

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR SIGN WAIVER SW-17-08**

**September 19, 2017**

***Location:*** 7315 Argyle Forest Boulevard

***Real Estate Number:*** 016488-0100

***Waiver Sought:*** Increase maximum size of sign from 16 square feet to 20 square feet.

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

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

***Planning District:*** Southwest – District 4

***Applicant /Agent:*** Brian Thornton/Racetrac Petroleum, Inc.  
3225 Cumberland Boulevard, Suite 100  
Atlanta, GA 30339

***Owner:*** Same as Applicant

***Staff Recommendation:*** **DENY**

**GENERAL INFORMATION**

Application for Sign Waiver **Ordinance 2017-0561 (SW-17-08)** seeks to allow an increase in the allowed square footage of a sign on a gas station canopy from 16 square feet allowed to 20 square feet. The signs will be located in a Planned Unit Development established in 2015 pursuant to Ordinance 2015-0403-E with the purpose of constructing the gas station. The site is currently open and operating, but currently only has a sign on the side of the canopy facing Argyle Forest Boulevard.

**NOTICE TO OWNER / AGENT**

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

### STANDARDS, CRITERIA AND FINDINGS

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

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

No, the effect of the sign waiver will not be compatible with the existing contiguous signage. All parcels surrounding the property are residential in nature, and the only nearby signage along Argyle Forest Boulevard consists of externally illuminated neighborhood identification signs. Because the signs for which an increase in size has been requested are already out of character with the surrounding area, an increase in their size would increase their visual presence while detracting from the surrounding residential use.

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

No, there are no non-conforming signs currently in the vicinity.

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

Yes, the proposed waiver could diminish property values in the area surrounding the site by increasing light pollution into neighboring residential areas from what has already been approved in the PUD ordinance.

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

The waiver is unlikely to have a detrimental effect on vehicular traffic or parking conditions. To the contrary, the increased size of the signs will increase the distance at which drivers will see them and allow more time for them to safely exit the roadway. However, the increased signage may create excessive and objectionable light and glare into the neighboring residential properties.

- (v) *Is the proposed waiver detrimental to the public health, safety or welfare, or could such*

*waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*

The proposed waiver may create a nuisance of light with regards to neighboring residential uses, but is otherwise unlikely to result in additional public expense or conflicts.

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

No, the subject property does not exhibit specific physical limitations which would render the strict letter of the regulation too burdensome to enforce.

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

No, the request is not based on a desire to reduce the costs of compliance, nor is it the minimum necessary to communicate the identity of the gas station to which the proposed signs will be attached.

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

No, there are currently no violations on the property.

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

No, the accomplishment of a result in the public interest is dubious at best, in that the increased size of the signs will marginally improve the safety of unplanned stops by drivers on Argyle Forest Boulevard, at the expense of the surrounding residential area.

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

No, strict compliance with the regulation would not create any financial burden when considering the cost of compliance.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on August 31, 2017 by the Planning and Development Department, the required Notice of Public Hearing signs **were not posted.**

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver **SW-17-08 (Ordinance 2017-0561)** be **DENIED.**



Existing canopy sign, Argyle Forest Blvd frontage



View facing Northeast, from the corner of Argyle Forest Boulevard and Rampart Road



Location of one proposed canopy sign, Rampart Road frontage



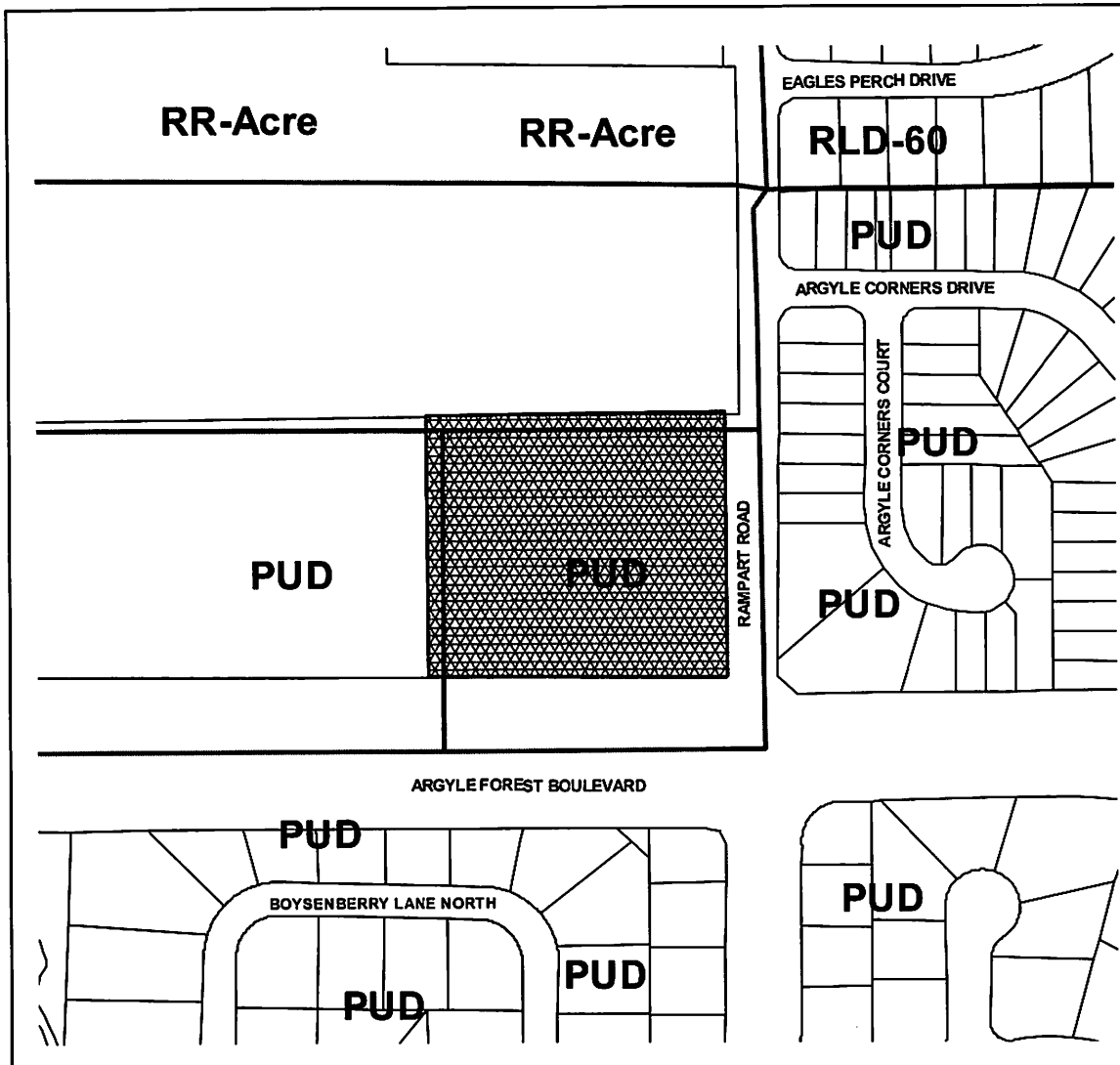
Existing residential use across Rampart Road, East of subject site



