

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2017-343 TO**  
**PLANNED UNIT DEVELOPMENT**

**FEBRUARY 21, 2018**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2017-343** to Planned Unit Development.

***Location:*** 0 Collins Road,  
between Collins Road and 103<sup>rd</sup> Street

***Real Estate Numbers:*** 016391-0010, 016381-0010, 016391-0110,  
016387-1000 and 016391-0020

***Current Zoning District:*** Residential Rural-Acre (RR-Acre)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** Southwest, District 4

***Owner:*** Oakleaf Investors, LLC  
111 Solana Road, Suite B  
Ponte Vedra Beach, Florida 32082

***Agent:*** Paul M. Harden, Esq.  
Law Office of Paul M. Harden  
501 Riverside Avenue, Suite 901  
Jacksonville, FL 32202

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **2017-343** seeks to rezone approximately 295.77 acres of land from RR-Acre to PUD. The rezoning to PUD is being sought to allow a maximum of 310 single family dwellings. The minimum lot width will be 50 feet and the minimum lot area will be 6,000 square feet.

*(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?*

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

*(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?*

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

*(1) Consistency with the 2030 Comprehensive Plan*

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR) and Medium Density Residential (MDR). This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

FLUE Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

FLUE Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

The subject site is currently undeveloped land in the Suburban Development Area of the city with access to major roadways such as Cecil Commerce Center Parkway and Argyle Forest Boulevard. The Oakleaf Town Center, a vibrant shopping area is located approximately ½ mile to the southeast of the subject site. As a result, the proposed rezoning maintains a compact and compatible land development pattern that ensures property for residential uses, in concert with

safe navigation of aircraft as required by Section 656.1005.1(d). See Objective 2.5 of the Future Land Use Element below:

**FLUE Objective 2.5:** Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Additionally, the site is located within a Civilian School Regulatory Zone. No new educational facility of a public or private school, with the exception of aviation school facilities, shall be permitted within an area extending along the centerline of any runway and within the Civilian School Regulatory Zone as prohibited by Section 656.1009.

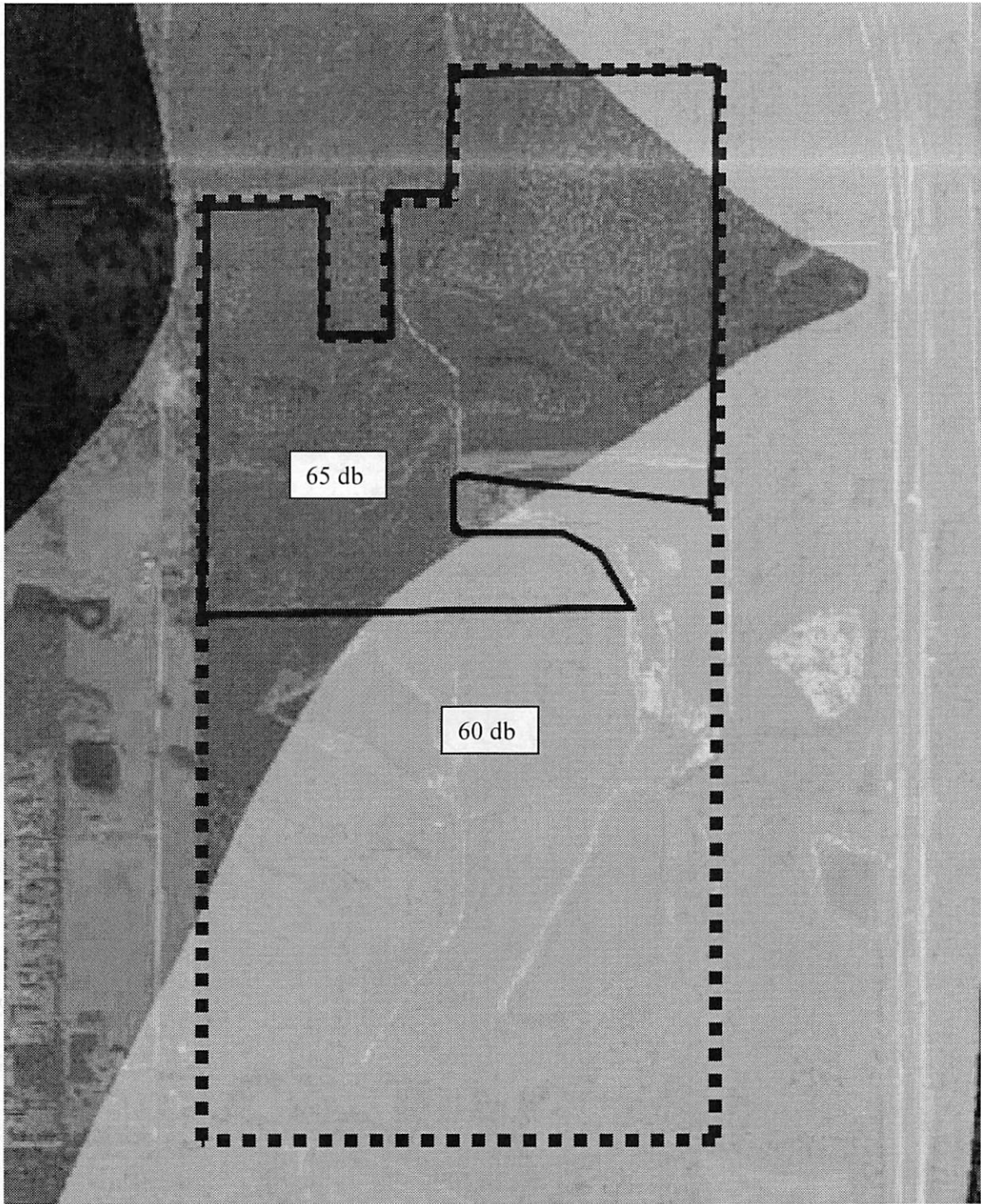
Airport Notice Zones are those zones requiring execution of an Airport Notice Zone Acknowledgement, as required in Section 656.1010. Consistency with Section 656.1005.2(d)(5) of the Zoning Code should be ensured before moving forward with this project.

