25' 26" WEST, 188.00 FEET; THENCE SOUTH 88° 40' 48" WEST, 204.93 FEET, TO THE INTERSECTION OF THE CURRENT EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13; THENCE SOUTH 01° 25' 26" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 461.76 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11389.16 FEET, AN ARC DISTANCE OF 349.29 FEET; SAID ARC BEING SUBTENDED BY A

CHORD BEARING AND A DISTANCE OF SOUTH 00° 32' 46" WEST, 349.28 FEET, TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ACOSTA ROAD (A 65 FOOT RIGHT-OF-WAY, AS PER CITY OF JACKSONVILLE RIGHT-OF-WAY MAP, DRAWING NO. 145-B-1, FORMERLY DUVAL COUNTY RIGHT-OF-WAY MAP); THENCE SOUTH 56° 08' 07" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 61.26 FEET; THENCE SOUTH 67° 24' 16" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 242.93 FEET; THENCE NORTH 02° 23' 07" EAST, 75.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02° 23' 07" EAST 31.97 FEET; THENCE NORTH 67° 24' 26" WEST, 98.12 FEET; THENCE NORTH 29° 46' 23" WEST, 315.31 FEET; THENCE NORTH 89° 36' 53" WEST, 30.43 FEET, TO THE AFORESAID CURRENT EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 AND THE ARC OF A CURVE AFORESAID CURRENT EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 AND THE ARC OF A CURVE TO THE SOUTHWEST; THENCE ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11389.16 FEET, AN ARC DISTANCE OF 30.01 FEET, SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF SOUTH 01° 03' 50" WEST, 30.01 FEET; THENCE SOUTH 87° 36' 53" EAST 13.16 FEET; THENCE SOUTH 29° 46' 23" EAST, 308.96 FEET; THENCE SOUTH 67° 24' 16" EAST, 119.38 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF THE JUAN GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE FORMER EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 120 FOOT THAT RIGHT-OF-WAY AS NOW ESTABLISHED, AS PER STATE ROAD RIGHT-OF-WAY MAP SECTION 72160-2556 DATED NOVEMBER 28, 1983), WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LORETTO ROAD (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE NORTH 88° 40' 48" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 225.00 FEET; THENCE SOUTH 01° 25' 26" WEST, 188.00 FEET; THENCE SOUTH 88° 40' 48" WEST, 204.93 FEET, TO THE INTERSECTION OF THE CURRENT EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13; THENCE SOUTH 01° 25' 26" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 461.76 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11389.16 FEET, AN ARC DISTANCE OF 349.29 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND A DISTANCE OF SOUTH 00° 32' 46" WEST, 349.28 FEET, TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ACOSTA ROAD (A 65 FOOT RIGHT-OF-WAY, AS PER CITY OF JACKSONVILLE RIGHT-OF-WAY MAP, DRAWING NO. 145-B-1, FORMERLY DUVAL COUNTY RIGHT-OF-WAY MAP); THENCE SOUTH 56° 08' 07" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 61.26 FEET; THENCE SOUTH 67° 24' 16" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 242.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 67° 24' 16" EAST, ALONG LAST SAID LINE, 255.75 FEET; THENCE NORTH 84° 50' 29" WEST, 18.60 FEET; THENCE NORTH 07° 51' 03" WEST, 26.34 FEET; THENCE NORTH 52° 51' 33" WEST, 32.72 FEET; THENCE NORTH 10° 09' 15" WEST, 43.98 FEET; THENCE NORTH 25° 48' 47" WEST, 57.24 FEET; THENCE NORTH 20° 05' 26" WEST, 23.72 FEET; THENCE NORTH 09° 12' 18" WEST, 41.86 FEET; THENCE NORTH 36° 52' 23" WEST, 31.21