Western canopy sign proposed location



Undeveloped adjacent property to the West along Argyle Forest Boulevard



<p><b>REQUEST SOUGHT:</b></p>          <p><b>INCREASE SIZE OF SIGN FROM 16 SQ. FT. TO 20 SQ. FT.</b></p>	<p>A map of the region showing various districts. A black dot is placed on the map to indicate the location of the site being discussed in the application.</p>	<p>A compass rose with four points labeled N, S, E, and W.</p>
	<p>APPLICATION NUMBER: <b>SW-2017-0008</b></p>	<p>0 200 Feet</p> <p>COUNCIL DISTRICT: <b>14</b></p> <p><b>EXHIBIT 2</b></p>



Date Submitted: <i>4-17-17</i>
Date Filed:

Application Number: <i>SW-17-08</i>
Public Hearing:

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

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

For Official Use Only		
Current Zoning District: <i>PUD 2015-403</i>	Current Land Use Category: <i>LDR</i>	
Council District: <i>14</i>	Planning District: <i>14</i>	
Previous Zoning Applications Filed (provide application numbers): <i>NONE</i>		
Applicable Section of Ordinance Code:		
Notice of Violation(s):		
Neighborhood Associations: <i>ARGYLE AREA CIVIC COUNCIL, HIGHLAND LAKES OWNERS ASSOCIATION</i>		
Overlay:		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: <i>4</i>	Amount of Fee: <i>\$1,481.00</i>	Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: <i>7315 Argyle Forest Blvd, Jacksonville, FL 32244</i>	2. Real Estate Number: <i>016488-0100</i>
3. Land Area (Acres): <i>3.235 Acres</i>	4. Date Lot was Recorded: <i>N/A</i>
5. Property Located Between Streets: <i>Rampart Rd and Brooks Dr</i>	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

7. Waiver Sought:

- Increase maximum height of sign from \_\_\_\_\_ to \_\_\_\_\_ feet (maximum request 20% or 5 ft. in height, whichever is less). \*Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.
- Increase maximum size of sign from 16 sq. ft. to 20 sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)
- Increase number of signs from \_\_\_\_\_ to \_\_\_\_\_ (not to exceed maximum square feet allowed)
- Allow for illumination or change from \_\_\_\_\_ external to \_\_\_\_\_ internal lighting
- Reduce minimum setback from \_\_\_\_\_ feet to \_\_\_\_\_ feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?  
Brian Thornton

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

Yes

No

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

10. Name:

Brian Thornton/RaceTrac Petroleum, Inc.

11. E-mail:

sabdulhafiz@racetrac.com

12. Address (including city, state, zip):

3225 Cumberland Blvd Suite 100, Atlanta,  
GA

13. Preferred Telephone:

770-431-7600

**APPLICANT'S INFORMATION (if different from owner)**

14. Name:

Same as above

15. E-mail:

16. Address (including city, state, zip):

17. Preferred Telephone:

## CRITERIA

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

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

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

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

We currently have 4 other stores in Jacksonville with Canopy signage larger than what current code allows. Due to the nature of our logo, our actual name "Racetrac" is much smaller than the face it sits upon. By increasing our allowable signage

This will provide the visibility needed to read our name and provide our customers ample time to locate us. With better visibility, motorists will have more time to get in the appropriate turning lanes with less risk of an accident.

**ATTACHMENTS**

The following attachments must accompany each copy of the application.

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

**FILING FEES**

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

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

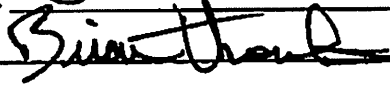
**NOTE:** City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City’s sign regulations.

**AUTHORIZATION**

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

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

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

<b>Owner(s)</b> Print name: <u>Brian Thornton</u> Signature: <u></u>	<b>Applicant or Agent (if different than owner)</b> Print name: _____ Signature: _____  <i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>
<b>Owner(s)</b> Print name: _____ Signature: _____	

**SUBMITTAL**

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

Submit applications to:  
Planning and Development Department, Zoning Section  
214 North Hogan Street, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300

**EXHIBIT A**

**Property Ownership Affidavit - Corporation**

Date: 4/25/17

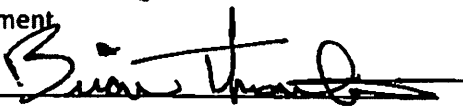
City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 7315 Angyle Forest Blvd RE#(s): 016488-0100

To Whom it May Concern:

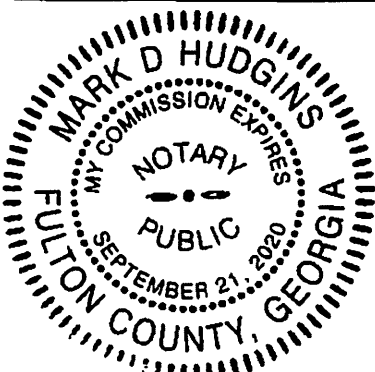
I, Brian Thornton, as VP of Real Estate and Engineering of RaceTrac Petroleum, Inc., a corporation organized under the laws of the state of Georgia, hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Sign Variance submitted to the Jacksonville Planning and Development Department.


(signature)   
(print name) Brian Thornton

Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF ~~FLORIDA~~ GEORGIA  
COUNTY OF ~~DUVAL~~ FULTON

Sworn to and subscribed and acknowledged before me this 25 day of April 2017, by Brian Thornton, as Vice President, of RaceTrac Petroleum Inc., a Georgia corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.



  
(Signature of NOTARY PUBLIC)  
Mark D Hudgins  
(Printed name of NOTARY PUBLIC)

State of ~~Florida~~ at Large.  
My commission expires: 9/21/20

**EXHIBIT 1**

**Legal Description**

---

**LEGAL DESCRIPTION  
MAIN PARCEL**

**A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 03 SOUTH, RANGE 25 EAST BEING A PORTION OF CORRECTIVE QUIT-CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 14527, PAGE 738 OF THE PUBLIC RECORDS OF DUVAL COUNTY BEING DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE NORTHEAST CORNER OF SAID CORRECTIVE QUIT-CLAIM DEED, THENCE RUN SOUTH 89°36'35" WEST ALONG THE NORTH LINE OF SAID CORRECTIVE QUIT-CLAIM DEED, 20.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF RAMPART ROAD ACCORDING TO THAT CERTAIN ORDER OF TAKING, RECORDED OFFICIAL RECORDS BOOK 13978, PAGE 929 OF SAID PUBLIC RECORDS AND PER THE RIGHT-OF-WAY MAPS RAMPART ROAD IMPROVEMENTS, ENG. PROJECT No. PW-03-95, PREPARED BY, D.R.M.P., INC., LAST REVISED 12/22/06 AND THE POINT OF BEGINNING; THENCE RUN SOUTH 00°14'45" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 355.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ARGYLE FOREST BOULEVARD ACCORDING TO AFORESAID RIGHT-OF-WAY MAPS; THENCE RUN NORTH 89°24'21" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF ARGYLE FOREST BOULEVARD, 400.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00°14'55" EAST, 348.91 FEET TO THE AFORESAID NORTH LINE OF SAID CORRECTIVE QUIT-CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 14527, PAGE 738; THENCE RUN ALONG SAID NORTH LINE, NORTH 89°36'35" EAST, 400.00 FEET TO THE POINT OF BEGINNING.**

