

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2017-0452

AUGUST 3, 2017

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 **2017-0452**.

Location: On the east side of Imeson Road, south of Pritchard Road between Old Pioneer Road and Pritchard Road

Real Estate Numbers: 004520-0000 (a portion of)

Current Zoning District: Planned Unit Development (PUD) per Ord. 2005-541

Proposed Zoning District: Industrial Light (IL)

Current Land Use Category: Residential Professional Institutional (RPI)

Proposed Land Use Category: Light Industrial (LI)

Planning District: Northwest, District 5

Agent: Brenna Durden, Esq.
245 Riverside Avenue, Suite 150
Jacksonville, Florida 32202

Owner: Imeson Holdings, LLC
7220 Financial Way, Suite 400
Jacksonville, Florida 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2017-0452** seeks to rezone 34.2 acres of land from Planned Unit Development (PUD)(Ord. 2005-541) to Industrial Light (IL). The subject property is currently located within the Residential Professional Institutional (RPI) land use category and the Suburban Development Area. The applicant proposes a companion Large-Scale Future Land Use Amendment 2016A-003 (Ord. 2017-0451) from Residential- Professional-Institutional (RPI) to Light Industrial (LI).

In 2004, land use amendment application 2004D-001 (Ordinance 2005-540-E) included this property and an additional 230.66 acres which was approved to change the land use category from LI and Heavy Industrial (HI) to Residential-Professional-Institutional (RPI) and rezoned from IL to PUD. This change totaled 264.86 acres and was sought to permit the development of a 264-acre mixed use project that was supposed to include up to 800 dwelling units and 40,000 square feet of commercial space. However, the site was never developed and this newly proposed 34.20 acre rezoning and land use change would accommodate industrial uses again and extend the industrial demarcation line from the commonly owned property to the north. The rezoning application is being processed concurrently with the Large Scale Future Land Use Amendment.

The site is surrounded by a mix of uses including vacant conservation land, single-family homes, offices and an industrial park. Between 2005 and 2009, there have been 6 rezonings and amendments to commercial and industrial land uses just north of the site fronting Pritchard Road. The property is primarily accessed by Imeson Road which is classified as a collector roadway according to the Functional Highway Classification System. Sidewalks are provided south of the site near the single family subdivision on Imeson Road.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that the subject property is located in the RPI functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The RPI future land use category primarily permits medium to high density residential, professional office and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be permitted as part of mixed use developments. RPI is generally intended to provide transitional uses between commercial and residential uses.

The applicant proposes a companion Large-Scale Future Land Use Amendment 2016A-003 (Ord. 2017-0133) from Residential- Professional-Institutional (RPI) to Light

Industrial (LI). According to the Category Description of the Future Land Use Element (FLUE) Light Industrial permits uses such as wholesaling, warehousing, storage, distribution, light manufacturing, business and professional offices, bulk and outside storage yards, service establishments catering to commerce and industry, indoor scrap processing, building trade contractors, transportation terminals for freight, trucking and shipping, retail sales of heavy machinery, farm and building materials, printing and similar establishments, banks, medical clinics, and retail outlets in conjunction with wholesaling establishments.

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

Yes. The proposed application has been reviewed in relation to and is consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

FLUE Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

FLUE Policy 1.1.20 - Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

FLUE Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 1.2.9 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE Objective 3.2 - Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the city's residential areas.

FLUE Policy 3.2.1 - The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

FLUE Policy 3.2.7 - The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

FLUE Policy 4.1.8B - The City shall evaluate all proposed amendments to the comprehensive Plan as their compliance with the area's vision plan and any existing neighborhood plans and studies. Priority shall be given to those amendments with the greatest potential to further the goals and objectives of the vision plans and neighborhood plans and studies.

The existing RPI future land use category primarily permits medium to high density residential, professional office and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be permitted as part of mixed use developments. RPI is generally intended to provide transitional uses between commercial and residential uses.

The proposed Future Land Use Map (FLUM) change to Light Industrial would permit uses such as wholesaling, warehousing, storage, distribution, light manufacturing, business and professional offices, bulk and outside storage yards, service establishments catering to commerce and industry, indoor scrap processing, building trade contractors, transportation terminals for freight, trucking and shipping, retail sales of heavy machinery, farm and building materials, printing and similar establishments, banks, medical clinics, and retail outlets in conjunction with wholesaling establishments.

With the exception of the residential properties located south and west of the subject property, the proposed site is located in a mostly industrial area. The proposed rezoning and companion land use amendment continues to promote and sustain the viability of the existing industrial area surrounding the subject site and encourages use of an underutilized property achieving FLUE Objective 3.2. The LI land use designation is a logical extension of the existing LI demarcation line and is compatible with the established pattern of industrial uses found along Imeson Road fulfilling FLUE Policy 3.2.1 and 3.2.7. Further, the proposed amendment optimizes the combined potentials for economic benefit and facilitates development of a compatible land use pattern as called for in FLUE Goal 1 and Policy 1.1.22. The site will be serviced by centralized wastewater and potable water distribution systems. Therefore, the amendment is consistent with FLUE Policy 1.2.9.

The proposed amendment is located within the Northwest Planning District and Suburban Development Area with full urban services. Therefore, the subject site has the potential to encourage additional development promoting the goal of Policy 1.1.20. Many industrial uses can exist in harmony with non-industrial neighbors through proper site design, arrangement of uses and the incorporation of effective buffers. Additionally, the subject

property has been found to promote the goals and objectives of the Northwest Vision Plan. The proposed amendment has been reviewed against these plans and has been found to not conflict with the goals and objectives of this plan and as such the amendment is in compliance with FLUE Policy 4.1.8B.

3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The proposed rezoning to Industrial Light would not be in conflict with any portion of the City's land use regulations. The subject property will be rezoned from the PUD to IL zoning district as set forth in Section 656.313 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

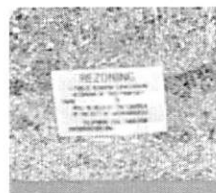
The subject property abuts Imeson Road south of Pritchard Road. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use	Zoning District	Current Use(s)
North	LI	PUD	Vacant land
South	RPI	PUD	Vacant and single-family homes
East	RPI	PUD	Vacant and single-family homes
West	CSV	IL & CSV	Undeveloped, office and industrial park

The surrounding land uses are LI, CSV and RPI with the majority having a PUD zoning. The Bulls Bay Preserve is located west of the subject property in the CSV land use category. The residential area to the southeast consists of single-family homes. The abutting LI property to the north was established in 2005 and is still vacant and undeveloped. The site is surrounded by a mix of uses including vacant conservation land, single-family homes, offices and an industrial park. The property is primarily accessed by Imeson Road which is classified as a collector roadway according to the Functional Highway Classification System. Sidewalks are provided south of the site near the single family subdivision on Imeson Road. The Bulls Bay Preserve is located west of the subject property in the CSV zoning district and land use category. The residential area to the southeast consists of single-family homes in the RPI land use.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on July 24, 2017, the required Notice of Public Hearing sign **was** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2017-0452** be **APPROVED**.