FEET; THENCE NORTH 07° 40' 05" EAST, 33.99 FEET; THENCE NORTH 11° 57' 51" WEST, 30.69 FEET; THENCE NORTH 48° 43' 10" EAST, 23.25 FEET; THENCE NORTH 32° 33' 30" EAST, 11.32 FEET; THENCE NORTH 02° 03' 52" WEST, 15.81 FEET; THENCE NORTH 56° 38' 38" WEST, 14.75 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 76.50 FEET, AN ARC DISTANCE OF 61.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69° 15' 14" WEST, 60.10 FEET, TO THE POINT OF TANGENCY; THENCE NORTH 87° 36' 53" WEST, 44.54 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 47.50 FEET, AN ARC DISTANCE OF 74.61 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47° 23' 07" WEST, 67.18 FEET, TO THE POINT OF TANGENCY; THENCE SOUTH 02° 23' 07" WEST, 3.00 FEET, TO THE POINT OF A CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2.50 FEET, AN ARC DISTANCE OF 3.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42° 36' 55" EAST, 3.54 FEET; TO THE POINT OF TANGENCY; THENCE SOUTH 87° 36' 53" EAST, 15.50 FEET; THENCE SOUTH 02° 23' 07" WEST, 181.84 FEET, TO THE POINT OF BEGINNING, TO THE EXTENT THAT SUCH EASEMENT BENEFITS THE ABOVE DESCRIBED BASIC PARCEL ONLY.

ALSO TOGETHER WITH THOSE CERTAIN EASEMENT, PRIVILEGES, AND OTHER RIGHTS GRANTED BY, RESERVED IN, AND PURSUANT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION OF RESTRICTIONS, EASEMENTS AND SHARED MAINTENANCE AND OPERATING AGREEMENT AS RECORDED AMONG THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN OFFICIAL RECORDS VOLUME 5524, PAGE 1458, AS SUBSEQUENTLY AND VARIOUSLY AMENDED IN OFFICIAL RECORDS VOLUME 5553, PAGE 1106, OFFICIAL RECORDS VOLUME 5582, PAGE 627, OFFICIAL RECORDS VOLUME 5654, PAGE 881 AND OFFICIAL RECORDS VOLUME 11614, page 797, OVER, UNDER, THROUGH, AND ACROSS THE FOLLOWING PARCELS, BEING REVISED PARCEL A: PARCEL C FOR DRAINAGE AND UNDERGROUND UTILITIES, AND EASEMENT RIGHTS OVER LAND IN PARCEL D NOT USED AS BUILDING CONSTRUCTION FOR DRAINAGE FACILITIES AND UNDERGROUND FACILITIES.

REVISED PARCEL "A"

BEING A PART OF THE JUAN GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR A POINT OF BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LORETTO ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 60 FEET, WITH THE WEST LINE OF STATE ROAD NO. 13 (SAN JOSE BOULEVARD) AS NOW ESTABLISHED FOR A WIDTH OF 100 FEET; RUN THENCE SOUTH 01° 25' 00" WEST ALONG SAID LINE OF STATE ROAD NO. 13, A DISTANCE OF 150.0 FEET; RUN THENCE SOUTH 88° 43' 40" WEST, 120.0 FEET; RUN THENCE NORTH 01° 25' 00" EAST, PARALLEL WITH SAID STATE ROAD NO. 13, 150.0 FEET TO THE SOUTH LINE OF LORETTO ROAD; RUN THENCE NORTH 88° 43' 40" EAST ALONG SAID LINE 120.0 FEET TO THE POINT TO BEGINNING.

AND

PARCEL "C"

BEING A PART OF THE JUAN GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF LORETO ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 60 FEET, WITH THE WEST LINE OF STATE ROAD NO 13 (SAN JOSE BOULEVARD) AS NOW ESTABLISHED FOR A WIDTH OF 100 FEET; RUN THENCE SOUTH 01° 25' 00" WEST ALONG WEST LINE, A DISTANCE OF 355.38 FEET FOR A POINT OF BEGINNING.

FROM POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE SOUTH 01° 25' 00" WEST ALONG SAID WEST LINE, 255.28 FEET; THENCE DEPARTING FROM SAID LINE RUN SOUTH 88° 43' 40" WEST, 240.0 FEET; RUN THENCE NORTH 01° 34' 55" WEST, 255.0 FEET; RUN THENCE NORTH 88° 43' 40" EAST, 263.36 FEET TO THE WEST LINE OF STATE ROAD 13 AND THE POINT OF BEGINNING.