**THE ABOVE DESCRIBED PARCEL OF LAND LIES IN CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND CONTAINS 3.235 ACRES MORE OR LESS.**

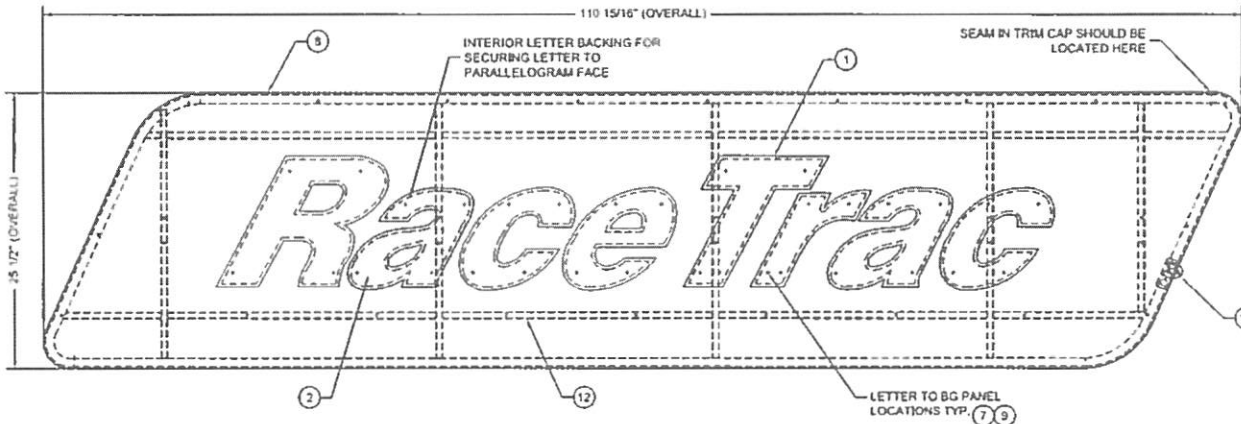
**LEGAL DESCRIPTION  
INGRESS/EGRESS EASEMENT AREA**

**A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 03 SOUTH, RANGE 25 EAST BEING A PORTION OF CORRECTIVE QUIT-CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 14527, PAGE 738 OF THE PUBLIC RECORDS OF DUVAL COUNTY BEING DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE NORTHEAST CORNER OF SAID CORRECTIVE QUIT-CLAIM DEED, THENCE RUN SOUTH 89°36'35" WEST ALONG THE NORTH LINE OF SAID CORRECTIVE QUIT-CLAIM DEED, 20.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF RAMPART ROAD ACCORDING TO THAT CERTAIN ORDER OF TAKING, RECORDED OFFICIAL RECORDS BOOK 14527, PAGE 738 OF SAID PUBLIC RECORDS AND ON THE RIGHT-OF-WAY MAPS RAMPART ROAD IMPROVEMENTS, ENG. PROJECT No. PW-03-95, PREPARED BY, D.R.M.P., INC., LAST REVISED 12/22/06 AND THE POINT OF BEGINNING; THENCE RUN SOUTH 00°14'45" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 30.00 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN SOUTH 89°36'35" WEST, 350.00 FEET; THENCE RUN SOUTH 00°14'55" WEST, 319.77 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ARGYLE FOREST BOULEVARD ACCORDING TO THE RIGHT-OF-WAY MAPS RAMPART ROAD IMPROVEMENTS, ENG. PROJECT No. PW-03-95, PREPARED BY, D.R.M.P., INC., LAST REVISED 12/22/06; THENCE RUN NORTH 89°24'21" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 50.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00°14'55" EAST, 348.91 FEET TO THE AFORESAID NORTH LINE OF SAID CORRECTIVE QUIT-CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 14527, PAGE 738; THENCE RUN ALONG SAID NORTH LINE, NORTH 89°36'35" EAST, 400.00 FEET TO THE POINT OF BEGINNING.**

**THE ABOVE DESCRIBED TRACT OF LAND LIES IN CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND CONTAINS 0.642 ACRES MORE OR LESS.**





FRONT ELEVATION @ 20 SQFT PARALLELOGRAM - FOR EFIS/BRICK

**CONSTRUCTION NOTES:**

- FACE TREATMENT:**  
SEE COLOR SCHEDULE.
- RETURN TO FACE ATTACHMENT:**  
WELDED OR ADHERED WITH STRUCTURAL ADHESIVE.
- LED SPECIFICATIONS:**  
SLOAN PRISM (701269-6WSJ1-MB) LED'S FOR LETTERS AND FOR PARALLELOGRAM  
**LETTER INTERIOR:**
- PAINT INTERIOR STARBRITE WHITE OR EQUIV. CAULK INSIDE PERIMETER OF LETTERS TO PREVENT LIGHT LEAKS.  
**PAINT:**
- ALL EXTERIOR PAINTS TO HAVE SEMI-GLOSS FINISH (SEE COLOR SCHEDULE) ALL PAINTS TO HAVE A 2.8 VOC. OR LESS AS REQUIRED BY CODE.  
**FRAMING:**
- WELD ALL AROUND ALL ANGLE FRAME JOINTS UNLESS NOTED OTHERWISE. ALL DISSIMILAR MATERIALS THAT CONTACT EACH OTHER MUST BE PRIMED, PAINT, OR COATED TO PREVENT CORROSION

(SEE COLOR SCHEDULE ON SHT 2)

**INSTALLATION NOTES:**

- MANUFACTURER TO PROVIDE FULL SIZE MOUNTING PATTERN.
- INSTALLER TO DRILL MOUNTING HOLES, INSTALL CONDUIT ON BACK OF LETTERS TO PASS THRU WALL.
- JUNCTION BOXES TO BE INSTALLED ON THE INSIDE OF WALL BEHIND LETTERS & BACKGROUND PANEL.
- INSTALLER TO RUN CONDUIT AND CONNECTING WIRE TO EACH JUNCTION BOX.
- INSTALLATION OF JUNCTION BOXES AND ELECTRICAL CONNECTIONS TO BE DONE BY QUALIFIED INDIVIDUAL THAT MEETS LOCAL AND NATIONAL CODES.
- MANUFACTURER TO SUPPLY TRANSFORMER BOX WITH LOUVERED VENTS AND SCREENS, TO HELP IN THE DISSIPATION OF HEAT.
- INSTALLER TO SUPPLY MOUNTING ANGLE.
- WHEN USING HILTI ANCHORING SYSTEM, IT IS TO BE USED IN STRICT ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- INSTALLER TO SUPPLY FASTENERS TO MOUNT BACKGROUND PANEL TO BUILDING WALL.