A text amendment to the Future Land Use Element was approved by the City Council on April 25, 2017. The text amendment includes the following policies which must be adhered to and are further implemented in Part 10 of the Zoning Code:

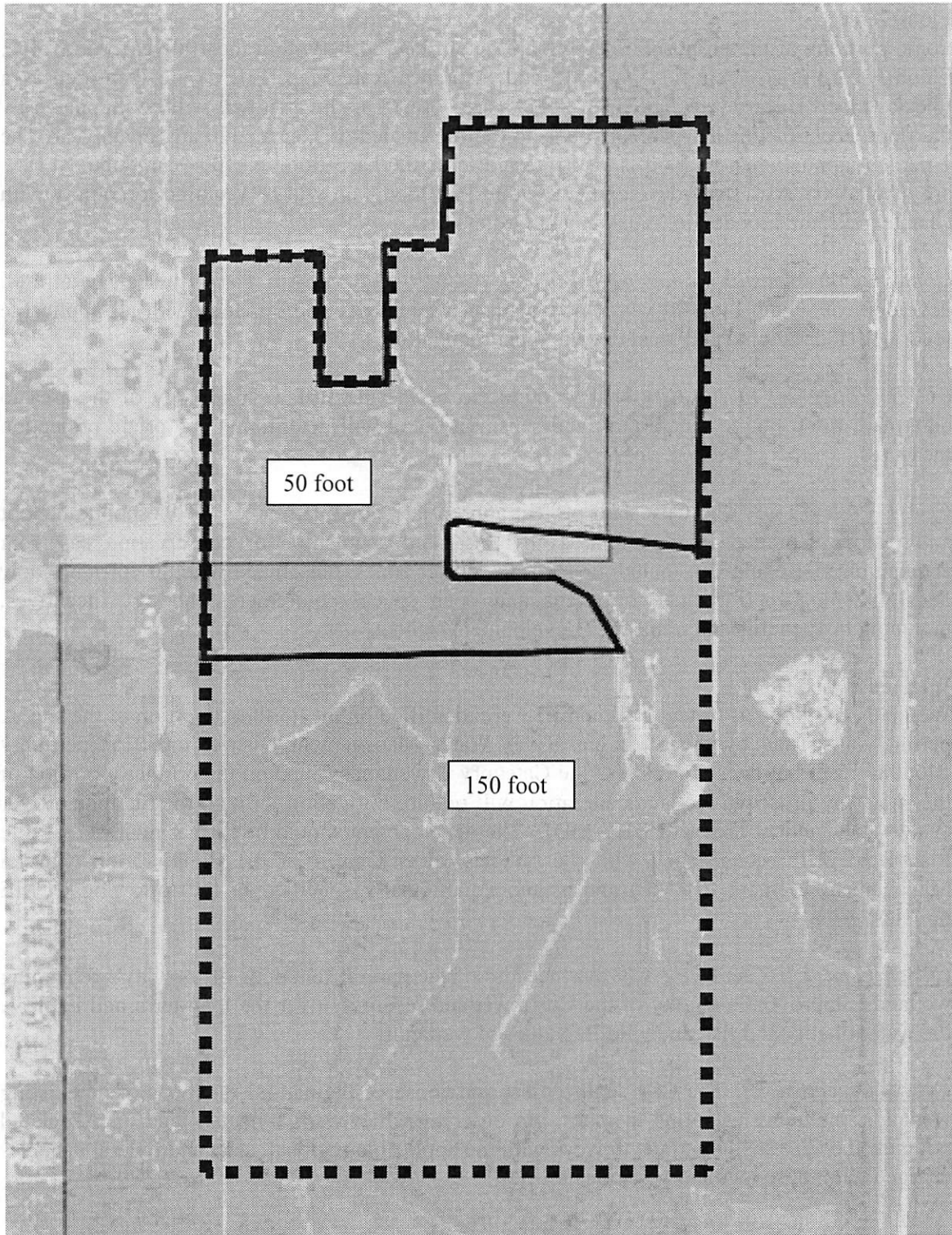
**FLUE Policy 2.5.5:** The Civilian Airport Influence Zones are identified in Map L-22. Map L-22 is known as the Military and Civilian Influence Zones Map. Civilian Airport Influence Zones are identified in the Future Land Use Element. The following sub-policies refer to the City's Land Development Regulations.

**FLUE Policy 2.5.5B:** Within the 65 to 74.99 DNL noise zone as depicted on Map L-22, the City does not permit mobile home parks and single-family residential structures that are unable to achieve a 30 dBA noise level reduction. Non-residential uses are allowed, subject to conditions regarding disclosure and noise attenuation in construction. Schools and most outdoor recreation uses are only permitted in PUD developments or pursuant to preliminary site development reviews in accordance with Section 656.1003 that were approved prior to March 27, 2007 or those uses meeting the nonconforming uses definition in Section 656.1008 of the City of Jacksonville Zoning Code. All allowed development is subject to disclosure requirements.

**FLUE Policy 2.5.6:** To ensure safety and education of citizens occupying properties that are located near military and civilian airports, the City requires disclosure of airport proximity to prospective owners or lessees in the Military and Civilian Influence Zones depicted on Map L-22.



Noise Zones Cecil Airport



Height and Hazard Zone Cecil Airport

CCME Policy 4.1.3: The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

- (a) Encroachment. Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and
- (b) No net loss. Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:
  - i the habitat of fish, wildlife and threatened or endangered species,
  - ii the abundance and diversity of fish, wildlife and threatened or endangered species,
  - iii the food sources of fish and wildlife including those which are threatened or endangered,
  - iv the water quality of the wetland, and
  - v the flood storage and flood conveyance capabilities of the wetland; and
- (c) Floodplain protection. Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and
- (d) Stormwater quality. In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:
  - i Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
  - ii Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems
- (e) Septic tanks. Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and
- (f) Hydrology. The design of the fill shall include measures to maintain the wetlands hydrology of the site.

CCME Policy 4.1.5: The permitted uses within Category I and II wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs):

- (1) Conservation uses, provided the following standards are met:
  - (a) Dredge and fill  
Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and
  - (b) Vegetation  
For Category I wetlands:

development approvals. There is a Concurrency Reserve Certificate for phases 3 – 7 for Longleaf which reserves 592 single family lots under Development Agreement #38888.

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to utilize lands for a single family development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

*(4) Internal compatibility*

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The streetscape: The written description includes development standards which will ensure a streetscape that is similar to other developments in the area and within Plantation Oaks/Longleaf development.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The written description indicates the required minimum recreation area will be provided for the development.

The use of topography, physical environment and other natural features: There are significant wetlands that will be preserved. These will act as buffers to screen the proposed development from adjacent property owners both inside and outside the development.

The use and variety of building setback lines, separations, and buffering: The setbacks that were approved in the current PUD have not been changed in this PUD.

*(5) External Compatibility*

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located in a rural area of undeveloped land, single family on large lots and conventional subdivisions with 50, 60 and 80 foot wide lots. Single family development at this location increases the housing options for those that are employed in the immediate area.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Enterprise Learning Academy #255	8	50	896	842	94%	89%
Jefferson Davis Middle #216	7	22	1,438	847	59%	73%
Westside High #241	8	28	1,786	1,588	89%	87%

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The Transportation Planning Division indicates the road network has adequate capacity to accommodate the development. The Transportation Division also requires a 120 foot right-of-way reservation for the “Boulevard” which bisects the property.