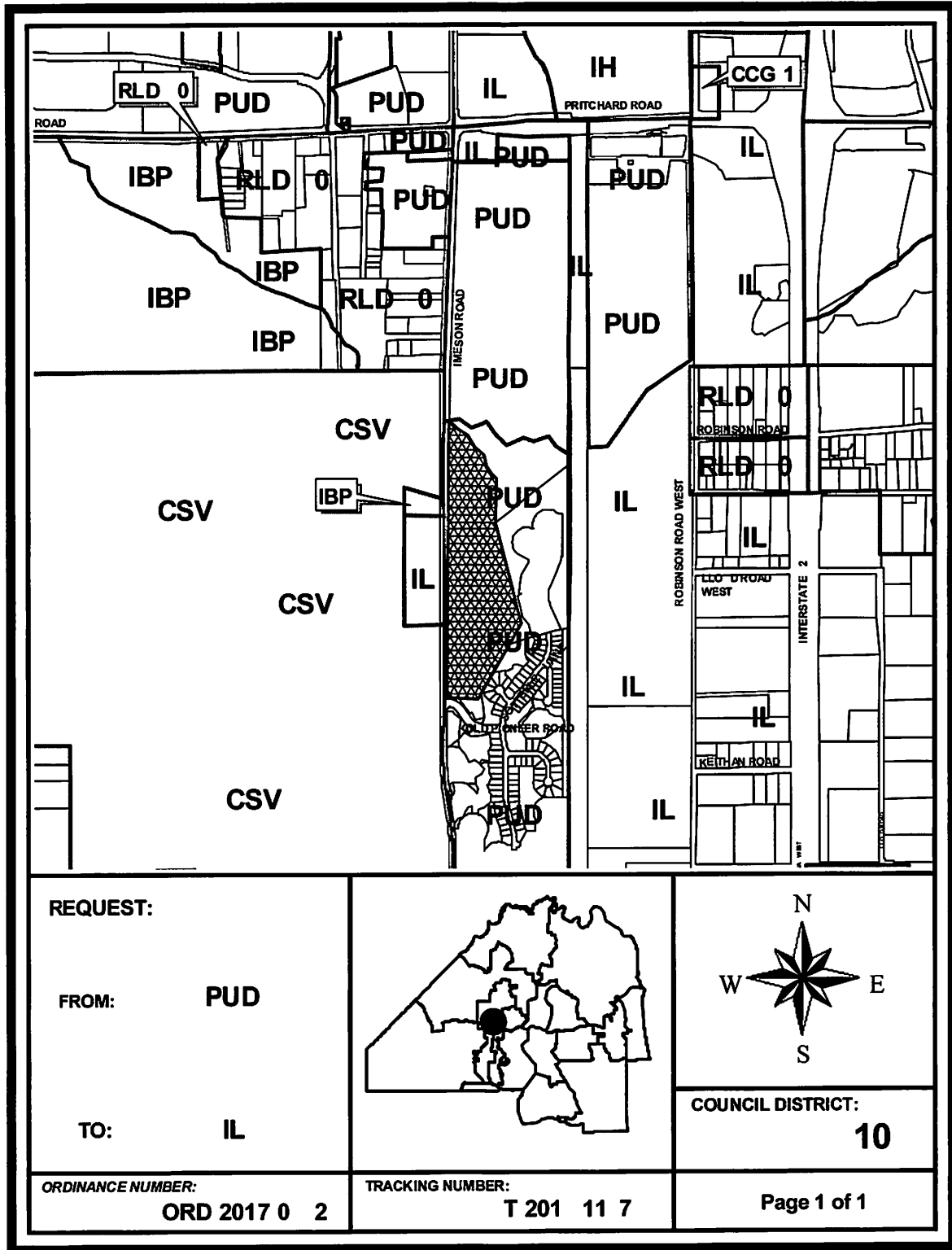
The subject site facing east from Imeson Road

Aerial view of the subject site facing north





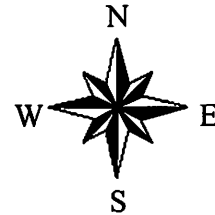
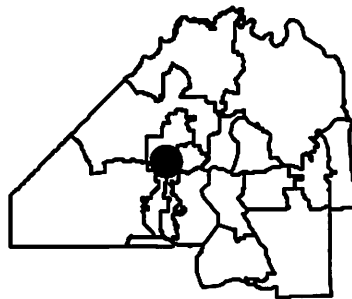
The subject site on the right facing north along Imeson Road



REQUEST:

FROM: PUD

TO: IL



COUNCIL DISTRICT:
10

ORDINANCE NUMBER:
ORD 2017 0 2

TRACKING NUMBER:
T 201 11 7

Page 1 of 1

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2017-0452 Staff Sign-Off/Date AH / 06/01/2017

Filing Date 06/27/2017 Number of Signs to Post 3

Hearing Dates:

1st City Council 08/08/2017 Planning Commission 08/03/2017

Land Use & Zoning 08/15/2017 2nd City Council 08/22/2017

Neighborhood Association PICKETTVILLE CIVIC CLUB; CISCO GARDENS CIVIC ASSOC.

Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 1167

Application Status PENDING

Date Started 06/20/2016

Date Submitted 06/20/2016

General Information On Applicant

Last Name	First Name	Middle Name
DURDEN	BRENNA	M

Company Name
LEWIS LONGMAN & WALKER

Mailing Address
245 RIVERSIDE AVENUE SUITE 150

City	State	Zip Code
JACKSONVILLE	FL	32256

Phone	Fax	Email
9043536410	9043537619	BDURDEN@LLW-LAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
N/A	IMESON HOLDINGS, LLC	

Company/Trust Name
IMESON HOLDINGS, LLC

Mailing Address
7220 FINANCIAL WAY, SUITE 400

City	State	Zip Code
JACKSONVILLE	FL	32256

Phone	Fax	Email
9042968006	9042968164	JALLEN@ALLENLANDGROUP.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) PUD-ORD 2005-541E

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	004520 0000	10	5	PUD	IL

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

Existing Land Use Category

RPI

Land Use Category Proposed?

If Yes, State Land Use Application #

5214

Total Land Area (Nearest 1/100th of an Acre) 34.20

Justification For Rezoning Application

PUD ALLOWS FOR MULTI-FAMILY RESIDENTIAL PROJECT ON THE SITE. PROPERTY ADJACENT TO IMESON RD. MORE APPROPRIATE FOR LIGHT INDUSTRIAL USES.

Location Of Property

General Location

EAST SIDE OF IMESON RD., SOUTH OF PRICHARD RD.

House #	Street Name, Type and Direction	Zip Code
N/A	IMESON RD	32220

Between Streets

PRITCHARD RD. and OLD PIONEER RD.