**GENERAL NOTES:**

- DO NOT USE GRAPHICS SHOWN ON THIS DRAWING FOR PRODUCTION REFER TO PRODUCTION ELECTRONIC FILES.
- MANUFACTURER TO REFERENCE COLOR ART WORK TO ENSURE THAT ALL COLORS ARE CORRECT, IMMEDIATELY CONTACT RACETRAC IF COLOR ART WORK AND PRODUCT DRAWING HAVE ANY DISCREPANCIES OR HAVE NOT BEEN PROVIDED.
- INSTALLER SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS.
- EXISTING WALL CONSTRUCTION TYPE MUST BE DETERMINED AT THE ACTUAL PROPOSED LOCATION OF THE LETTERS BY THE INSTALLER.
- INSTALLER SHALL VERIFY THAT FASTENERS CHOSEN ARE SUITABLE WITH WALL CONDITION TO WITHSTAND THE STATED PULLOUT FORCE.
- THE BUILDING ENGINEER SHALL INCLUDE THE LOADS APPLIED BY THE SIGN STRUCTURE IN THE DESIGN OF THE WALL SYSTEM.
- INSTALLATION SHALL CONFORM TO NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE CODES.
- ALL SEAMS IN TRIM CAPS SHOULD BE LOCATED ON TOP OF LETTER AND PARALLELOGRAM

**ALUMINUM MATERIAL NOTE:**

- SPECIFICATION FOR ALL NON-STRUCTURAL MEMBERS TO BE ALUMINUM 3003 ALLOY.
- SPECIFICATION FOR ALL STRUCTURAL MEMBERS TO BE ALUMINUM 5052 ALLOY.

ITEM #	DESCRIPTION	TOTAL QUANTITY
1	287 1/4" X 3/4" U.S. ALUM. LETTER RETURN (SEE COLOR SCHEDULE)	AR
2	1/2" THK. WHITE POLYCARBONATE FACE (SEE COLOR SCHEDULE)	AR
3	1/2" THK. AL. BACKING - FOR PARALLELOGRAM (SEE COLOR SCHEDULE)	AR
4	287 1/4" FABRICATED ALUMINUM TRIM CAP	AR
5	1 1/4" X 1 1/4" X 1/8" ALUMINUM ANGLE CLIP	AR
6	287 1/4" ALUM. LETTER BACK	AR
7	1/4" 145 SCREW WITH WASHER FOR LETTER MOUNTING	32
8	287 1/4" X 3/4" U.S. AL. PARALLELOGRAM RETURN (SEE COLOR SCHEDULE)	AR
9	1" LONG ALUMINUM PIPE SPACER	32
10		
11	ELECTRICAL WARE AND FLAME RESISTANT CONDUIT (11 GALT PER LTR)	8
12	1 1/2" X 1 1/2" X 3/16" STEEL ANCHOR COLUMNS ANGLE FRAME (FOR BACKGROUND PANEL LETTER MOUNTING)	AR
13	1 1/4" X 1 1/4" X 3/16" AL. ANGLE MOUNTING FRAME (FOR BG PANEL)	AR
14	1/4" RV NUTS	AR
15	1 1/2" X 1 1/2" X 1/8" STEEL TUBE (FOR VERT. SUPPORTS IN BG PANEL)	AR
16	1" X 1" X 1/16" THK. ALUMINUM LIGHT SHIELD	1
17	1/8" ALUMINUM FLAT PAN HEAD THREADING SCREW @ 1" O.C.	AR
18	SLOAN PRISM WHITE LED (120V/24V/50000)	AR
19	SLOAN 12V/24V POWER SUPPLY WITH FASTENERS	AR
20	3/4" DIA. EQUID. TIGHT TUBULAR CONNECTOR	AR
21	3/4" DIA. EQUID. TIGHT TUBULAR CONNECTOR	AR
22	20 AMP FUSIBLE DISCONNECT SWITCH	1
23	3M LUMIN CLEAR FILM - PRINTED IMPACTIC VINYL #1 PARALLELOGRAM	1
24	J-BOX WITH COVER FOR PRIMARY CONNECTION	1
25	3" X 3" X 1/4" STEEL BRACKET	8
26		8
27		8
28		12
29	1/2" MOUNTING HARDWARE	8
30	1/4" POP RIVET	AR
31		8
32		AR
33	1" JEWELRY TRIM CAP (FOR LETTERS)	AR
34	RED PAINT 100% - ANZO SIGN 9189, SEMI-GLOSS, 1.8 OZ. COLORED PIGMENT	AR
35	RED PAINT 100% - ANZO SIGN 9189, SEMI-GLOSS, 1.8 OZ. COLORED PIGMENT	1
36	BLUE PAINT 100% - ANZO SIGN 3243, SEMI-GLOSS, 1.8 OZ. COLORED PIGMENT	AR
37	BLUE PAINT 100% - ANZO SIGN 3243, SEMI-GLOSS, 1.8 OZ. COLORED PIGMENT	1
38		1
39	1/4" CONDUIT WITH 40 ROLLS INS. SCREW	AR
40		1
41		1
42	IMPREGN. GASKET	AR
43	3/4" DIA. EQUID. TIGHT TUBULAR CONNECTOR VINYL #1 PARALLELOGRAM DARK RED, LIGHT RED, AND BLUE	AR

**ELECTRICAL:**

- MANUFACTURER TO PROVIDE 10'-0" ELECTRICAL PIGTAIL TO EACH INDIVIDUAL LETTER & LOGO.

**NOTE: (2)**

20 AMP DISCONNECT SWITCH SHOULD BE LOCATED ON THE PRIMARY SIDE OF ALL POWER SUPPLIES. SWITCH MUST BE LOCATED IN SIGHT OF LETTERS OR HAVE CAPABILITY OF BEING LOCKED IN OPEN CIRCUIT POSITION TO MEET U.L. REQUIREMENTS.

CLIENT:



DESCRIPTION: GLASS AND CANOPY MOUNTED 20 SQ.FT. CANOPY LOGO W/ DIMENSIONAL LTRS FOR GLASS OR CANOPY

NOTE: All designs and plans indicated on this drawing are the sole property of The InSite Group, created specifically for the named project. Use of these designs or plans for any purpose other than the intended application shall be prohibited without the written consent of The InSite Group. Discovery of any of the information enclosed herein, without consent of owner, is a violation of intellectual property and shall not be tolerated.