AND

PARCEL "D"

BEING A PART OF JUAN GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF LORETO ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 60 FEET, WITH THE WEST LINE OF STATE ROAD NO. 13 (SAN JOSE BOULEVARD) AS NOW ESTABLISHED FOR A WIDTH OF 100 FEET; RUN THENCE SOUTH 01° 25' 00" WEST ALONG SAID WEST LINE, A DISTANCE OF 610.66 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE SOUTH 01° 25' 00" WEST ALONG SAID WEST LINE OF STATE ROAD 13, A DISTANCE OF 32.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 11,509.16 FEET AND A CENTRAL ANGLE OF 00° 30' 00"); THENCE ALONG AND WITH THE ARC OF SAID CURVE AND SAID WEST LINE RUN SOUTHERLY AN ARC DISTANCE OF 282.20 FEET (SAID ARC BEING SUBTENDED BY A CHORD LENGTH OF 282.20 FEET AND A CHORD BEARING OF SOUTH 00° 41' 53" WEST); THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN SOUTH 88° 43' 40" WEST, A DISTANCE OF 456.41 FEET; RUN THENCE NORTH 01° 50' 30" WEST, 277.74 FEET; THENCE RUN NORTH 01° 34' 55" WEST, 363.30 FEET; THENCE RUN NORTH 88° 43' 40" EAST, A DISTANCE OF 470.65 FEET TO STATE ROAD 13 AND THE POINT OF BEGINNING (SHOPPING CENTER ACCESS EASEMENT PARCEL).

ALSO TOGETHER WITH THE RIGHTS CREATED UNDER THAT CERTAIN DECLARATION OF EASEMENT RECORDED IN OFFICIAL RECORDS VOLUME 4468, PAGE 776, AS

MODIFIED BY MODIFICATION OF DECLARATION OF EASEMENT RECORDED IN
OFFICIAL RECORDS VOLUME 5028, PAGE 1131 AND OFFICIAL RECORDS VOLUME 5549,
PAGE 1327, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. END

DEED Special Warranty Deed-Legal on Schedule A



EARTH FARE
EST 1975
EVERYONE'S HEALTHY SUPERMARKET

EARTH FARE DOUBLE
PANEL:
5' Tall x 8' Wide

PET SMART

AutoZone

TAZIKI'S
MEDITERRANEAN CAFE

TIJUANA FLATS
TEX-MEX

Unit 2

YOGURT MOUNTAIN planet beach
spray & spa

Unit 5 Unit 6

Unit 28 Rilasse

60"
60"
24"
24"
18.5"
17.5"
17.5"
18.5"

121.5"

96"