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.

Application Certification

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

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00**
- 2) Plus Cost Per Acre or Portion Thereof**
 34.20 Acres @ \$10.00 /acre: \$350.00
- 3) Plus Notification Costs Per Addressee**
 33 Notifications @ \$7.00 /each: \$231.00
- 4) Total Rezoning Application Cost: \$2,641.00**

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

Legal Description

April 5, 2017

Map Showing

A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF THE A.C.L. RAILROAD (A 100 FOOT RAILROAD RIGHT OF WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT OF WAY LINE OF IMESON ROAD (COUNTY ROAD NO. 548, AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF IMESON ROAD, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE No. 1: NORTH 00°08'50" WEST, 1780.11 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE No. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2886.75 FEET, AN ARC DISTANCE OF 403.77 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 04°07'15" WEST, 403.44 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 3: NORTH 08°07'40" WEST, 266.27 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE No. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2823.11 FEET, AN ARC DISTANCE OF 410.06 FEET, SAID ARC BEING SUBTENDE BY CHORD BEARING AND DISTANCE OF NORTH 03°58'00" WEST, 409.70 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 5: NORTH 00°11'40" EAST, 641.42 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'20" EAST, 305.92 FEET; THENCE NORTH 29°46'51" EAST, 912.58 FEET; THENCE NORTH 14°08'16" WEST, 1101.97 FEET; THENCE NORTH 00°11'40" EAST, 485 FEET, MORE OR LESS, TO THE CENTERLINE OF SIX MILE CREEK; THENCE NORTHWESTERLY, NORTHERLY AND WESTERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 850 FEET, MORE OR LESS, TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF IMESON ROAD; THENCE SOUTH 00°11'40" WEST, ALONG LAST SAID LINE, 2945 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 34.2 ACRES, MORE OR LESS.

EXHIBIT A

Property Ownership Affidavit

Date: May 9, 2016

City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, John J. Allen hereby certify that I am the
Owner of the property described in the attached legal description, **Exhibit 1** in connection with
filing application(s) for rezoning and land use amendment,

submitted to the Jacksonville Planning and Development Department.

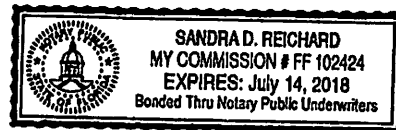
IMESON HOLDINGS, LLO
By: Imeson, Inc., Managing Member

John J. Allen
President (Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 10 day of
June (month), 2016 (year) by John J. Allen
who is personally known to me or has produced _____
as identification.

Sandra D. Reichard
(Notary Signature)



EC. 2004. 12. 22 8: 48 AM
DIVISION OF CORPORATIONS
L04000092240

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax andit number (shown below) on the top and bottom of all pages of the document.

((H04000251369 3))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850) 205-0380

From: Account Name : FOLEY & LARDNER
Account Number : 072720000061
Phone : (904) 359-2000
Fax Number : (904) 359-8700

RECEIVED
04 DEC 22 AM 8: 59
DIVISION OF CORPORATIONS

MERGER OR SHARE EXCHANGE

IMESON HOLDINGS, LLC

Certificate of Status	0
Certified Copy	2
Page Count	07
Estimated Charge	\$105.00

Name Availability	
Document Examiner	DCC
Updater	DCC
Updater Verifier	DCC
acknowledgment	DCC
Printed by	UCC

Electronic Filing Menu Corporate Filing Public Access Help

Fax Audit No.
H04000251369 3

Prepared by and Return to:

Robert S. Bernstein, Esq.
Foley & Lardner LLP
One Independent Drive, Suite 1300
Jacksonville, FL 32202
071441-0123

ARTICLES OF MERGER
OF
PRITCHARD CORNERS, INC., P04000138708
a Florida corporation

WITH AND INTO

IMESON HOLDINGS, LLC, L04000092240
a Florida limited liability company

Pursuant to the provisions of Section 608.4382 of the Florida Limited Liability Company Act (the "FLLCA"), and Sections 607.1108 and 607.1109 of the Florida Business Corporation Act (the "FBCA"), the undersigned enter into these Articles of Merger by which PRITCHARD CORNERS, INC., a Florida corporation (the "Corporation"), shall be merged with and into IMESON HOLDINGS, LLC, a Florida limited liability company (the "LLC"), and the LLC shall be the surviving business entity, in accordance with a Plan of Merger (the "Plan"), adopted pursuant to Section 608.4381 of the FLLCA and Section 607.1103 of the FBCA. The undersigned hereby certify as follows:

FIRST, a copy of the Plan is attached hereto and made a part hereof.

SECOND, the merger shall become effective at 11:59 p.m. on December 27, 2004, or if later, at the close of business on the date on which these Articles of Merger are filed with the Florida Secretary of State.

THIRD, the Plan was unanimously adopted and approved on December 21, 2004, by the joint written consent of the members of the Board of Directors and all of the shareholders of the Corporation, in accordance with the applicable laws of the State of Florida. The only voting group of the Corporation entitled to vote on adoption of the Plan was the holders of the Corporation's common stock. The number of votes cast by such voting group was sufficient for approval by that group.

FOURTH, the Plan was adopted and approved on December 21, 2004, by IMESON, INC., a Florida corporation, the sole member and manager of IMESON HOLDINGS, LLC, in accordance with the provisions of the limited liability company's Articles of Organization, Operating Agreement and applicable laws of the State of Florida.

FIFTH, the attached Plan of Merger meets the requirements of the Section 607.1108 and 608.438, *Florida Statutes*, and was approved by each domestic corporation and


limited liability company that is a party to the merger in accordance with Chapters 607 and 608, Florida Statutes.

IN WITNESS WHEREOF, these Articles of Merger have been executed by the appropriate officers and/or authorized representatives of PRITCHARD CORNERS, INC., as the merging corporation and by IMESON HOLDINGS, LLC, as the surviving limited liability company, this 21st day of December, 2004.

The Company

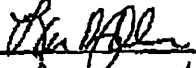
PRITCHARD CORNERS, INC.,
a Florida corporation

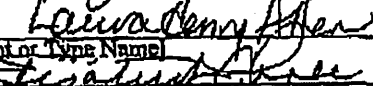
By:



William J. Joos, Vice President

Witnesses:




[Print or Type Name]


ELIZABETH C. POOLE
[Print or Type Name]

The LLC

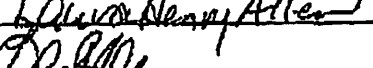
IMESON HOLDINGS, LLC,
Florida limited liability company

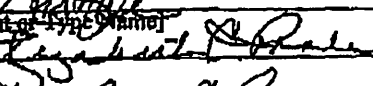
By:



William J. Joos, Authorized Representative

Witnesses:



[Print or Type Name]


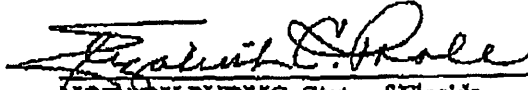
ELIZABETH C. POOLE
[Print or Type Name]

Fax Audit No.
H04000251369 3

STATE OF FLORIDA)
) ss
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 21st day of December 2004, by William J. Joos, authorized representative of Imeson Holdings, LLC, a Florida limited liability company, on behalf of the limited liability company, who is personally known to me or has produced _____ as identification.