SHT

1

BY:

JPR

Project Number:

RaceTrac

OF

4

DATE:

3/28/17

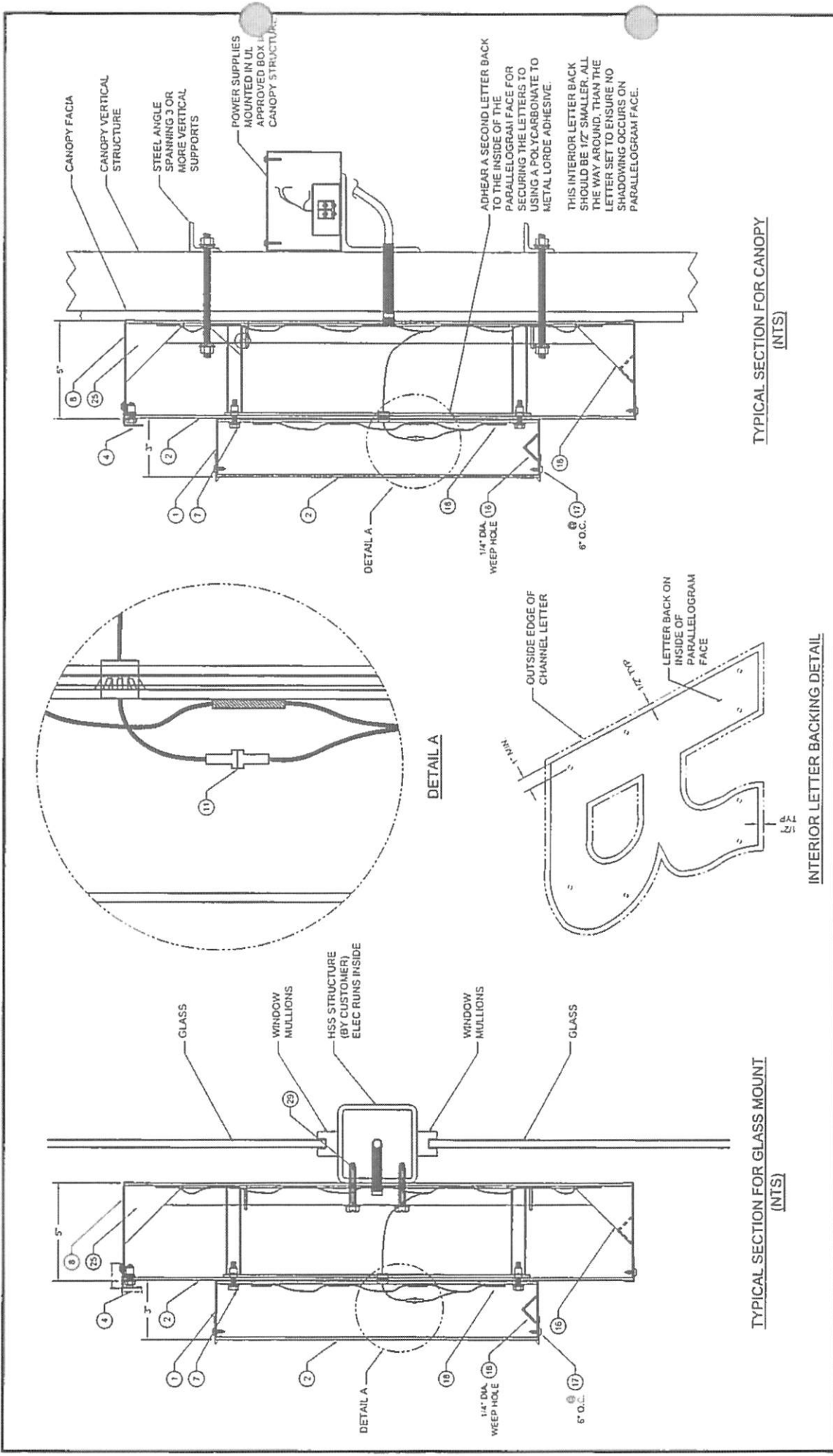
Drawing Number:


B360093



7875 Oak Ridge Highway  
Kearville, Tennessee 37931  
Voice: 665.342.8200  
Fax: 665.535.6111





	<b>DESCRIPTION:</b> GLASS AND CANOPY MOUNTED 20 SQ.FT. CANOPY LOGO W/ DIMENSIONAL LTRS FOR GLASS OR CANOPY		<b>DATE:</b> 3/28/17		<b>PROJECT NUMBER:</b> RaceTrac	
	<b>CLIENT:</b>		<b>DATE:</b> 3/28/17		<b>DRAWING NUMBER:</b> B360093	
<b>NOTES:</b> All dimensions and tolerances indicated on this drawing are the property of The InSite Group and are not to be used for any other project. Use of these drawings or plans for any purpose other than the intended use is prohibited without the written consent of The InSite Group. The information contained herein is the property of The InSite Group and shall not be distributed, copied, or reproduced without the written consent of The InSite Group.						
<b>DESCRIPTION:</b>			<b>DATE:</b> 3/28/17		<b>PROJECT NUMBER:</b> RaceTrac	
<b>CLIENT:</b>			<b>DATE:</b> 3/28/17		<b>DRAWING NUMBER:</b> B360093	

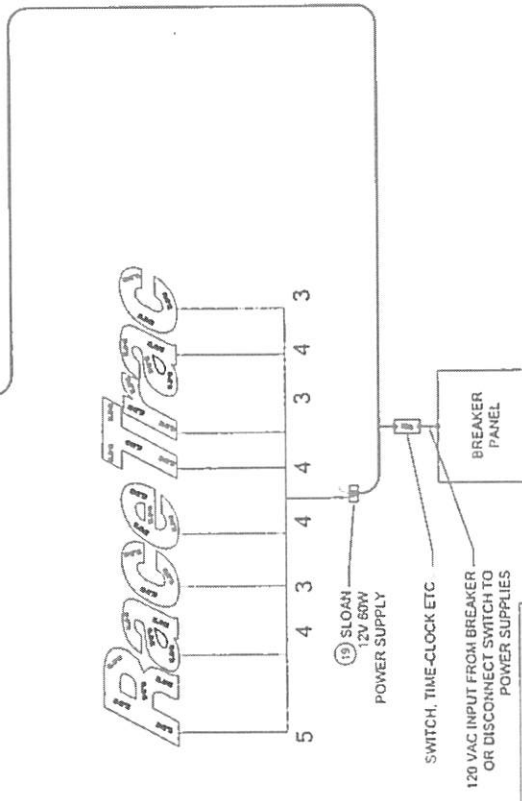
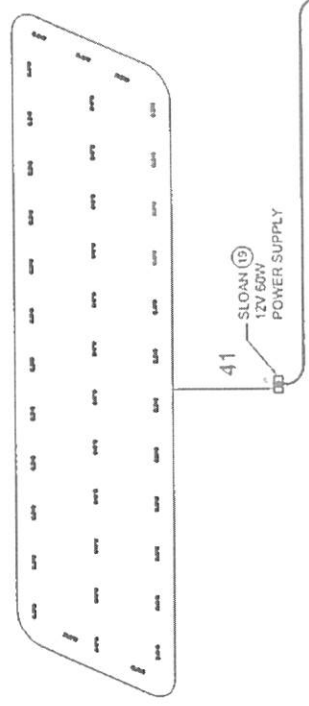
7515 Old Ridge Highway  
 Knoxville, Tennessee 37931  
 Voice 865.342.8200  
 Fax 865.579.5311