PHOTOGRAPH OF EXISTING ELEVATION

Existing

Mandarin South

AutoZone

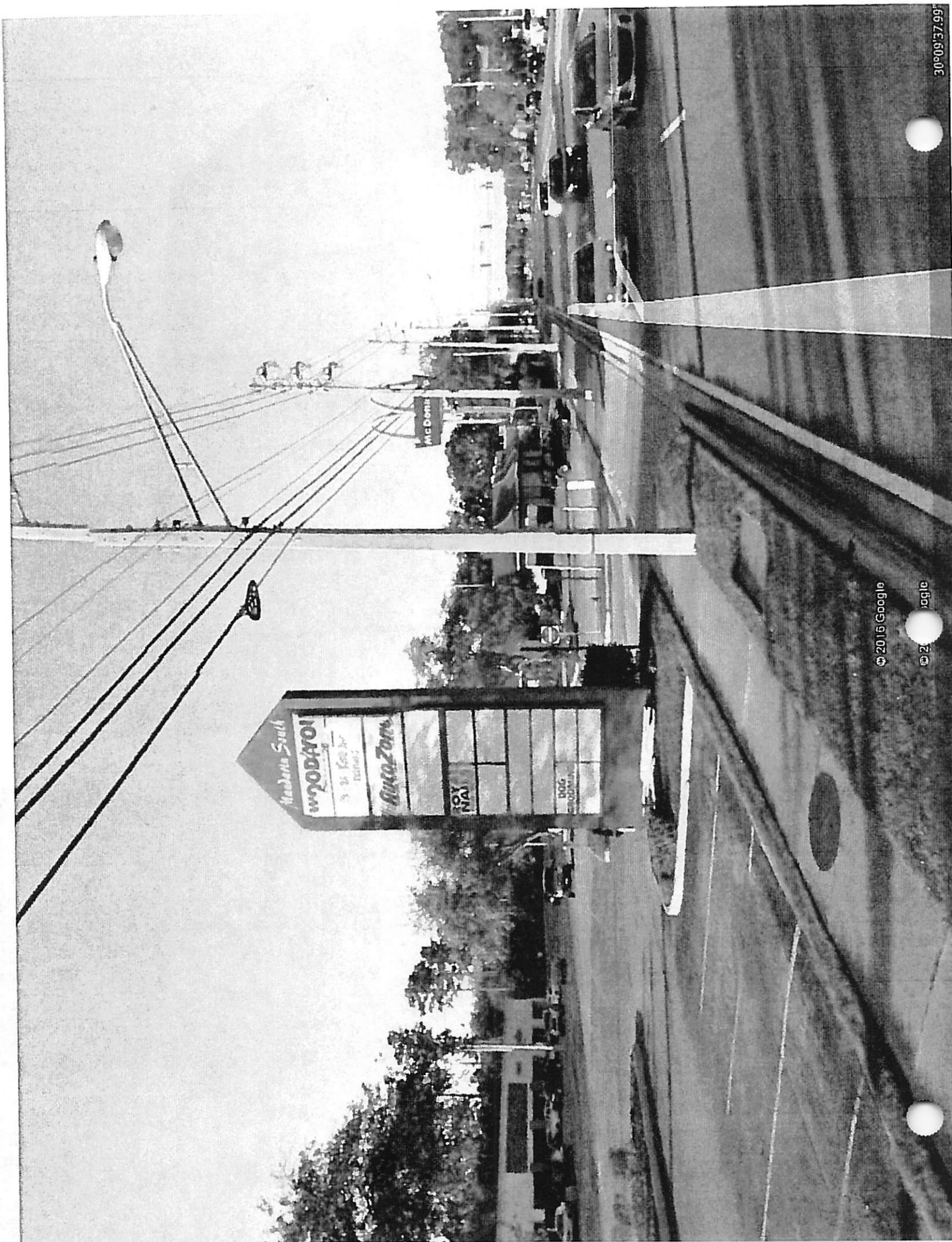
**ROYAL
NAILS**
FACIAL - WAXING

**DOG
GROOMING**

McDonald's

STOP

03/15/201



**EARTH
FARE** 
EST. 1975
EVERYONE'S HEALTHY SUPERMARKET

PET SMART

AutoZone

TAZIKI'S
MEDITERRANEAN CAFE

TJILIANA FLATS
TEX-MEX

Unit 2

YOGURT MOUNTAIN	planet beach spray & spa
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Unit 5	Unit 6
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Unit 28	Rilasse
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**EARTH FARE DOUBLE
PANEL:
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PHOTOGRAPH OF EXISTING ELEVATION