ELIZABETH C. POOLE
Notary Public, State of Florida
My comm. exp. Sept. 23, 2008
Comm. No. DD 351272

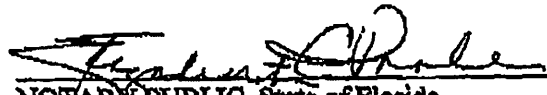


NOTARY PUBLIC, State of Florida
Print Name: _____
My Commission Expires: _____

STATE OF FLORIDA)
) ss
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 21st day of December 2004, by William J. Joos, Vice President of Pritchard Corners, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

ELIZABETH C. POOLE
Notary Public, State of Florida
My comm. exp. Sept. 23, 2008
Comm. No. DD 351272



NOTARY PUBLIC, State of Florida
Print Name: _____
My Commission Expires: _____

DEC 22 2004 8:55 AM

Fax Audit No.
H04000251369 3**PLAN OF MERGER**

This Plan of Merger (the "Plan") dated as of December 21, 2004 for the merger of PRITCHARD CORNERS, INC., a Florida corporation (the "Merging Corporation"), with and into IMESON HOLDINGS, LLC, a Florida limited liability company (the "Surviving LLC"), as follows:

1. **Merger.** The Merging Corporation shall be merged with and into the Surviving LLC in accordance with Section 608.438 of the Florida Limited Liability Company Act and Sections 607.1101 and 607.1109 of the Florida Business Corporation Act, whereupon the separate corporate existence of the Merging Corporation shall cease and the Surviving LLC shall be the surviving limited liability company. The Merger shall have the effects set forth in Section 608.4383 of the Florida Limited Liability Company Act and Section 607.11101 of the Florida Business Corporation Act. Accordingly, from and after the Effective Time, the Surviving LLC shall possess all the rights, privileges, powers and franchises and be subject to all of the restrictions, disabilities, liabilities and duties of the Merging Corporation. The parties intend that this merger will be treated as occurring between two disregarded entities for federal income tax purposes and hence, there shall be no income tax consequences associated therewith.

2. **Effective Time.** The Merger shall become effective at 11:59 P.M. on December 22, 2004, or if later, at the close of business on the date and time on which Articles of Merger are accepted for filing by the Florida Secretary of State (the "Effective Time").

3. **Surviving Limited Liability Company.** The Surviving LLC, Imeson Holdings, LLC, is to be the surviving entity, and management thereof is vested in its Manager, Imeson, Inc. The business address of the such Manager is 11234 San Jose Boulevard, Jacksonville, FL 32223.

4. **Conversion of Merging Corporation Stock.** Each share of common stock of the Merging Corporation which is issued and outstanding at the Effective Time and held by any person shall, by virtue of the Merger, automatically, without any action on the part of any holder thereof, be cancelled, by virtue of the Merger, automatically, without any action on the part of the Merging Corporation, the Surviving LLC, or otherwise.

5. **Articles of Organization and Operating Agreement of Surviving Limited Liability Company.** The Articles of Organization and Operating Agreement of the Surviving LLC shall continue to be the Articles of Organization and Operating Agreement of the Surviving LLC on and after the Effective Time.

6. **Effect of Merger.** At the Effective Time, the separate existence of the Merging Corporation shall cease, and the Surviving LLC shall succeed to all the rights, privileges, immunities, and franchises, and to all the property, real, personal and mixed, of the Merging Corporation, without the necessity for any separate transfer. The Surviving LLC shall thereafter be responsible and liable for all liabilities and obligations of the Merging Corporation, and neither the rights of creditors nor any liens on the property of the Merging Corporation shall be impaired by the Merger. If at any time after the Effective Time the Surviving LLC shall consider

or be advised that any deeds, bills of sale, assignments or assurances or any other acts or things are necessary, desirable or proper (a) to vest, perfect or confirm, of record or otherwise, in the Surviving LLC, its right, title or interest in, to or under any of the rights, privileges, powers, franchises, properties or assets of the Merging Corporation acquired or to be acquired as a result of the Merger, or (b) otherwise to carry out the purposes of this Plan, the Surviving LLC and its sole member or their designees shall be authorized to execute and deliver, in the name and on behalf of the Merging Corporation, all deeds, bills of sale, assignments and assurances, and to do, in the name and on behalf of the Merging Corporation, all other acts and things necessary, desirable or proper to vest, perfect or confirm the Surviving LLC's right, title or interest in, to or under any of the rights, privileges, powers, franchises, properties or assets of the Merging Corporation acquired or to be acquired as a result of the Merger and otherwise to carry out the purposes of this Plan.

7. Abandonment. This Plan may be abandoned at any time prior to the Effective Time by either the Merging Corporation or the Surviving LLC, without further shareholder or member action and, if Articles of Merger have been filed with the Florida Secretary of State, by filing a Notice of Abandonment with such authority.

8. Approval. The respective obligation of each party to effect the Merger is subject to adoption by the requisite vote of the shareholders of the Merging Corporation and the sole member of the Surviving LLC pursuant to Section 608.4381 of the Florida Limited Liability Company Act and Section 607.1103 of the Florida Business Corporation Act.

9. Covenants and Agreements. The parties hereto shall each use reasonable best efforts to take all such action as may be necessary or appropriate to effectuate the merger under the Florida Business Corporation Act and the Florida Limited Liability Company Act. If, at any time after the effective time of the merger, any further action is necessary or desirable to carry out the purposes of this Plan and to vest the Surviving LLC with full right, title and possession to all properties, interests, assets, rights, privileges, immunities, powers and franchises of the Merging Corporation, the appropriate officers of the Surviving LLC are fully authorized, in the name of the Merging Corporation or otherwise, to take all such lawful and necessary action.

10. Amendments. The Board of Directors of the Merging Corporation together with the Manager of the Surviving LLC may amend this Plan at any time prior to the filing of the Articles of Merger with the Florida Secretary of State, provided that an amendment made subsequent to the adoption of the Plan by the shareholders of the Merging Corporation and the member of the Surviving LLC shall not: (1) alter or change the amount or kind of memberships, shares, securities, cash, property and/or rights to be received in exchange for or on conversion of all or any of the securities of any class or series thereof of the Merging Corporation, (2) materially alter or change any term of the Articles of Organization or Operating Agreement to be effected by the Plan or (3) alter or change any of the terms and conditions of this Plan, in each case if such alteration or change would adversely affect the shareholders of the Merging Corporation or the member of the Surviving LLC.