NOTE:  
EACH INDIVIDUAL LETTER TO BE  
GROUNDED

LED ELECTRICAL CHART		
LTR	WHITE LED	TRANSFORMER (AMPS) 20 AMP
BG PHA	41	1.0
R	5	
B	4	
C	3	
E	4	
T	4	1.0
F	3	
B	3	
C	3	
TOTAL	10	71
		2
		2.0
		1

NOTE:  
(2) SLOAN 60W 120-277V  
POWERSUPPLIES @ 1.0AMPS  
EACH ARE REQUIRED. THIS SIGN  
HAS A TOTAL OF 2.0 AMPS. AND  
WILL REQUIRE (1) 20 AMP CIRCUIT

**ELECTRICAL INSTALLATION KIT**  
AN ELECTRICAL INSTALLATION KIT TO BE  
INCLUDED WITH ALL LETTERSETS SHIPPED  
THESE SHALL INCLUDE:  
1. (1) MOUNTING PATTERN  
2. (30') WATERPROOF CONDUIT  
3. (2) JUNCTION BOXES  
4. (20) CONDUIT CONNECTORS  
5. (1+) TRANSFORMER BOX WITH  
POWER SUPPLYS

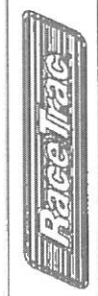


NOTE:  
MANUFACTURER TO FOLLOW LED  
LAYOUT EXACTLY, PLEASE USE  
18 GAUGE WIRE FOR LED JUMPS  
WHEN NEEDED. THIS IS TO ENSURE  
PROPER EVEN ILLUMINATION.

FRONT ELEVATION @ LED LAYOUT  
(SEE ELECTRICAL CHART)

NOTE:  
All drawings and plans indicated on this drawing are the sole  
property of The InSite Group, created for and reserved for  
the use of the client. Any reproduction or use of these  
drawings without the written consent of The InSite Group, Inc. is  
strictly prohibited. The InSite Group, Inc. shall not be  
held liable for any damages or loss of profits, including  
consequential damages, arising out of the use of these  
drawings.

DESCRIPTION: GLASS AND CANOPY MOUNTED  
20 SQ.FT. CANOPY LOGO  
W/ DIMENSIONAL LTR'S  
FOR GLASS OR CANOPY

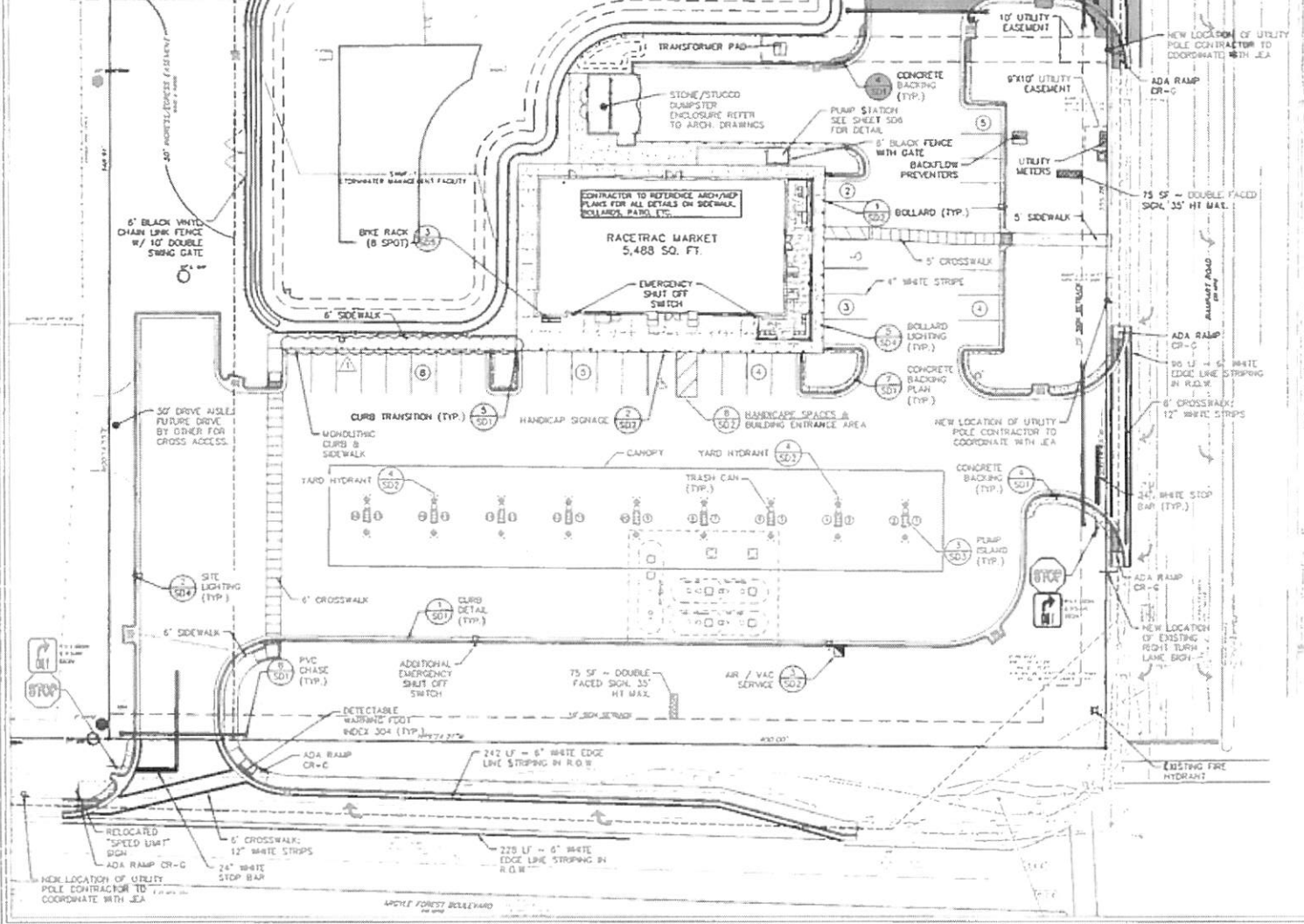


CLIENT:

Project Number: RaceTrac  
Drawing Number: B360093  
SHT: 4  
DATE: 3/28/17

**THE InSite Group**  
7975 DA N Ridge Highway  
Knoxville, Tennessee 37921  
Voice: 615.531.1110  
Fax: 615.531.0111

SITE TABULATION				
DESCRIPTION	UNIT QTY	REQ. PARKING # AND PROVIDED	REQUIRED PARKING AREA	PROVIDED PARKING AREA
STREET PAV.	5,400 SF	4,200 SF (80%) 1,200 SF (20%)	13	31
TOTAL			33	37
NOTE: 4 OF 3 REQUIRED SPACES PROVIDED				
NOTE: 31 OF THE PARKING SHALL BE APPROXIMATELY 15 SPACES PROVIDED				
RELOCATED "SPEED LIMIT" SIGN				
NET AREA	91,520 SF (1.60 AC) ±			
SEE PLAN	1,477 SF (0.12 AC) ±			
BUILDING	5,488 SF (0.12 AC) ±			
TOTAL			58,533 SF (1.39 AC) ±	
GRAND TOTAL		148,533 SF (3.35 AC) ±		
TOTAL LAND AREA		148,533 SF (3.35 AC) ±		
			5,488 SF ± (0.12 AC) ±	143,045 SF (3.23 AC) ±