*(7) Usable open spaces plazas, recreation areas.*

The project will be developed with the required amount of open space and recreation area.

*(8) Impact on wetlands*

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify wetlands on the site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

*(9) Listed species regulations*

The wildlife survey did not find any protected species of wildlife on the property.

*(10) Off-street parking including loading and unloading areas.*

The site will be developed in accordance with Part 6 of the Zoning Code.

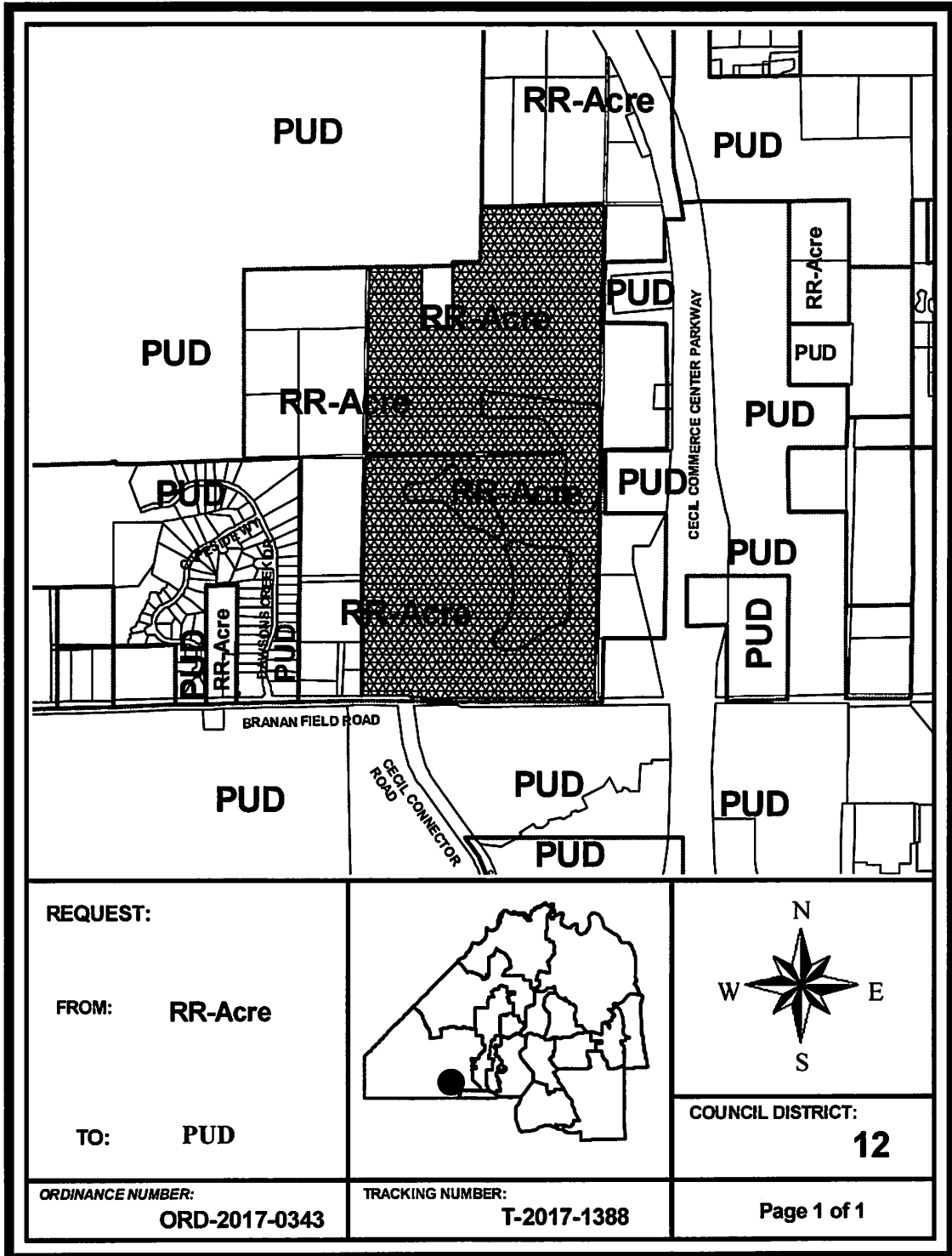
*(11) Sidewalks, trails, and bikeways*

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.



6. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.





Map	016391 0020	12	4	RR-ACRE	PUD
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Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 295.77

**Justification For Rezoning Application**

TO DEVELOP IN ACCORDANCE WITH SURROUNDING RESIDENTIAL.

**Location Of Property**

**General Location**

ON THE NORTH SIDE OF COLLINS RD., WEST OF CECIL COMMERCE PKWY

House #	Street Name, Type and Direction	Zip Code
0	COLLINS RD	32222

**Between Streets**

COLLINS RD. and 103RD ST.

**Required Attachments For Formal, Complete application**

The following items must be attached to each 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 for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A**  Property Ownership Affidavit - Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.

**Supplemental Information**

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

- One copy of the Deeds to indicate proof of property ownership.

**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.

**Property Ownership Affidavit – Limited Liability Company (LLC)**

Date: 1/24/18

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: O Collins Rd RE#(s): 016391-0010, 016391-0020, 016391-0110,  
016391-0010, 016387-1000

To Whom It May Concern:

I Andrew Norgart, as Manager of Oakleaf Towers, 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 Rezoning submitted to the Jacksonville Planning and Development  
Department.

(signature) [Handwritten Signature]  
(print name) Andrew T. Norgart

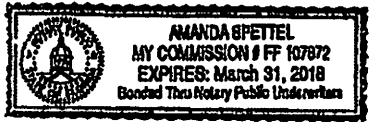
Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney,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

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 24th day of  
January 2018, by Andrew Norgart, as  
manager, of Oakleaf Towers 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)

Amanda Spettel  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: March 31, 2018

**Agent Authorization – Limited Liability Company (LLC)**

Date: 1/24/18

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: O Collins Rd RE#(s): 016391-0010, 016391-0020, 016391-0110,

016391-0010; 016397-1000

To Whom It May Concern:

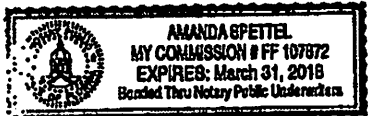
You are hereby advised that Andrew Worgart, as Manager of Oakleaf Investors, LLC, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Paul Harder to act as agent to file application(s) for Re 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 as submitted to the Jacksonville Planning and Development Department.