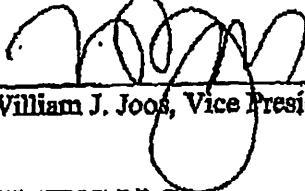
11. Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Florida, without giving effect to conflicts of laws principles thereof.

Fax Audit No.
H04000251369 3

IN WITNESS WHEREOF, the Merging Corporation and the Surviving LLC have each executed this Agreement, or has caused this Plan to be executed on its behalf by a representative duly authorized, all as of the day and year first above written.

MERGING CORPORATION

FRITCHARD CORNERS, INC.,
a Florida corporation

By: 
William J. Joos, Vice President

SURVIVING LLC

IMESON HOLDINGS, LLC,
a Florida limited liability company

By: 
William J. Joos, Authorized Representative

2016 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L04000092240

Entity Name: IMESON HOLDINGS, LLC

Current Principal Place of Business:

7220 FINANCIAL WAY
SUITE 400
JACKSONVILLE, FL 32256

Current Mailing Address:

7220 FINANCIAL WAY
SUITE 400
JACKSONVILLE, FL 32256

FEI Number: 35-2243969

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

F&L CORP.
ONE INDEPENDENT DRIVE, SUITE 1300
JACKSONVILLE, FL 32202 US

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

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Authorized Person(s) Detail :

Title MGR
Name IMESON, INC.
Address 7220 FINANCIAL WAY, SUITE 400
City-State-Zip: JACKSONVILLE FL 32256

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

SIGNATURE: LAURA HENRY ALLEN

S

04/07/2016

Electronic Signature of Signing Authorized Person(s) Detail

_____ Date

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company**

IMESON HOLDINGS, LLC

Filing Information

Document Number	L04000092240
FEI/EIN Number	35-2243969
Date Filed	12/21/2004
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	12/22/2004
Event Effective Date	12/22/2004

Principal Address

7220 FINANCIAL WAY
SUITE 400
JACKSONVILLE, FL 32256

Changed: 05/01/2006

Mailing Address

7220 FINANCIAL WAY
SUITE 400
JACKSONVILLE, FL 32256

Changed: 05/01/2006

Registered Agent Name & Address

F&L CORP.
ONE INDEPENDENT DRIVE, SUITE 1300
JACKSONVILLE, FL 32202

Authorized Person(s) Detail**Name & Address**

Title MGR

IMESON, INC.
7220 FINANCIAL WAY, SUITE 400
JACKSONVILLE, FL 32256

Annual Reports

Report Year	Filed Date
2014	03/14/2014
2015	04/08/2015
2016	04/07/2016

Document Images

04/07/2016 -- ANNUAL REPORT	View image in PDF format
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03/14/2014 -- ANNUAL REPORT	View image in PDF format
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04/11/2005 -- ANNUAL REPORT	View image in PDF format
12/22/2004 -- Merger	View image in PDF format
12/21/2004 -- Florida Limited Liabilites	View image in PDF format

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 State of Florida, Department of State

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Profit Corporation**

IMESON, INC.

Filing Information

Document Number	P04000170564
FEI/EIN Number	32-0135181
Date Filed	12/21/2004
State	FL
Status	ACTIVE

Principal Address

7220 FINANCIAL WAY
SUITE 400
JACKSONVILLE, FL 32256

Changed: 05/01/2006

Mailing Address

7220 FINANCIAL WAY
SUITE 400
JACKSONVILLE, FL 32256

Changed: 05/01/2006

Registered Agent Name & Address

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

Officer/Director Detail**Name & Address**

Title PD

ALLEN, JOHN J
7220 FINANCIAL WAY SUITE 400
JACKSONVILLE, FL 32256

Title STD

ALLEN, LAURA HENRY
7220 FINANCIAL WAY SUITE 400
JACKSONVILLE, FL 32256

Annual Reports

Report Year	Filed Date
2014	03/06/2014
2015	04/08/2015
2016	04/07/2016

Document Images

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04/11/2005 -- ANNUAL REPORT	View image in PDF format
12/21/2004 -- Domestic Profit	View image in PDF format

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State of Florida, Department of State

EXHIBIT B

Agent Authorization

Date: May 9, 2016

City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

Imeson Road, south of Pritchard Road

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Brenna M. Durden to act as agent to file application(s) for rezoning and land use amendment 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.

IMESON HOLDINGS, LLC
By: Imeson, Inc., Managing Member

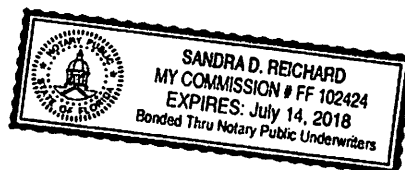
(Owner's Signature)

John J. Allen, President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 10 day of June (month), 2016 (year) by John J. Allen, who is personally known to me or has produced _____ as identification.

Sandra D. Reichard
(Notary Signature)



04093662

5 MIN. RETURN
PHONE # 354-7112

Prepared by, record and return to:
William J. Joos, Esquire
Watson & Osborne, P.A.
11234 San Jose Blvd.
Jacksonville, Florida 32223

35.50
.70

Doc# 2004339070
Book: 12108
Pages: 814 - 817
Filed & Recorded
10/22/2004 08:41:21 AM

JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 17.00
TRUST FUND \$ 2.50
DEED DGC STAMP \$ 0.70
REC ADDITIONAL \$ 16.00

RE#: 003388-0000

TRUSTEE'S DEED

THIS INDENTURE made this 14th day of October, 2004, between **WILLIAM J. JOOS**, as Trustee of **The Westside Investment Trust**, dated June 10, 2004, whose address is 11234 San Jose Blvd., Jacksonville, Florida 32223, herein the "Trustee", and **Pritchard Corners, Inc.**, a Florida corporation, whose address is: 7220 Financial Way, Suite 400, Jacksonville, Florida 32256, and whose Tax Identification Number is 41-2153540, herein called the "Grantee".

WITNESSETH; That,

WHEREAS, the Trustee is the duly acting and appointed Trustee under the Westside Investment Trust under agreement, dated June 10, 2004 which authorizes the Trustee to sell and convey the property hereinafter described to the Grantee and to make, execute, acknowledge and deliver this indenture;

NOW, THEREFORE, by virtue and in execution of said powers and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to it in had paid by the grantee, the receipt of which is hereby acknowledged, the said Trustee has conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alienate, remise, release, convey and confirm, unto the said grantee and the heirs, legal representatives, successors and assigns of the said grantee, that certain piece, parcel or tract of land located in Duval County, Florida, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the Grantee in fee simple.

This conveyance is subject to ad valorem taxes or assessments levied or which may become a lien subsequent to December 31st of the calendar year next preceding the date hereof.

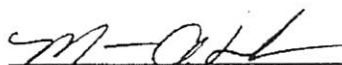
And the said Trustee does hereby covenant that it is the duly qualified and acting Trustee as aforesaid, that it has good, right and lawful authority to execute this instrument.