DOG GROOMING

DOG
GROOMING

03/15/201

ROYAL
LAW
WAXING

03/15/201

MEDICAL
AND
MERCHANTS CENTER
OF MANDARIN

Winn-Dixie
PHARMACY LIQUOR

OSAKA
GRILL SUSHI BUFFET

COMMUNITY FIRST

GREAT
CLIPS

CLEANERS

Paradise
NAIL SPA

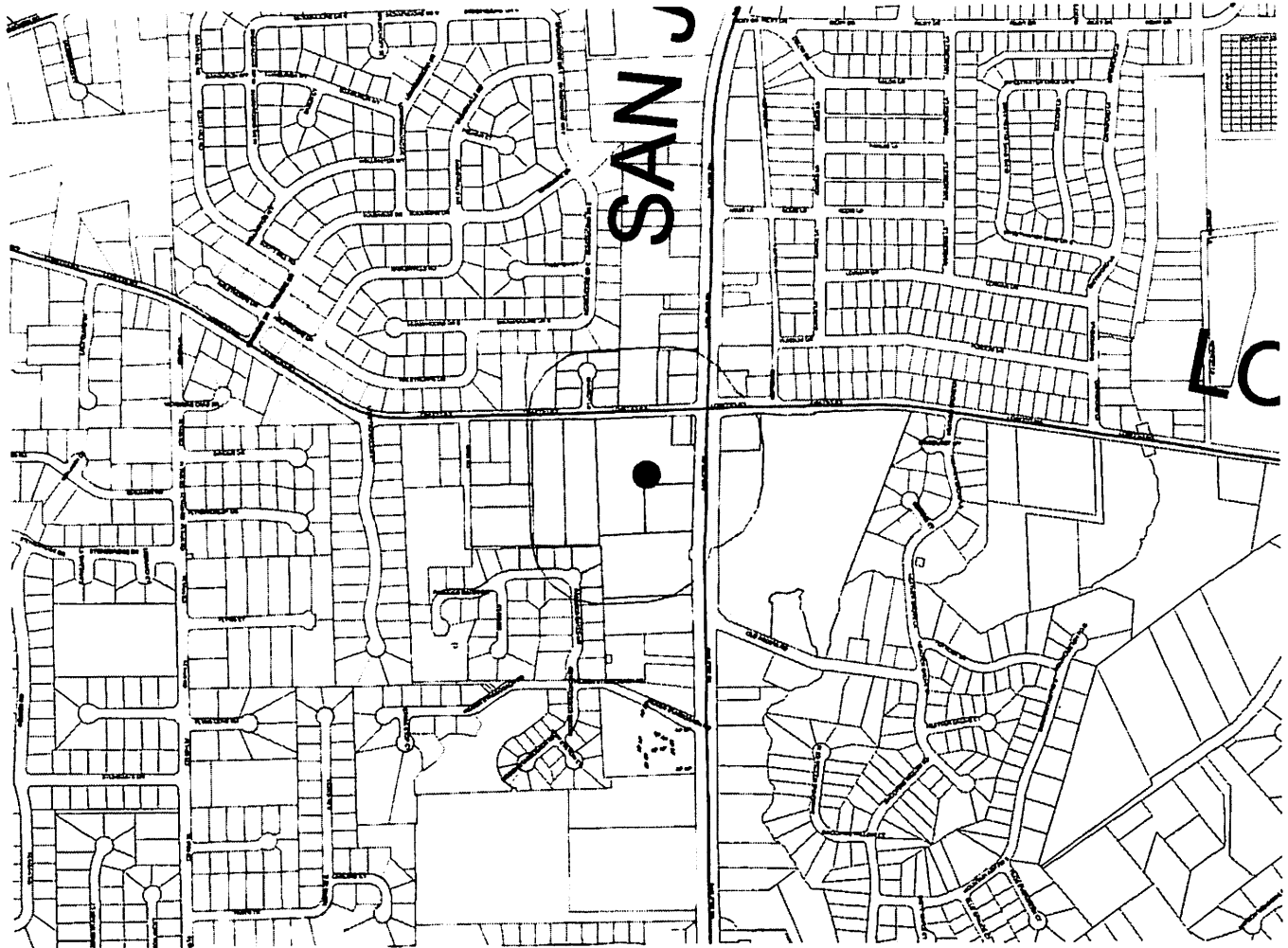
EXIT
EXIT REAL ESTATE GALLERY

03/22/201

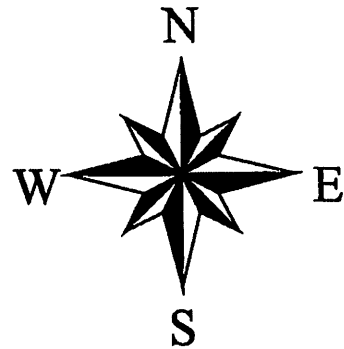


03/22/201

11700 San Jose Blvd.



- ∧ Major Highways (with Functional Class)
- Text Highway Text
- Text Street Text
- ▭ Parcels - March 2017
- Airport Noise Contours - (PART-10)
 - 60
 - 65
 - 70
 - 75
 - 80
 - 85
- ▭ River
- Downtown Overlay Districts per ord. 2012-364
 - Brooklyn & Riverside
 - Cathedral
 - Central Civic Core
 - Church
 - Institutional
 - La Villa
 - River Park
 - Riverfront
 - Southbank
 - Stadium
- Zoning Overlay Districts
 - Kingsoutlet
 - Mandarin
 - Riverside
 - San Marco
 - Springfield
- ▭ Municipal Boundaries 20150428