(signature) [Signature]  
(print name) Andrew T. Worgart

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 24<sup>th</sup> day of JANUARY 20 18, by Andrew Worgart, as manager, of Oakleaf Investors 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)



Amanda Spettel  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: MARCH 31, 2018

# Exhibit D

## PUD WRITTEN DESCRIPTION

Copper Ridge PUD

January 26, 2018

RE #: 016381-0010, 016387-1000, 016391-0010, 016391-0020, 016391-0110

### I. PROJECT DESCRIPTION

The site is currently designated Low Density Residential (LDR) on the Future Land Use Map (FLUM). The purpose of this PUD is to allow a single-family subdivision. The PUD will create a unified development plan incorporating a similar design theme and other development criteria. The creation of a master planned development affords an efficient use of the land and greatly lowers the intensity of the current PUD on the site.

- A. **Project Name:** Copper Ridge PUD
- B. **Project Architect/Planner:** Dunn & Associates, Inc.
- C. **Project Engineer:** Dunn & Associates, Inc.

### II. QUANTITATIVE DATA

- Total Acreage:** 295.77 acres
- Total number of dwelling units:** 310
- Total amount of non-residential floor area:** 0
- Total amount of recreation area:** 3.10 acres
- Total amount of open space:** 200 acres

### III. USES AND RESTRICTIONS

- A. **Permitted Uses and Structures**
  - 1. Single-family dwellings
  - 2. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4

#### **Permitted Accessory Use and Structures.**

- 1. In accordance with section 656.403 (Accessory Uses and Structures).

**F. Utilities**

All utilities and improvements, as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville, Public Works Department and JEA.

- (1) Water will be provided by JEA.
- (2) Sanitary sewer will be provided by JEA.
- (3) Electric will be provided by JEA.

**G. Wetlands**

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

**H. Site Plan and Modifications**

The site plan approved as part of this PUD is a conceptual. Final design is subject to change through final site planning, engineering design, permitting and other regulatory approvals. Amendments to the approved PUD may be accomplished by administrative deviation or by minor modification. PUD amendments, including administrative deviations, minor modifications or rezonings, may be sought for individual parcels or access points within the PUD. All development improvements are subject to appropriate local, State and Federal permitting agencies.

**I. Westerly Boundary**

Developer shall install an eight foot (8') vinyl fence along the westerly boundary at the location abutting homes on the site plan. Additionally at said location, developer shall install alternating an oak tree one inch (1") in diameter and a crepe myrtle every fifty feet (50').

**J. Boulevard Roadway**

The site plan contains a large boulevard roadway connecting Cecil Connector Road to lands of the Airport Authority to the north. The boulevard roadway is being provided as an accommodation to the City of Jacksonville. The City of Jacksonville will pay for the construction of the boulevard roadway, including actual costs, soft costs, and land value. The funds will be provided through credit against mobility fees or from mobility fees collected in the sector. If the City declines to enter into a development agreement paying for the boulevard roadway within six (6) months of the approval of the PUD, the road may be constructed as a two lane local road.



space and other requirements relating to common areas and vehicular and pedestrian traffic. The final design and engineering plans shall be subject to the review and approval of the City Traffic Engineer.

- E. *External Compatibility/Intensity of Development.* The aesthetic and design guidelines contained in the PUD will positively contribute to the residential developments in the general area.
- F. *Impact of Wetlands.* The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, the Department of Environmental Protection and the U.S. Army Corps of Engineers.
- G. *Listed Species Regulations.* N/A.
- H. *Sidewalks, Trails, and Bikeways.* Sidewalks will be constructed consistent with the 2030 Comprehensive Plan.
- I. *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state and local agencies with jurisdiction including the St. Johns River Water Management District.
- J. *Utilities.* JEA will provide electric, sewer and water services to the Property.

## VIII. SUCCESSORS IN TITLE

All successors in title to the Property or any portion of the Property shall be bound to all development standards and conditions of the PUD, as contained herein and in the Ordinance approving the same.

## IX. STATEMENTS

- A. **How does the proposed PUD differ from the usual application of the Zoning Code?**

The site is designed around and along wetland areas and limits site development in consideration of wetlands. Substantially more open space from a usual application of the Zoning Code. Also, the site is designed around airport contours.

- 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.**

Roadways will be dedicated to the City of Jacksonville.

**EXHIBIT F**

**COPPER RIDGE PUD**

**Land Use Table**

Total gross acreage	295.77 Acres	100%
Single family	295.77 Acres	
Total number of dwelling units	310 D.U.	
Active recreation and/or open space	3.1 Acres	
Passive open space	215.02 Acres	
Public and private right-of-way	22.45 Acres	
Maximum lot coverage of building and structures		65%

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES:

Capps Land Management, Inc., a Florida corporation

Sign: [Signature]

By: [Signature]

Witness #1  
Print: Shawn Atchley

Print Name: Edwin Capps  
Title: PRESIDENT

Sign: [Signature]

Witness #2  
Print: D. R. Repass

STATE OF FLORIDA  
COUNTY OF DUVAL

I hereby certify that the foregoing instrument was acknowledged before me this 24 day of May, 2017, by Ed Capps, as President of Capps Land Management, Inc., a Florida corporation, on behalf of the company. He/She [ ] is personally known to me, or [X] has produced Florida Driver License as identification.

Affix Notary Stamp or Seal Below:

[Signature]  
NOTARY PUBLIC – signature above  
Printed Name: \_\_\_\_\_

DAVID R. REPASS  
Notary Public, State of Florida  
My Comm. Expires Oct. 23, 2017  
Commission No. FF 05776

leading Northerly; thence Northerly, along and around the arc of said curve, concave Easterly, having a radius of 91.00 feet, an arc distance of 71.80 feet, said arc being subtended by a chord bearing and distance of North 18°38'43" East, 69.96 feet; thence South 77°42'10" West, 225.93 feet; thence North 07°35'42" West, 103.94 feet; thence North 00°23'46" East, 65.27 feet to the arc of a curve leading Northwesterly; thence Northwesterly, along and around the arc of said curve, concave Southwesterly, having a radius of 130.00 feet, an arc distance of 67.49 feet, said arc being subtended by a chord bearing and distance of North 63°38'02" West, 66.74 feet; thence South 00°23'46" West, 98.69 feet; thence South 07°35'42" East, 138.91 feet; thence South 00°46'20" East, 427.85 feet to the point of curvature of a curve leading Southerly; thence Southerly, along and around the arc of said curve, concave Westerly, having a radius of 170.00 feet, an arc distance of 106.96 feet, said arc being subtended by a chord bearing and distance of South 17°15'02" West, 105.21 feet to the point of tangency of said curve; thence South 35°16'33" West, 1252.69 feet to the point of beginning.