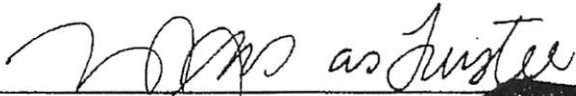
Minimum documentary stamp taxes have been paid on this deed since this conveyance is exempt from documentary stamp taxes pursuant to F.A.C. 12B-4.014(5). Taxes have previously been paid on that deed recorded in O.R. Book 12108 page 804 of the public records of Duval County, Florida.


This conveyance is subject to Restrictive Covenants contained in Special Warranty Deed from ATLANTIC LAND AND IMPROVEMENT COMPANY, a domestic corporation of the State of Virginia, to WILLIAM J. JOOS, TRUSTEE OF THE WESTSIDE INVESTMENT TRUST, dated June 10, 2004, recorded under Clerk's No 2004-339067, which Grantee by the acceptance of this deed agrees to be bound by and to be responsible for.

IN WITNESS WHEREOF, the said Trustee has hereunto executed this instrument under seal as of the day and year first above written.

Signed, sealed and delivered in the presence of:


Printed Name: **MARIE ALEXANDER**

 as Trustee
William J. Joos, as Trustee of the Westside Investment Trust U/A dated June 10, 2004


Printed Name: **SAMANTHA J. Shelton**

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of October 2004, by William J. Joos, as Trustee of the Westside Investment Trust U/A dated June 10, 2004, on behalf of said Trust, and who is personally known to me, or who has produced Florida Driver's License or _____ as identification.



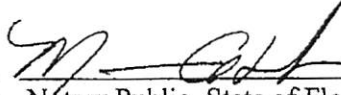

Notary Public, State of Florida
My commission expires: _____
(Notarial Seal)

EXHIBIT 'A' (2 pgs)

PARCEL NO. 1

A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, AND A PORTION OF SECTIONS 2 AND 11, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF IMESON ROAD, COUNTY ROAD NO. 548 (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHARD ROAD, COUNTY ROAD NO. 24 (A VARIABLE WIDTH RIGHT-OF-WAY PER CITY OF JACKSONVILLE, RIGHT-OF-WAY MAP, FILE NO. C-195, DATED, 1-22-02); THENCE SOUTH $02^{\circ}13'50''$ WEST, ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF IMESON ROAD, A DISTANCE OF 347.73 FEET TO THE SOUTHERLY BOUNDARY OF PARCEL 117 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10637, PAGE 1727, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY AND THE POINT OF BEGINNING; THENCE NORTH $88^{\circ}50'10''$ EAST, ALONG LAST SAID LINE, 435.46 FEET TO THE EASTERLY BOUNDARY OF THE AFORESAID PARCEL 117; THENCE NORTH $01^{\circ}00'50''$ WEST, ALONG LAST SAID LINE, 302.83 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHARD ROAD, COUNTY ROAD NO. 24; THENCE SOUTHEASTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: SOUTH $84^{\circ}36'55''$ EAST, 291.60 FEET; COURSE NO. 2: NORTH $88^{\circ}04'10''$ EAST, 468.03 FEET TO THE WESTERLY LINE OF THE DUVAL CONNECTING RAILROAD COMPANY RAILROAD RIGHT-OF-WAY (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: SOUTH $00^{\circ}01'03''$ WEST, 8703.20 FEET; COURSE NO. 2: SOUTH $00^{\circ}11'06''$ WEST, 613.11 FEET TO NORTHERLY LINE OF A 100 FOOT A.C.L. RAILROAD RIGHT-OF-WAY; THENCE SOUTH $82^{\circ}57'00''$ WEST, ALONG LAST SAID LINE, 1192.67 FEET TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF IMESON ROAD; THENCE NORTHWESTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH $00^{\circ}06'50''$ WEST, 1780.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST: COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2886.75 FEET, AN ARC DISTANCE OF 403.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $04^{\circ}07'15''$ WEST, 403.44 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: NORTH

08°07'40" WEST, 266.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 4: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2823.11 FEET, AN ARC DISTANCE OF 410.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°58'00" WEST, 409.70 FEET TO THE POINT OF TANGENCY; COURSE NO. 5: NORTH 00°11'40" EAST, 4111.29 FEET TO THE NORTHERLY LINE OF SAID SECTION 2; COURSE NO. 6: NORTH 02°13'50" EAST, 2198.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 264.86 ACRES, MORE OR LESS.

04034184

5 MIN. RETURN
PHONE # 354-7112

This instrument prepared by
or under the direction of:
Christopher Commander
Counsel For
CSX Transportation, Inc.
500 Water Street

52,50
19,075.00

Jacksonville, Florida 32202
RE No. R 004 880-0000
RETURN TO: William J. Joos, Trustee
The Westside Investment Trust
11234 San Jose Boulevard
Jacksonville, FL 32223

Doc# 2004339067
Book: 12108
Pages: 804 - 809
Filed & Recorded
10/22/2004 08:37:54 AM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 25.00
TRUST FUND \$ 3.50
DEED DOC STAMP \$ 19,075.00
REC ADDITIONAL \$ 24.00

SPECIAL WARRANTY DEED

THIS DEED, made this 28 day of September 2004, between ATLANTIC LAND AND IMPROVEMENT COMPANY, a domestic corporation of the State of Virginia, whose mailing address is 500 Water Street, Jacksonville, Florida 32202, and whose Tax Identification Number is 59-0911353, hereinafter called "Grantor", and WILLIAM J. JOOS, TRUSTEE OF THE WESTSIDE INVESTMENT TRUST, whose mailing address is 11234 San Jose Boulevard, Jacksonville, FL 32223, hereinafter called "Grantee", WITNESSETH:

(Wherever used herein, the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for purposes of exceptions, reservations and/or covenants, shall include the heirs, legal representatives and assigns of individuals or the successors and assigns of corporations.)

THAT Grantor, for and in consideration of the sum of TWO MILLION SEVEN HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$2,725,000.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, its successors and assigns, those two certain parcels of land situate, lying and being at Jacksonville, County of Duval, State of Florida, individually referred to as "Parcel No. 1" and "Parcel No. 2", hereinafter collectively designated "the Premises," more particularly described in Exhibit A, attached hereto and incorporated herein, and containing 499.06 acres, more or less, with all rights, powers and authority described in Section 689.071 Florida Statutes, including without limitation the power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of said Premises.

TOGETHER WITH all buildings, structures and improvements thereon, and all and singular the rights, easements, alleys, ways, waters, privileges, tenements, hereditaments and appurtenances to said Premises belonging or in anyway incident or appertaining.

TO HAVE AND TO HOLD the Premises unto Grantee, Grantee's heirs and assigns or successors and assigns, forever.