LEGEND	
	PROPOSED ELEMENTS
	DETAIL REFERENCE
	ELECTRICAL TRANSFORMER PAD
	PARKING SPACE COUNT / DISPENSER NUMBER
	STORM CATCH BASIN
	STORM JUNCTION BOX
	STORM OUTLET CONTROL STRUCTURE
	SANITARY SEWER MANHOLE
	POWER POLE

- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF JACKSONVILLE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TOWERS, SLOPE, PAVING, COLUMNS, DOOR LOCATIONS, AND UTILITY ENTRANCES.
  - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COSTS SHALL BE INCLUDED IN BASE BID. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED PER PLANS.
  - ALL CURB DIMENSIONS ARE TO THE FACE OF OUTER CURB UNLESS OTHERWISE NOTED.
  - ALL BUILDING OVERHANGS ARE TO THE FACE OF STRUCTURAL DNA.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS UTILITIES. ALL NECESSARY CORRECTIVE AND REPAIRING WORKS (EARTHWORK OR DAMAGED DURING CONSTRUCTION) CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.

- CITY OF JACKSONVILLE PERMANENT MARKINGS STANDARDS MANUAL**
- PERMANENT MARKING SHOULD BE PLACED AS SHOWN ON THE PLANS AND DETAIL SHEETS.
  - ANY REQUIRED TEMPORARY WARNINGS MUST BE IN PLACE BEFORE OPENING LINES OF TRAFFIC. PAY ITEMS FOR TEMPORARY PAVEMENT WARNINGS ARE TO BE INCLUDED IN THE TABULATION OF QUANTITIES.
  - THE REMOVAL OF EXISTING PAVEMENT MARKING WILL BE CONSIDERED AN INCIDENTAL ITEM WITH NO ADDITIONAL COMPENSATION PROVIDED.
  - ALL PERMANENT PAVEMENT MARKINGS SHALL BE EXTRUDED THERMOPLASTIC AND MEET CURRENT CITY OF JACKSONVILLE SPECIFICATIONS AND/OR FOOT STANDARD SPECIFICATIONS, LATEST EDITION.
  - THERMOPLASTIC PAVEMENT MARKINGS ARE TO BE PLACED NO SOONER THAN 30 CALENDAR DAYS AFTER THE COMPLETION OF THE FINAL PAVEMENT LAYER.
  - A BURNING WHEELING PAVEMENT MARKING (BWM) ADDRESSING MEETING CURRENT CITY OF JACKSONVILLE AND/OR FOOT SPECIFICATIONS SHALL BE USED ON ALL MAJOR ROADWAYS.
  - THE CONTRACTOR SHALL USE CLASS-B REFLECTIVE PAVEMENT MARKERS (RPM) INSTALLED TO MEET CURRENT CITY OF JACKSONVILLE SPECIFICATIONS AND/OR FOOT STANDARD SPECIFICATIONS.
  - REFLECTIVE PAVEMENT MARKERS THAT DO NOT COMPLY WITH PERMANENT (THERMOPLASTIC) MARKINGS SHALL BE PLACED ON ALL FINAL ASPHALT CONCRETE SURFACES IMMEDIATELY AFTER THE TEMPORARY PERMANENT STRIPPING IS IN PLACE.
  - PAVEMENT MARKING REMOVAL:
    - FRONT BLACK OIL METHOD OF PAVEMENT MARKING REMOVAL IS NOT ACCEPTABLE.
    - GRINDING OR HYDRO BLAST METHOD SHALL BE USED ON WEATHERED ASPHALT SURFACES.
    - REMOVAL ON NEW ASPHALT SURFACES SHALL BE HYDRO BLAST METHOD ONLY.
  - THE CONTRACTOR SHALL CONTACT THE PAVEMENT MARKING INSPECTOR (304) 250-7550 AS SOON AS POSSIBLE PRIOR TO INSTALLING ANY PAVEMENT MARKINGS ON ANY CITY OF JACKSONVILLE ROADWAY OR STREET.
  - IN THE EVENT OF A CONFLICT BETWEEN THE SPECIFICATIONS OF THE CITY OF JACKSONVILLE AND THE SPECIFICATIONS OF THE FOOT, THE CITY OF JACKSONVILLE WILL PREVAIL.

**811**  
KNOW WHAT'S BELOW. Call before you dig.

**OW**  
CITY OF JACKSONVILLE  
3225 EAST BAYVIEW BLVD  
JACKSONVILLE, FL 32217  
TEL: 321.250.7550

**Racetrac**  
RACETRAC INC.  
3225 EAST BAYVIEW BLVD  
JACKSONVILLE, FL 32217  
TEL: 321.250.7550

**SITE PLAN**  
RACETRAC MARKET (RAC) Project 121  
7310 Arroyo Forest Blvd  
Jacksonville, Florida 32214  
David County

DATE: 01/14/2025  
SCALE: AS SHOWN  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT NO: [Number]

*This instrument prepared by:*  
Kevin C. Angstenberger, Esq.  
RaceTrac Petroleum, Inc.  
3225 Cumberland Blvd., Suite 100  
Atlanta, GA 30339

*This space reserved for Recorder's use only.*

Parcel No. 0016488-0000

**GENERAL WARRANTY DEED**

THIS INDENTURE, made as of this 18<sup>th</sup> day of November, 2015, by and between H & G ENTERPRISES, LLC, a limited liability company existing under the law of the State of Florida, whose address is 5947 County Road 352, Keystone Heights, Florida 32656, and ARGYLE PROPERTY GROUP, INC., a corporation existing under the laws of the State of Florida, whose address is 7695 Merrill Road, Jacksonville, Florida 32277 (hereinafter collectively referred to as "GRANTOR") and RACETRAC PETROLEUM, INC., a corporation existing under the laws of the State of Georgia, whose address is 3225 Cumberland Boulevard, Suite 100, Atlanta, Georgia 30339 (hereinafter referred to as "GRANTEE") (the words "GRANTOR" and "GRANTEE" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:**

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable consideration in hand paid by GRANTEE to GRANTOR at and before the sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto the said GRANTEE all that tract or parcel of land lying and being in Duval County, Florida, as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Land"), TOGETHER WITH all buildings and other improvements and fixtures situated thereon or attached thereto and all tenements, hereditaments, improvements, appurtenances, rights, privileges, easements, licenses, benefits and rights-of-way appurtenant to, benefiting, or pertaining to the Land, and all of Grantor's right, title and interest in and to any existing or proposed streets, roadways, alleys, sidewalks, and/or rights-of-way adjacent to the Land (hereinafter collectively called the "Property").