PARCEL 4 Tract 1

A portion of Block 3, Section 30, Township 3 South, Range 25 East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93, of the current public records of Duval County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 30; thence North 89°26'06" East, along the Southerly line of said Section 30, a distance of 476.05 feet; thence North 00°36'54" West, 85.00 feet to the Northerly right of way line of Brannan Field Road Extension (state road no. 23, a 100 foot right of way, as now established), and the arc of a curve leading Easterly; thence Easterly, along last said line and along and around the arc of said curve, concave Southerly, having a radius of 1482.69 feet, an arc distance of 146.56 feet, said arc being subtended by a chord bearing and distance of South 87°47'00" East, 146.50 feet; thence North 35°16'33" East, 1215.79 feet to the point of curvature of a curve leading Northerly; thence Northerly, along and around the arc of said curve, concave Westerly, having a radius of 230.00 feet, an arc distance of 144.72 feet, said arc being subtended by a chord bearing and distance of North 17°15'02" East, 142.34 feet to the point of tangency of said curve; thence North 00°46'28" West, 405.14 feet; thence North 77°42'10" East, 198.02 feet to the arc of a curve leading Northeasterly and the point of beginning; thence Northeasterly, along and around the arc of said curve, concave Southeasterly, having a radius of 91.00 feet, an arc distance of 178.13 feet, said arc being subtended by a chord bearing and distance of North 52°07'10" East, 151.02 feet to the point of tangency of said curve; thence South 71°48'07" East, 49.32 feet to the point of curvature of a curve leading Easterly; thence Easterly, along and around the arc of said curve, concave Northerly, having a radius of 950.00 feet, an arc distance of 328.65 feet, said arc being subtended by a chord bearing and distance of South 81°42'45" East, 327.01 feet to the point of tangency of said curve; thence North 88°22'37" East, 61.15 feet to the point of curvature of a curve leading Southeasterly; thence Southeasterly, along and around the arc of said curve, concave Southwesterly, having a radius of 140.00 feet, an arc distance of 228.00 feet, said arc being subtended by a chord bearing and distance of South 44°58'08" East, 203.62 feet to the point of tangency of said curve; thence South 01°41'08" West, 549.83 feet to the point of curvature of a curve leading Southwesterly; thence Southwesterly, along and around the arc of said curve, concave Northwesterly, having a radius of 140.00 feet, an arc distance of 164.60 feet, said arc being subtended by a chord bearing and distance of South 35°21'58" West, 155.28 feet to the point of tangency of said curve; thence South 69°02'49" West, 72.93 feet to the point of curvature of a curve leading Southwesterly; thence Southwesterly, along and around the arc of said curve, concave Southeasterly, having a radius of 575.00 feet, an arc distance of 186.40 feet, said arc being subtended by a chord bearing and distance of South 59°45'37" West, 185.58 feet to the point of tangency of said curve; thence South 50°28'25" West, 145.18 feet to the point of curvature of a curve leading Westerly; thence Westerly, along and around the arc of said curve, concave Northerly, having a radius of 325.00 feet, an arc distance of 264.04 feet, said arc being subtended by a chord bearing and distance of South 73°44'52" West, 256.84 feet to the point of tangency of said curve; thence North 82°58'41" West, 53.68 feet to the point of curvature of a curve leading Northerly; thence Northerly, along and around the arc of said curve,

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LESS AND EXCEPT FROM ALL PARCELS ANY PART IN ROAD RIGHT OF WAY

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES:

Capps Land Management, Inc., a Florida corporation

Sign: [Signature]

By: [Signature]

Witness #1  
Print: Shawn Atchley

Print Name: Edwin Capps  
Title: PRESIDENT

Sign: D.R. Repass

Witness #2  
Print: D.R. Repass

STATE OF FLORIDA  
COUNTY OF DUVAL

I hereby certify that the foregoing instrument was acknowledged before me this 24 day of May, 2017, by Ed Capps, as President of Capps Land Management, Inc., a Florida corporation, on behalf of the company. He/She [ ] is personally known to me, or [X] has produced Florida Driver License as identification.

Affix Notary Stamp or Seal Below:

David R. Repass  
NOTARY PUBLIC - signature above  
Printed Name: \_\_\_\_\_

DAVID R. REPASS  
Notary Public, State of Florida  
My Comm. Expires Oct. 23, 2017  
Commission No. FF 05776

leading Northerly; thence Northerly, along and around the arc of said curve, concave Easterly, having a radius of 91.00 feet, an arc distance of 71.80 feet, said arc being subtended by a chord bearing and distance of North 18°38'43" East, 69.96 feet; thence South 77°42'10" West, 225.93 feet; thence North 07°35'42" West, 103.94 feet; thence North 00°23'46" East, 65.27 feet to the arc of a curve leading Northwesterly; thence Northwesterly, along and around the arc of said curve, concave Southwesterly, having a radius of 130.00 feet, an arc distance of 67.49 feet, said arc being subtended by a chord bearing and distance of North 63°38'02" West, 66.74 feet; thence South 00°23'46" west, 98.69 feet; thence South 07°35'42" East, 138.91 feet; thence South 00°46'20" East, 427.85 feet to the point of curvature of a curve leading Southerly; thence Southerly, along and around the arc of said curve, concave Westerly, having a radius of 170.00 feet, an arc distance of 106.96 feet, said arc being subtended by a chord bearing and distance of South 17°15'02" West, 105.21 feet to the point of tangency of said curve; thence South 35°16'33" West, 1252.69 feet to the point of beginning.

PARCEL 4 Tract 1

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LESS AND EXCEPT FROM ALL PARCELS ANY PART IN ROAD RIGHT OF WAY



IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES:

295 Venture L.L.C., a Florida limited liability company

Sign: [Signature]  
Witness #1  
Print: Adam Torwollan

[Signature]  
E. Chester Stokes, Jr.  
President

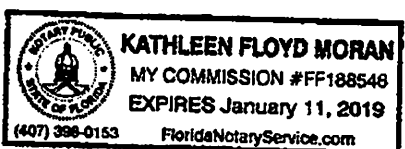
Sign: [Signature]  
Witness #2  
Print: Ellen McClure

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

I hereby certify that the foregoing instrument was acknowledged before me this 26th day of May, 2017, by E. Chester Stokes, Jr., as President of 295 Venture L.L.C., a Florida limited liability company, on behalf of the company. He [X] is personally known to me, or [ ] has produced \_\_\_\_\_ as identification.