Grantor hereby WARRANTS that: (a) SUBJECT TO reservations, easements, covenants, restrictions and limitations of record or platted, all existing public utilities and roadways, and all existing encroachments, ways and servitudes, howsoever created, determinable by a proper survey or by an inspection thereof, Grantor will forever defend the Premises unto Grantee against claims of or by Grantor and all other persons lawfully claiming or to claim the same or any part thereof by, through or under Grantor; (b) Grantor will execute such other and further assurances of the same as may be required.

Grantee, by the acceptance hereof, hereby covenants and agrees with Grantor that Grantor shall not be required to erect or maintain any fences, railings or guard rails along any boundary lines between the Premises and the adjacent land(s) of Grantor or of any other company affiliated with Grantor; or be liable for or required to pay any part of the cost or expense of erecting or maintaining such fences, railings or guard rails or any part thereof; or be liable for any damage, loss or injury that may result by reason of the non-existence or the condition of any fences, railings or guard rails. Grantee assumes all liability and responsibility respecting fences, railings or guard rails, or the absence thereof.

Grantee, by acceptance of this deed, hereby covenants that it, its successors, heirs, legal representatives or assigns shall maintain the existing drainage on the Premises in such a manner as not to impair adjacent railroad operating property drainage and not to redirect or increase the quantity or velocity of surface water runoff or any streams into Grantor's drainage system or upon the operating property of CSX Transportation, Inc., or other lands and facilities of Grantor. If the Premises or existing drainage are modified or improved, Grantee agrees to construct and maintain, in accordance with all applicable statutes, ordinances, building and subdivision codes, covenants and restrictions, an adequate drainage system from the Premises to the nearest public or non-Grantor owned drainage or storm sewer system, in order to prevent the discharge of roof, surface, stream and other drainage waters upon railroad operating property or other adjacent lands and facilities of Grantor.

Said covenant(s) shall run with title to the Premises conveyed, and bind upon Grantee, Grantee's heirs, legal representatives and assigns, or corporate successors and assigns, and anyone claiming title to or holding Premises through Grantee.

IN WITNESS WHEREOF, ATLANTIC LAND AND IMPROVEMENT COMPANY, pursuant to due corporate authority, has caused its name to be signed hereto by its officer hereunto duly authorized and its corporate seal, duly attested, to be hereunto affixed.

Signed, sealed and delivered
in the presence of:

Lou D. Overby

Mary A. Jessie

ATLANTIC LAND AND IMPROVEMENT
COMPANY:

By: [Signature]
Print Name: Stephen A. Crosby
Print Title: Vice President

Attest [Signature]
Secretary

Print Name: Donna W. Melton



STATE OF FLORIDA)
) SS.
COUNTY OF DUVAL)

I, Linda Carol Adlin, a Notary Public of the State of Florida and the County of Duval, do certify that, on the date below, before me in said County came Stephen A. Crosby, (X) to me known, and/or () proven by satisfactory current evidence to be the person whose name is subscribed to the above instrument, who, being by me first duly sworn, did make oath, acknowledge and say that: he resides in Jacksonville, Duval County, Florida; he is Vice President, of Atlantic Land and Improvement Company, the corporation described in and which executed said instrument; he is fully informed of the contents of the instrument; he knows the seal of said corporation; the seal affixed to said instrument is such seal; it was so affixed by authority of the Board of Directors of said corporation; he signed his name thereto for said corporation pursuant to Board authority; and instrument is the free act and deed of said corporation; and the conveyance herein is not part of a transaction, sale, lease, exchange or other transfer or conveyance of all or substantially all of the property and/or assets of the Grantor.

IN WITNESS WHEREOF, I hereunto set my hand and official seal, this 28th day of September, 2004.

My commission expires on:

Linda Carol Adlin (SEAL)
Notary Public
Print Name: Linda Carol Adlin



Linda Carol Adlin
My Commission DD041872
Expires July 11 2005

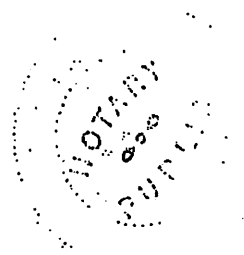


EXHIBIT A

Description of property at: Jacksonville, County of Duval, State of Florida

To: William J. Joos

CSXT Deed File No.: 2004-0062/LDO

PARCEL NO. 1

A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, AND A PORTION OF SECTIONS 2 AND 11, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF IMESON ROAD, COUNTY ROAD NO. 548 (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHARD ROAD, COUNTY ROAD NO. 24 (A VARIABLE WIDTH RIGHT-OF-WAY PER CITY OF JACKSONVILLE, RIGHT-OF-WAY MAP, FILE NO. C-195, DATED, 1-22-02); THENCE SOUTH $02^{\circ}13'50''$ WEST, ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF IMESON ROAD, A DISTANCE OF 347.73 FEET TO THE SOUTHERLY BOUNDARY OF PARCEL 117 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10637, PAGE 1727, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY AND THE POINT OF BEGINNING; THENCE NORTH $88^{\circ}50'10''$ EAST, ALONG LAST SAID LINE, 435.46 FEET TO THE EASTERLY BOUNDARY OF THE AFORESAID PARCEL 117; THENCE NORTH $01^{\circ}00'50''$ WEST, ALONG LAST SAID LINE, 302.83 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHARD ROAD, COUNTY ROAD NO. 24; THENCE SOUTHEASTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: SOUTH $84^{\circ}36'55''$ EAST, 291.60 FEET; COURSE NO. 2: NORTH $88^{\circ}04'10''$ EAST, 468.03 FEET TO THE WESTERLY LINE OF THE DUVAL CONNECTING RAILROAD COMPANY RAILROAD RIGHT-OF-WAY (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: SOUTH $00^{\circ}01'03''$ WEST, 8703.20 FEET; COURSE NO. 2: SOUTH $00^{\circ}11'06''$ WEST, 613.11 FEET TO NORTHERLY LINE OF A 100 FOOT A.C.L. RAILROAD RIGHT-OF-WAY; THENCE SOUTH $82^{\circ}57'00''$ WEST, ALONG LAST SAID LINE, 1192.67 FEET TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF IMESON ROAD; THENCE NORTHWESTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH $00^{\circ}06'50''$ WEST, 1780.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2886.75 FEET, AN ARC DISTANCE OF 403.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $04^{\circ}07'15''$ WEST, 403.44 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: NORTH $08^{\circ}07'40''$ WEST, 266.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 4: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2823.11 FEET, AN ARC DISTANCE OF 410.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $03^{\circ}58'00''$ WEST, 409.70 FEET TO THE POINT OF TANGENCY; COURSE NO. 5: NORTH $00^{\circ}11'40''$ EAST, 4111.29 FEET TO THE NORTHERLY LINE OF SAID SECTION 2; COURSE NO. 6: NORTH $02^{\circ}13'50''$ EAST, 2198.26 FEET TO THE POINT OF BEGINNING. CONTAINING 264.86 ACRES, MORE OR LESS.