**NOTE: GRANTOR CERTIFIES THAT NEITHER GRANTOR NOR ANY MEMBER OF GRANTOR'S FAMILY RESIDES ON THE ABOVE-DESCRIBED PROPERTY AND THAT THE ABOVE-DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF GRANTOR.**

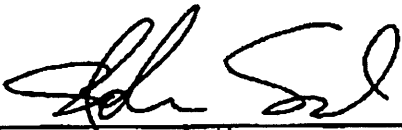
TO HAVE AND TO HOLD the Property, together with all and singular the rights, easements, members and appurtenances thereof to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of GRANTEE forever in FEE SIMPLE.


AND GRANTOR covenants and warrants unto GRANTEE that GRANTOR is lawfully seized and possessed of the entire fee simple estate in and to the Property; that the Property is free and clear of all liens, encumbrances, easements and restrictions of every nature and description except as disclosed on Exhibit "B" (the "Permitted Exceptions"); that GRANTOR hereby conveys good and marketable fee simple title to GRANTEE; that the Property is unoccupied and free of any lease or other right of possession or claim by any party other than GRANTEE; that GRANTOR has the lawful and good right, power, and authority to convey same to GRANTEE; that GRANTOR will execute and deliver such further conveyances and do such further acts as may become necessary to fully vest in GRANTEE the entire fee simple estate in and to the Property; and that GRANTOR will warrant and forever defend the right and title to the Property unto GRANTEE, GRANTEE's heirs, executors, administrators, successors and/or assigns, against the claims of all persons whomsoever claiming by, through or under Grantor, but none other.

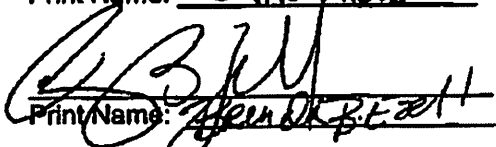
IN WITNESS WHEREOF, Grantor has caused this instrument to be signed, sealed and delivered as of the day and year first above written.

WITNESSES:

GRANTOR:

  
Print Name: JOHN SADON

ARGYLE PROPERTY GROUP, INC.,  
a Florida corporation  
By:   
Hayssam B. Yazji, President

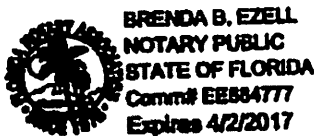
  
Print Name: BRENDA B. EZELL

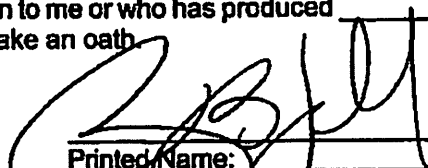
[CORPORATE SEAL]

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17 day of November, 2015 by Hayssam B. Yazji, as President of Argyle Property Group, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.




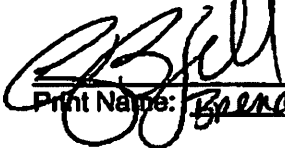
  
Printed Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

[NOTARY SEAL]

[Grantor's Signatures Continue on Following Page]

WITNESSES:

  
Print Name: JOHN SAOUD

  
Print Name: Brenda B. Ezell

GRANTOR:

ARGYLE PROPERTY GROUP, INC.,  
a Florida corporation

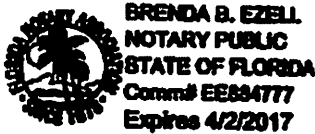
By:   
Elian R. Albert, Vice President

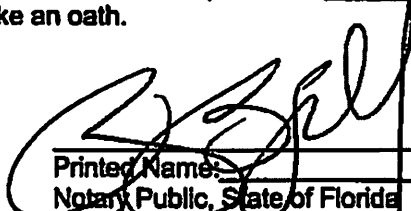
[CORPORATE SEAL]

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17 day of November, 2015 by Elian R. Albert, as Vice President of Argyle Property Group, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced a valid Florida license as identification and who did (did not) take an oath.



  
Printed Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

[NOTARY SEAL]

[Grantor's Signatures Continue on Following Page]



WITNESSES:

H & G ENTERPRISES, LLC,  
a Florida limited liability company

*[Signature]*  
Print Name: William Turner  
*[Signature]*  
Print Name: Brenda Ezell

By: *[Signature]*  
Name: Nassan B. Yazji  
Title: Manager

[COMPANY SEAL]

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17 day of November, 2015 by Nassan B. Yazji, as Manager of H & G Enterprises, LLC, a Florida limited liability company, on behalf of the limited liability company, who is personally known to me or who has produced a valid Florida Driver's License as identification and who did (did not) take an oath.



BRENDA B. EZELL  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EEB04777  
Expires 4/2/2017

*[Signature]*  
Printed Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

[NOTARY SEAL]

EXHIBIT "A"  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 03 SOUTH, RANGE 25 EAST BEING A PORTION OF CORRECTIVE QUIT-CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 14527 PAGE 738 OF THE PUBLIC RECORDS OF DUVAL COUNTY BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID CORRECTIVE QUIT-CLAIM DEED, THENCE RUN SOUTH 89°36'35" WEST ALONG THE NORTH LINE OF SAID CORRECTIVE QUIT-CLAIM DEED, 20.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF RAMPART ROAD ACCORDING TO THAT CERTAIN ORDER OF TAKING, RECORDED OFFICIAL RECORDS BOOK 13978, PAGE 929 OF SAID PUBLIC RECORDS AND PER THE RIGHT-OF-WAY MAPS RAMPART ROAD IMPROVEMENTS, ENG. PROJECT NO. PW-03-95, PREPARED BY D.R.M.F., INC., LAST REVISED 12/22/06 AND THE POINT OF BEGINNING; THENCE RUN SOUTH 00°14'45" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 355.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ARGYLE FOREST BOULEVARD ACCORDING TO AFORESAID RIGHT-OF-WAY MAPS; THENCE RUN NORTH 89°24'21" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF ARGYLE FOREST BOULEVARD, 400.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00°14'55" EAST, 348.91 FEET TO THE AFORESAID NORTH LINE OF SAID CORRECTIVE QUIT-CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 14527 PAGE 738; THENCE RUN ALONG SAID NORTH LINE, NORTH 89°36'35" EAST, 400.00 FEET TO THE POINT OF BEGINNING.

**Exhibit "B"**

**Permitted Exceptions**

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.
2. Notice of Fair Share Assessment Contract recorded in O.R. Book 15853, Page 2057, Duval County, Florida Public Records.
3. Matters shown on survey prepared by PEC Surveying and Mapping, LLC dated 9/28/2013, last revised Nov. 9, 2015 Job No. 13-130: Hog fence blocks the access area number 1; barbed wire fence that is off line as shown on survey; overhead utility line over the main parcel and easement area 1