Affix Notary Stamp or Seal Below:

[Signature]  
NOTARY PUBLIC - signature above  
Printed Name: Kathleen Floyd Moran



<p><b>A. SETTLEMENT STATEMENT</b></p> <p style="text-align: center;"><b>D. R. Repass, Attorney at Law</b>                  111 Solana Road                  Suite B                  Ponte Vedra Beach, Florida 32082                  904-598-5260</p>	<p><b>B. TYPE OF LOAN</b></p> <p>1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> FMHA    3. <input checked="" type="checkbox"/> CONV. UNINS.                  4. <input type="checkbox"/> VA    5. <input type="checkbox"/> CONV. INS.</p> <p>6. File Number: 17-5055    7. Loan Number:                  8. Mortgage Ins. Case No.:</p>																																																																																																				
<p><i>C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.</i></p>																																																																																																					
<p>D. Buyer: Oakleaf Investors, LLC                  E. Seller: 295 Venture L.L.C.                  F. Lender: 295 Venture L.L.C.</p>																																																																																																					
<p>G. Property: Duval County, Florida                  Parcel numbers 016381-0000, 016381-0010, 016391-0100, 016391-0000, and 016391-0110</p>																																																																																																					
<p>H. Settlement Agent: D. R. Repass, Attorney at Law                  Place of Settlement: 111 Solana Road, Suite B, Ponte Vedra Beach, Florida 32082 St. Johns County</p>																																																																																																					
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512. Assessments																																																																																																					
520. Total Reductions in Amount Due Seller:	4,620,000.00																																																																																																				
600. Cash at Settlement to / from Seller:																																																																																																					
601. Gross Amount due to Seller (line 420)	4,620,000.00																																																																																																				
602. Less Reductions Amount due Seller (line 520)	4,620,000.00																																																																																																				
603. Cash From Seller:	\$0.00																																																																																																				

File Number: 17-5055  
FATCO

Settlement Date: May 26, 2017

L. Settlement Charges				Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement		
<b>700. Total Sales / Broker's Commission:</b>							
Based on Price \$4,620,000.00							
Division of Commission as follows							
701.							
702.							
703. Commission Paid at Settlement							
<b>800. Items Payable in Connection with Loan:</b>							
801. Loan Origination Fee							
802. Loan Discount							
803. Appraisal Fee							
804. Credit Report							
805. Lender's Inspection Fee							
806. Mortgage Insurance Application Fee							
807. Assumption Fee							
<b>900. Items Required by Lender to be Paid in Advance:</b>							
901. Daily interest charge from May 26, 2017							
902. Mortgage Insurance Premium							
903. Hazard Insurance Premium							
904. Flood Insurance Premium							
<b>1000. Reserves Deposited with Lender:</b>							
1001. Hazard Insurance							
1002. Mortgage Insurance							
1003. City Property Taxes							
1004. County Property Taxes							
1005. Annual Assessments							
<b>1100. Title Charges:</b>							
1101.	Settlement or Closing Fee to D. R. Repass, Attorney at Law			100.00			
1102.	Abstract or Title Search			275.00			
1103.	Title Examination						
1104.	Title Insurance Binder						
1105.	Document Preparation						
1106.	Notary Fees						
1107.	Attorney Fees						
	(includes above item numbers:						
1108.	Title Insurance						
	(includes above item numbers:						
1109.	Lender's Coverage	0.00					
1110.	Owner's Coverage	0.00	Risk Rate Premium: \$14,125.00				
1111.	Post Close Fee						
<b>1200. Government Recording and Transfer Charges:</b>							
1201.	Recording Fees: Deed	27.00	Mortgage	0.00	Releases	0.00	27.00
1202.	City/County Tax/Stamps: Deed			0.00	Mortgage		0.00
1203.	State Tax/Stamps: Deed		32,340.00	Mortgage			32,340.00
1204.	Intangible Tax to Clerk of the Circuit Court						
1205.	Recording Affidavit to Clerk of the Circuit Court						10.00
1206.	E-Recording Fee to First American Title Insurance Company						9.00
1207.							
<b>1300. Additional Settlement Charges:</b>							
1301. Survey							
1302. Pest Inspection							
<b>1400. Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)</b>				<b>\$32,761.00</b>	<b>\$0.00</b>		

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of Settlement Statement.

Buyer: Oakleaf Investors, LLC, a Florida limited liability company  
by: \_\_\_\_\_, its: \_\_\_\_\_

Seller: 299 Ventures, L.L.C., a Florida limited liability company  
by: *E. Charles Hobbs*, its: *President*

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law. FATCO

Settlement Agent: *D.R. Repass*

Date: May 26, 2017

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES:

295 Venture L.L.C., a Florida limited liability company

Sign: [Signature]  
Witness #1  
Print: Adam Tomollan

[Signature]  
E. Chester Stokes, Jr.  
President

Sign: [Signature]  
Witness #2  
Print: Ellen McClure

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

I hereby certify that the foregoing instrument was acknowledged before me this 26th day of May, 2017, by E. Chester Stokes, Jr., as President of 295 Venture L.L.C., a Florida limited liability company, on behalf of the company. He [X] is personally known to me, or [ ] has produced as identification.

Affix Notary Stamp or Seal Below:

[Signature]  
NOTARY PUBLIC - signature above  
Printed Name: Kathleen Floyd Moran



A. SETTLEMENT STATEMENT	B. TYPE OF LOAN
<b>D. R. Repass, Attorney at Law</b> 111 Solana Road Suite B Ponte Vedra Beach, Florida 32082 904-598-5260	1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> FMHA    3. <input checked="" type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA    5. <input type="checkbox"/> CONV. INS. 6. File Number: <u>17-5055</u> 7. Loan Number: 8. Mortgage Ins. Case No.:
<b>C. NOTE:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.	
D. Buyer: <u>Oakleaf Investors, LLC</u>	
E. Seller: <u>295 Venture L.L.C.</u>	
F. Lender: <u>295 Venture L.L.C.</u>	
G. Property: <u>Duval County, Florida</u> <u>Parcel numbers 016381-0000, 016381-0010, 016391-0100, 016391-0000, and 016391-0110</u>	
H. Settlement Agent: <u>D. R. Repass, Attorney at Law</u> <u>Place of Settlement: 111 Solana Road, Suite B, Ponte Vedra Beach, Florida 32082 St. Johns County</u>	
I. Settlement Date: <u>May 26, 2017</u>	
J. Summary of Buyer's Transaction	K. Summary of Seller's Transaction
<b>100. Gross Amount Due From Buyer:</b>	<b>400. Gross Amount Due To Seller:</b>
101. Contract Sales Price <span style="float: right;">4,620,000.00</span>	401. Contract Sales Price <span style="float: right;">4,620,000.00</span>
102. Personal Property	402. Personal Property
103. Settlement Charges to Buyer (line 1400) <span style="float: right;">32,761.00</span>	403.
Adjustments for Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance:
106. City / Town Taxes	406. City / Town Taxes
107. County / Parish Taxes	407. County / Parish Taxes
108. Assessments	408. Assessments
<b>120. Gross Amount Due from Buyer: <span style="float: right;">4,652,761.00</span></b>	<b>420. Gross Amount Due to Seller: <span style="float: right;">4,620,000.00</span></b>
<b>200. Amounts Paid by or in Behalf of Buyer:</b>	<b>500. Reductions in Amount Due to Seller:</b>
201. Deposit / Earnest Money	501. Excess Deposit (see instructions)
202. Principal Amount of New Loan	502. Settlement Charges to Seller (Line 1400) <span style="float: right;">0.00</span>
203. Existing Loan(s)	503. Existing Loan(s)
204.	504. Payoff of First Mortgage
205. <span style="float: right;">4,620,000.00</span>	505. Payoff of Second Mortgage
206. Seller Financed Mortgage	506. Seller Financed Mortgage <span style="float: right;">4,620,000.00</span>
Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
210. City / Town Taxes	510. City / Town Taxes
211. County / Parish Taxes	511. County / Parish Taxes
212. Assessments	512. Assessments
<b>220. Total Paid by / for Buyer: <span style="float: right;">4,620,000.00</span></b>	<b>520. Total Reductions in Amount Due Seller: <span style="float: right;">4,620,000.00</span></b>
<b>300. Cash at Settlement from / to Buyer:</b>	<b>600. Cash at Settlement to / from Seller:</b>
301. Gross Amount due from Buyer (line 120) <span style="float: right;">4,652,761.00</span>	601. Gross Amount due to Seller (line 420) <span style="float: right;">4,620,000.00</span>
302. Less Amount Paid by/for Buyer (line 220) <span style="float: right;">4,620,000.00</span>	602. Less Reductions Amount due Seller (line 520) <span style="float: right;">4,620,000.00</span>
<b>303. Cash From Buyer: <span style="float: right;">\$32,761.00</span></b>	<b>603. Cash From Seller: <span style="float: right;">\$0.00</span></b>