PARCEL NO. 2

A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, AND A PORTION OF SECTIONS 2 AND 11, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF IMESON ROAD, COUNTY ROAD NO. 548 (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHARD ROAD, COUNTY ROAD NO. 24 (A VARIABLE WIDTH RIGHT-OF-WAY PER CITY OF JACKSONVILLE, RIGHT-OF-WAY MAP, FILE NO. C-195, DATED, 1-22-02); THENCE SOUTH $02^{\circ}13'50''$ WEST, ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF IMESON ROAD, A DISTANCE OF 347.73 FEET TO THE SOUTHERLY BOUNDARY OF PARCEL 117 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10637, PAGE 1727, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH $88^{\circ}50'10''$ EAST, ALONG LAST SAID LINE, 435.46 FEET TO THE EASTERLY BOUNDARY OF THE AFORESAID PARCEL 117; THENCE NORTH $01^{\circ}00'50''$ WEST, ALONG LAST SAID LINE, 302.83 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHARD ROAD, COUNTY ROAD NO. 24; THENCE SOUTHEASTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: SOUTH $84^{\circ}36'55''$ EAST, 291.60 FEET; COURSE NO. 2: NORTH $88^{\circ}04'10''$ EAST, 468.03 FEET TO THE WESTERLY LINE OF THE DUVAL CONNECTING RAILROAD COMPANY RAILROAD RIGHT-OF-WAY (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH $88^{\circ}06'17''$ EAST, ACROSS THE SAID 200 FOOT RAILROAD RIGHT-OF-WAY, 200.11 FEET TO THE EASTERLY LINE OF SAID 200 FOOT RAILROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH $88^{\circ}03'47''$ EAST, 534.88 FEET; COURSE NO. 2: NORTH $80^{\circ}57'50''$ EAST, 342.90 FEET; COURSE NO. 3: NORTH $01^{\circ}56'16''$ WEST, 21.83 FEET; COURSE NO. 4: NORTH $88^{\circ}03'47''$ EAST, 42.58 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 5: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 7944.50 FEET, AN ARC DISTANCE OF 197.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $88^{\circ}46'27''$ EAST, 197.23 FEET TO THE EASTERLY LINE OF SAID SECTION 35; THENCE SOUTH $00^{\circ}34'50''$ EAST, ALONG LAST SAID LINE, 2574.46 FEET TO THE NORTHERLY LINE OF SAID SECTION 2; THENCE SOUTH $00^{\circ}05'59''$ EAST, ALONG THE EASTERLY LINE OF SAID SECTION 2, A DISTANCE OF 1326.16 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PICKETVILLE ROAD(COUNTY ROAD NO. 216, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH $89^{\circ}02'10''$ WEST, ALONG LAST SAID LINE, 25.77 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID PICKETVILLE ROAD; THENCE SOUTH $00^{\circ}12'11''$ WEST, ALONG LAST SAID LINE, 4001.28 FEET TO THE NORTHERLY LINE OF SAID SECTION 11; THENCE SOUTH $00^{\circ}02'00''$ EAST, ALONG THE EASTERLY LINE OF SAID SECTION 11, A DISTANCE OF 1358.63 FEET TO THE NORTHERLY LINE OF A 100 FOOT A.C.L. RAILROAD RIGHT-OF-WAY; THENCE SOUTH $82^{\circ}57'00''$ WEST, ALONG LAST SAID LINE, 275.29 FEET TO THE AFORESAID EASTERLY LINE OF A 200 FOOT RAILROAD RIGHT-OF-WAY AND THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 740.00 FEET, AN ARC DISTANCE OF 1253.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $48^{\circ}30'59''$ WEST, 1109.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH $00^{\circ}01'03''$ EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 8460.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 234.20 ACRES, MORE OR LESS.

BEING more particularly shown on plat of survey dated May 13, 2004, prepared by Gregory P. Clary, Professional Land Surveyor Number 3377, Clary & Associates, Inc., 3830 Crown Point Road, Jacksonville, FL 32257, incorporated herein by reference.

BEING a portion of the property acquired by predecessors of Grantor, by the following instruments, recorded among the Public Land Records of Duval County, Florida:

GRANTOR	GRANTEE	DEED DATE	DB/PG
C J PICKETT	DUVAL CONNECTING RR CO	8/10/1961	1345/86
C K HILLIS, ET AL	DUVAL CONNECTING RR CO	9/21/1961	1380/514
ESMON B ROBERSON, ET UX	DUVAL CONNECTING RR CO	4/6/1960	996/410
HERMAN A SPEARING, ET UX	DUVAL CONNECTING RR CO	6/14/1960	1052/130
HOZIE O BALDWIN, ET UX	DUVAL CONNECTING RR CO	6/21/1960	1060/85
JOSEPH RONALD DAVIS, ET UX	DUVAL CONNECTING RR CO	6/21/1960	1060/81
MARGARET Y HALL, ET AL	DUVAL CONNECTING RR CO	9/21/1961	1380/514
N G WADE INVESTMENT CO	DUVAL CONNECTING RR CO	6/8/1960	1109/614
THEET JING CHUNG WONG, ET UX	DUVAL CONNECTING RR CO	10/11/1960	1122/491
WILIS ADAMS, ET UX	DUVAL CONNECTING RR CO	4/4/1960	994/150
WILLIE L DAVIS, ET AL	DUVAL CONNECTING RR CO	9/21/1961	1380/514

Effective December 31, 1991, Duval Connecting Railroad Company was merged into The Atlantic Land and Improvement Company, a wholly-owned subsidiary of CSX Transportation, Inc.



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Brenna M. Durden
Imeson Holdings, Inc.
245 Riverside Avenue, Suite 150
Jacksonville, Florida, 32202

June 09, 2017

Project Name: Imeson Holdings IL Rezoning
Availability#: 2017-1113

Dear Mr/Mrs Brenna M. Durden,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

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

Reservation of Capacity:

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

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

Mollie Price
Water/Wastewater System Planning
(904) 904-665-7710



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2017-1113
 Request Received On: 6/7/2017
 Availability Response: 6/9/2017
 Prepared by: Mollie Price

Project Information

Name: Imeson Holdings IL Rezoning
 Type: OTHER
 Requested Flow: 89,385 gpd
 Location: East side of Imeson Road, south of Pritchard Road, North of Old Pioneer Road
 Parcel ID No.: 004520-0000
 Description: Rezoning from PUD to IL for industrial and warehouse development with 595,900 square feet total

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: Existing 16-in water main along the east side of Imeson Rd
 Connection Point #2: NA
 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: BUCKMAN
 Connection Point #1: Existing 10-in forcemain on the north side of Pritchard Rd
 Connection Point #2: Existing 16-in force main along the east side of Imeson Rd
 Special Conditions: For force main connection conditions, please email 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, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

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.