RE	LNAME	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
158851 0005	COIN DEVELOPMENT III LLC	501 RIVERSIDE AVE SUITE 901			JACKSONVILLE	FL	32202-4940
156300 2560	DINELLARI ILIA	11648 CHARIOT LN			JACKSONVILLE	FL	32223
156061 0000	DISCOUNT AUTO PARTS INC	ATTN TAX ACCOUNTING #9289	P O BOX 2710		ROANOKE	VA	24001-2710
158866 0010	FIFTH THIRD BANK	MD10ATA1 CORP FAC	38 FOUNTAIN SQUARE PLAZA		CINCINNATI	OH	45263-0001
156060 0000	FIRST COAST ENERGY	7014 A C SKINNER PKWY STE 290			JACKSONVILLE	FL	32256-6940
158851 0045	FUENTES LINDSEY ET AL	11757 PADDOCK GATES DR			JACKSONVILLE	FL	32223-1647
158851 0170	GJURAJ GJERGI	11752 PADDOCK GATES DR			JACKSONVILLE	FL	32223-1645
156300 2550	HANOOSHI BASHAR Y	11642 CHARIOT LN			JACKSONVILLE	FL	32223
156126 0000	INVJAXPROP2 LLC	11559 SWEETHOLLY WY			JACKSONVILLE	FL	32223
156043 0000	ISTORAGE PO LLC	5200 DTC PKWY STE 200			GREENWOOD VILLAGE	CO	80111
156300 1516	JOHNSTON LEONARD W	11522 SEDGEMOORE DR S			JACKSONVILLE	FL	32223-1369
156300 1514	KIDD TIMOTHY	11571 SEDGEMOORE DR E			JACKSONVILLE	FL	32223-1347
158851 0060	LARIOS HECTOR S	11733 PADDOCK GATES DR			JACKSONVILLE	FL	32223-1647
158851 0040	LEON FLAVIO	11765 PADDOCK GATES DR			JACKSONVILLE	FL	32223
156113 0010	LEWIS MARIE R FAMILY TRUST	4400 SAN JOSE LN			JACKSONVILLE	FL	32207-6236
158874 0050	MANDARIN EYE LEASING LLC	2023 PROFESSIONAL CENTER DR			ORANGE PARK	FL	32073
158879 0000	MANDARIN GARDEN CLUB	PO BOX 23193			JACKSONVILLE	FL	32241-3193
158892 0000	MANDARIN LODGE NO 343 F & A M	11111 SAN JOSE BV	BOX 222		JACKSONVILLE	FL	32223-7946
158882 0000	MANDARIN/LORETTO DEVELOPMENT LTD	PO BOX 50817			JACKSONVILLE BEACH	FL	32240-0817
158880 0010	MARKOSOV ALEKSEY M	11745 MINA RD			JACKSONVILLE	FL	32223
158874 0020	MCDONALDS CORP	C/O DCC LEE ENTERPRISES INC	12276 SAN JOSE BLVD SUITE 311		JACKSONVILLE	FL	32223-8632
158875 0010	MORGAN JOHN V	28632 REEDY BRANCH DR			JACKSONVILLE	FL	32256
158851 0035	MYERS NORMAN W	11773 PADDOCK GATES DR			JACKSONVILLE	FL	32223
158874 0550	OCALA HERLONG LLC	CO TSG REALTY	8650-12 OLD KINGS RD S		JACKSONVILLE	FL	32217
156113 0000	PEARCE STEVEN A	135 N NAOMI ST			BURBANK	CA	91505-3604
156300 2530	PERSAUD SOAMNAUTH	11637 CHARIOT LN			JACKSONVILLE	FL	32223-1396
158874 0500	PGP JACKSONVILLE LLC	ATTN JAMES F TURNER	402 INDUSTRIAL LN		BIRMINGHAM	AL	35211
158880 0000	RICKARD RANDALL	11749 MINA RD			JACKSONVILLE	FL	32223-1820
158874 0100	SAN JOSE PLAZA JAX LLC	8650-12 OLD KINGS RD S			JACKSONVILLE	FL	32217
158874 0010	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	P O BOX 1089			LAKE CITY	FL	32056-1089
156043 0100	SULMONA VENTURES LLC	100 SE SECOND ST STE 4200			MIAMI	FL	33131
158851 0055	TAHIROVIC NAMIKO	11741 PADDOCK GATES DR			JACKSONVILLE	FL	32223-1647
156300 2520	TUGGLE WILLIAM T	11643 CHARIOT LN			JACKSONVILLE	FL	32223-1396
156300 2540	VAN DIEPEN RUSSELL J	11508 ARUBA DR			PENSACOLA	FL	32506
158851 0050	WILLARD TROY EZELL	11749 PADDOCK GATES DR			JACKSONVILLE	FL	32223-1647
156300 2510	WOOTEN JOSEPH I	11649 CHARIOT LN			JACKSONVILLE	FL	32223-1396
	SEPCAC	5310 Hampton Gable Court			JACKSONVILLE	FL	32257
	Hammock Oaks Beautification Committee	12094 Hammock oaks Drive			JACKSONVILLE	FL	32223
	Oak View Corner Oaks Owners Association	12118 Corner Oaks Drive			JACKSONVILLE	FL	32223
	Old Mandarin Neighborhood Association	1050 Popolee Road			Fruit Cove	FL	32259
	Heaven Tree Owners Association	11940 Huge Evergreen Court			JACKSONVILLE	FL	32223
	Ramsgate HOA	11620 Sedgemore Drive North			JACKSONVILLE	FL	32223