File Number: 17-8055  
FATCO

Settlement Date: May 26, 2017

L. Settlement Charges				Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
<b>700. Total Sales / Broker's Commission:</b>					
Based on Price \$4,620,000.00					
Division of Commission as follows					
701.					
702.					
703. Commission Paid at Settlement					
<b>800. Items Payable in Connection with Loan:</b>					
801. Loan Origination Fee					
802. Loan Discount					
803. Appraisal Fee					
804. Credit Report					
805. Lender's Inspection Fee					
806. Mortgage Insurance Application Fee					
807. Assumption Fee					
<b>900. Items Required by Lender to be Paid in Advance:</b>					
901. Daily Interest charge from May 26, 2017					
902. Mortgage Insurance Premium					
903. Hazard Insurance Premium					
904. Flood Insurance Premium					
<b>1000. Reserves Deposited with Lender:</b>					
1001. Hazard Insurance					
1002. Mortgage Insurance					
1003. City Property Taxes					
1004. County Property Taxes					
1005. Annual Assessments					
<b>1100. Title Charges:</b>					
1101. Settlement or Closing Fee to D. R. Repass, Attorney at Law				100.00	
1102. Abstract or Title Search				275.00	
1103. Title Examination					
1104. Title Insurance Binder					
1105. Document Preparation					
1106. Notary Fees					
1107. Attorney Fees					
(includes above item numbers:					
1108. Title Insurance					
(includes above item numbers:					
1109. Lender's Coverage 0.00					
1110. Owner's Coverage 0.00 Risk Rate Premium: \$14,125.00					
1111. Post Close Fee					
<b>1200. Government Recording and Transfer Charges:</b>					
1201. Recording Fees: Deed 27.00 Mortgage 0.00 Releases 0.00 27.00					
1202. City/County Tax/Stamps: Deed 0.00 Mortgage 0.00					
1203. State Tax/Stamps: Deed 32,340.00 Mortgage 0.00 32,340.00					
1204. Intangible Tax to Clerk of the Circuit Court					
1205. Recording Affidavit to Clerk of the Circuit Court				10.00	
1206. E-Recording Fee to First American Title Insurance Company				9.00	
1207.					
<b>1300. Additional Settlement Charges:</b>					
1301. Survey					
1302. Pest Inspection					
<b>1400. Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)</b>				<b>\$32,761.00</b>	<b>\$0.00</b>

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of Settlement Statement.

Oakleaf Investors, LLC, a Florida limited liability company

29 Ventures, L.L.C., a Florida limited liability company

Buyer:

by: \_\_\_\_\_, its: \_\_\_\_\_

Seller:

by: *E. Charles Hobbs* (Signature), its: *President*

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law. FATCO

Settlement Agent:

*D.R. Repass* (Signature)

Date: May 26, 2017

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES:

295 Venture L.L.C., a Florida limited liability company

Sign: [Signature]  
Witness #1  
Print: Adam Tormollan

[Signature]  
E. Chester Stokes, Jr.  
President

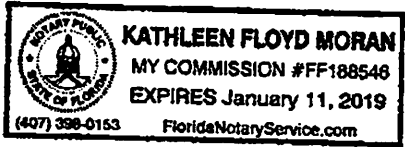
Sign: [Signature]  
Witness #2  
Print: Ellen McClure

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

I hereby certify that the foregoing instrument was acknowledged before me this 26th day of May, 2017, by E. Chester Stokes, Jr., as President of 295 Venture L.L.C., a Florida limited liability company, on behalf of the company. He [X] is personally known to me, or [ ] has produced \_\_\_\_\_ as identification.

Affix Notary Stamp or Seal Below:

[Signature]  
NOTARY PUBLIC - signature above  
Printed Name: Kathleen Floyd Moran



<p><b>A. SETTLEMENT STATEMENT</b></p> <p style="text-align: center;"><b>D. R. Repass, Attorney at Law</b>                  111 Solana Road                  Suite B                  Ponte Vedra Beach, Florida 32082                  904-598-5260</p>	<p><b>B. TYPE OF LOAN</b></p> <p>1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> FMHA    3. <input checked="" type="checkbox"/> CONV. UNINS.</p> <p>4. <input type="checkbox"/> VA    5. <input type="checkbox"/> CONV. INS.</p> <p>6. File Number: 17-5055    7. Loan Number:</p> <p>8. Mortgage Ins. Case No.:</p>
<p><i>C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.</i></p>	
<p>D. Buyer: Oakleaf Investors, LLC</p>	
<p>E. Seller: 295 Venture L.L.C.</p>	
<p>F. Lender: 295 Venture L.L.C.</p>	
<p>G. Property: Duval County, Florida                  Parcel numbers 016381-0000, 016381-0010, 016391-0100, 016391-0000, and 016391-0110</p>	
<p>H. Settlement Agent: D. R. Repass, Attorney at Law                  Place of Settlement: 111 Solana Road, Suite B, Ponte Vedra Beach, Florida 32082 St. Johns County</p>	
<p>I. Settlement Date: May 26, 2017</p>	
<p><b>J. Summary of Buyer's Transaction</b></p>	<p><b>K. Summary of Seller's Transaction</b></p>
<p>100. Gross Amount Due From Buyer:</p>	<p>400. Gross Amount Due To Seller:</p>
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<p>102. Personal Property</p>	<p>402. Personal Property</p>
<p>103. Settlement Charges to Buyer (line 1400) <span style="float: right;">32,761.00</span></p>	<p>403.</p>
<p>Adjustments for Items Paid by Seller in Advance:</p>	<p>Adjustments for Items Paid by Seller in Advance:</p>
<p>106. City / Town Taxes</p>	<p>406. City / Town Taxes</p>
<p>107. County / Parish Taxes</p>	<p>407. County / Parish Taxes</p>
<p>108. Assessments</p>	<p>408. Assessments</p>
<p>120. Gross Amount Due from Buyer: <span style="float: right;">4,652,761.00</span></p>	<p>420. Gross Amount Due to Seller: <span style="float: right;">4,620,000.00</span></p>
<p>200. Amounts Paid by or in Behalf of Buyer:</p>	<p>500. Reductions in Amount Due to Seller:</p>
<p>201. Deposit / Earnest Money</p>	<p>501. Excess Deposit (see instructions)</p>
<p>202. Principal Amount of New Loan</p>	<p>502. Settlement Charges to Seller (Line 1400) <span style="float: right;">0.00</span></p>
<p>203. Existing Loan(s)</p>	<p>503. Existing Loan(s)</p>
<p>204.</p>	<p>504. Payoff of First Mortgage</p>
<p>205. <span style="float: right;">4,620,000.00</span></p>	<p>505. Payoff of Second Mortgage</p>
<p>206. Seller Financed Mortgage</p>	<p>506. Seller Financed Mortgage <span style="float: right;">4,620,000.00</span></p>
<p>Adjustments for Items Unpaid by Seller:</p>	<p>Adjustments for Items Unpaid by Seller:</p>
<p>210. City / Town Taxes</p>	<p>510. City / Town Taxes</p>
<p>211. County / Parish Taxes</p>	<p>511. County / Parish Taxes</p>
<p>212. Assessments</p>	<p>512. Assessments</p>
<p>220. Total Paid by / for Buyer: <span style="float: right;">4,620,000.00</span></p>	<p>520. Total Reductions in Amount Due Seller: <span style="float: right;">4,620,000.00</span></p>
<p>300. Cash at Settlement from / to Buyer:</p>	<p>600. Cash at Settlement to / from Seller:</p>
<p>301. Gross Amount due from Buyer (line 120) <span style="float: right;">4,652,761.00</span></p>	<p>601. Gross Amount due to Seller (line 420) <span style="float: right;">4,620,000.00</span></p>
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<p>303. Cash From Buyer: <span style="float: right;">\$32,761.00</span></p>	<p>603. Cash From Seller: <span style="float: right;">\$0.00</span></p>



File Number: 17-5055  
FATCO

Settlement Date: May 26, 2017

L. Settlement Charges				Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
<b>700. Total Sales / Broker's Commission:</b>					
Based on Price \$4,620,000.00					
Division of Commission as follows					
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703. Commission Paid at Settlement					
<b>800. Items Payable in Connection with Loan:</b>					
801. Loan Origination Fee					
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804. Credit Report					
805. Lender's Inspection Fee					
806. Mortgage Insurance Application Fee					
807. Assumption Fee					
<b>900. Items Required by Lender to be Paid in Advance:</b>					
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902. Mortgage Insurance Premium					
903. Hazard Insurance Premium					
904. Flood Insurance Premium					
<b>1000. Reserves Deposited with Lender:</b>					
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1003. City Property Taxes					
1004. County Property Taxes					
1005. Annual Assessments					
<b>1100. Title Charges:</b>					
1101. Settlement or Closing Fee to D. R. Repass, Attorney at Law				100.00	
1102. Abstract or Title Search				275.00	
1103. Title Examination					
1104. Title Insurance Binder					
1105. Document Preparation					
1106. Notary Fees					
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1108. Title Insurance					
(includes above item numbers:					
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1110. Owner's Coverage 0.00 Risk Rate Premium: \$14,125.00					
1111. Post Close Fee					
<b>1200. Government Recording and Transfer Charges:</b>					
1201. Recording Fees: Deed 27.00 Mortgage 0.00 Releases 0.00 27.00					
1202. City/County Tax/Stamps: Deed 0.00 Mortgage 0.00					
1203. State Tax/Stamps: Deed 32,340.00 Mortgage 0.00 32,340.00					
1204. Intangible Tax to Clerk of the Circuit Court					
1205. Recording Affidavit to Clerk of the Circuit Court				10.00	
1206. E-Recording Fee to First American Title Insurance Company				9.00	
1207.					
<b>1300. Additional Settlement Charges:</b>					
1301. Survey					
1302. Pest Inspection					
<b>1400. Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)</b>				<b>\$32,761.00</b>	<b>\$0.00</b>

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of Settlement Statement.

Oakleaf Investors, LLC, a Florida limited liability company

297 Ventures, L.L.C., a Florida limited liability company

Buyer: \_\_\_\_\_  
by: \_\_\_\_\_, its: \_\_\_\_\_

Seller: \_\_\_\_\_  
by: E. Charles Hobbs, its: President

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law. FATCO

Settlement Agent: D. R. Repass

Date: May 26, 2017



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC                      WATER                                      SEWER                                      RECLAIMED

Availability#: 2016-1751  
Request Received On: 11/8/2016  
Availability Response: 11/30/2016  
Prepared by: Mollie Price

**Project Information**

Name: Alsop 295  
Type: Single Family  
Requested Flow: 128,450 gpd  
Location: Northeast corner of the Branan Field Road/Cecil Connector Road.  
Parcel ID No.: 016391-0100  
Description: 367 single family lots

**Potable Water Connection**

Water Treatment Grid: NORTH GRID  
Connection Point #1: Existing 8-in water line on the north side of Brannan Field Rd  
Connection Point #2: Existing 20-in water main at the northeast corner of Brannan Field Rd and Cecil Connector Rd  
Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.

**Sewer Connection**

Sewer Treatment Plant: SOUTHWEST  
Connection Point #1: Existing 8-in forcemain at the northeast corner of Brannan Field Rd and Cecil Connector Rd  
Connection Point #2: Existing 4-in forcemain on Brannan Field Rd  
Special Conditions: For force main connection conditions, please email [fmconnections@jea.com](mailto:fmconnections@jea.com) referencing this availability letter. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

**Reclaimed Water Connection**

Sewer Region/Plant: North Grid  
Connection Point #1: No reclaim in the foreseeable future  
Connection Point #2: NA  
Special Conditions: No reclaim in the foreseeable future.

**General Comments:**

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