APPLICATION FOR CHANGES TO A DEVELOPMENT OF REGIONAL IMPACT (DRI) UNDER SECTION 380.06(7), FLORIDA STATUTES

City of Jacksonville

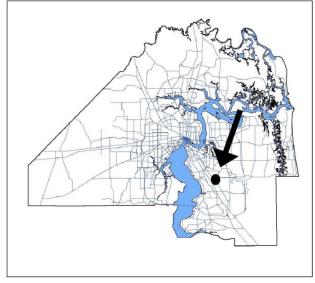
DRI Name: Belfort Station DRI

2. Date of Application: May 16, 2018

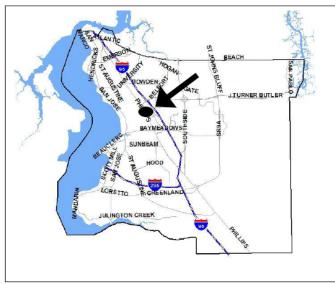
Applicant (name, address, email, phone).
 Dr. Hormoz Khosravi, 904-733-7900, hkhosravimd@gmail.com
 Cypress Plaza Properties, Inc.
 3265 Front Road
 Jacksonville, FL 32257

- 4. Authorized Agent (name, address, email, phone).
 - Jim Young (904-993-2387, jim@propertytheater.com)
 Justin Clark (904-537-7921, justin@propertytheater.com)
 10175 Fortune Parkway, Suite 703
 Jacksonville, FL 32256
- 5. Location of approved DRI and proposed amendment, (see attached)
 - The DRI is located southeast of the intersection with Philips Hwy and J. Turner Butler Boulevard.

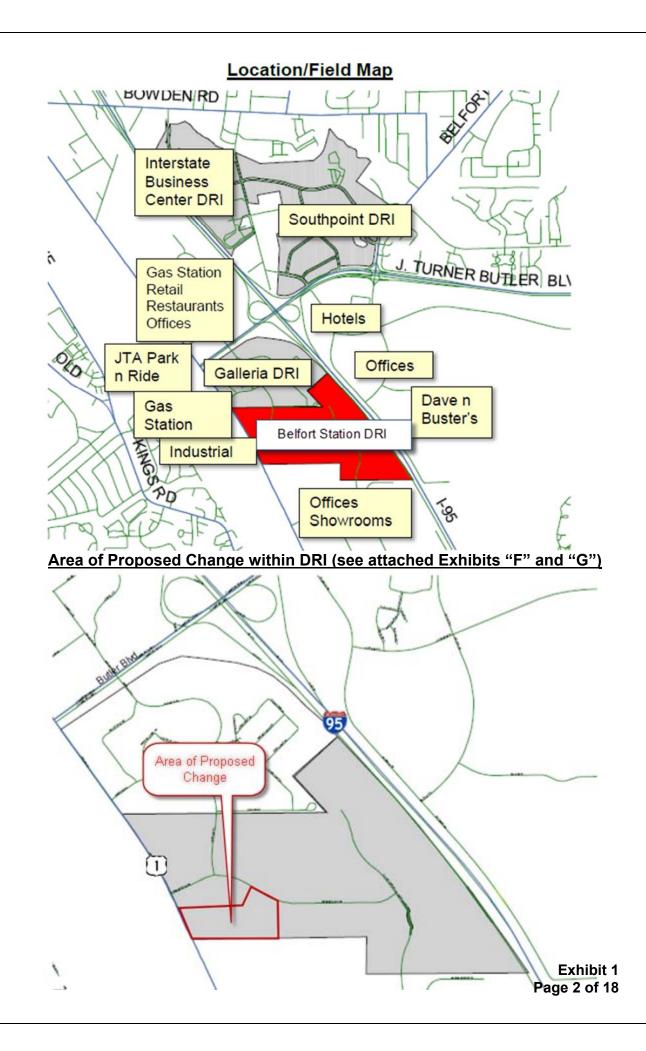
LOCATION MAPS:







Planning District 3: Location Map



- 6. Provide a description of the proposed change/s. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in the development order.
 - 1. Modify the approved development rights to incorporate a conversion from office and office/warehouse to commercial uses .
 - 2. Modify the Map H to allow commercial uses in the southwestern portion of the DRI.
 - 3. By way of background, the Belfort Station (alk/a Cypress Plaza) DRI was approved pursuant to Resolution 74-690-243 on August 19, 1974 by the City of Jacksonville. The DRI, as originally approved, permitted a regional shopping center use, commercial uses and office/warehouse/light industrial uses. In 1988 a substantial deviation to the DRI was adopted and 111 acres were excluded from the Belfort Station DRI and were re-designated as the Galleria DRI (the "Galleria Substantial Deviation"). The Galleria Substantial Deviation used all of the vested rights for commercial uses and 40,000 square feet of the office uses. Therefore, while commercial has been permitted within the Belfort Station DRI since 1974, there are no commercial development rights remaining so a conversion of office/warehouse space is required in order to develop commercial uses within the DRI.

The Developer is proposing to convert the existing square feet of Office/Warehouse trips to Commercial trips, per the attached Exhibit "E" (Trip Conversion Table Cypress Plaza DRI), in order to accommodate the construction of a commercial uses on a parcel currently designated for Office/Warehouse and Light Industrial uses. The conversion of land uses is based on their relative trip generation and its application and purpose is solely for this parcel, not the whole DRI. The Developer currently has been allocated 9,000 SF of office and 156,244 SF of office/warehouse use. This is presented in the Trip Conversion Table (Exhibit "E") and is based on the ITE Trip Generation Manual and Trip Generation Handbook. The Transportation Planning Division understands these rates and their source. No additional studies are necessary for application processing.

1. By way of example, 9,000 SF office trips and 98,644 SF of office/warehouse trips can be converted to 37,892 SF of shopping center.

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(9,000 office / 2.19 shopping center) + (98,644 office-warehouse/2.92 shopping center) = 37,892 SF of Shopping Center
```

The trip generation analysis demonstrates that the proposed Commercial use will generate the same or less traffic than an Office/Warehouse use utilizing the same site would generate. Thus, the Developer is not proposing any modification to the existing Development Order that would constitute a substantial deviation under Section 380.06(19), Florida Statutes.

The Developer is also proposing a revision to Map H. The Proposed Map H reflects the new designation for the parcel. There are no other changes to Map H or to any conditions of the Development Order.

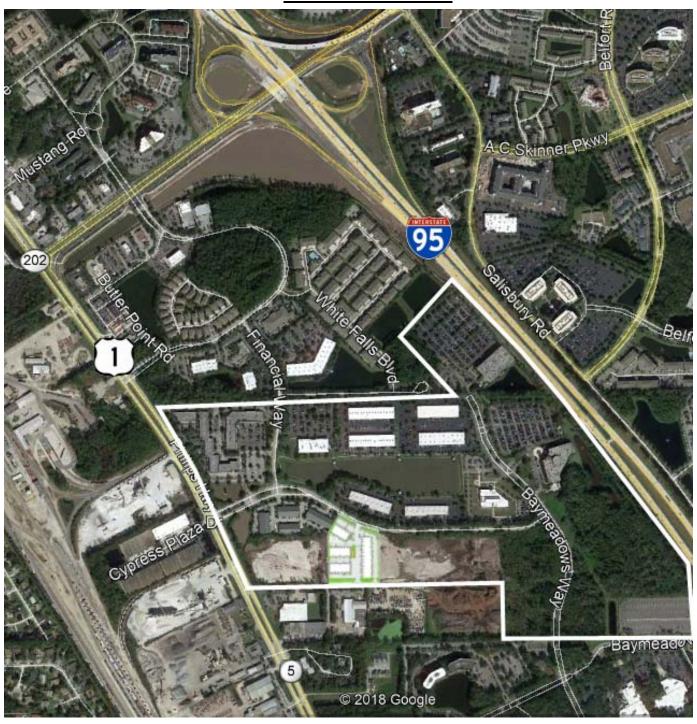
Additional information may be requested by the Planning and Development Department to clarify the nature of the change or the resulting impacts.

Exhibit 1

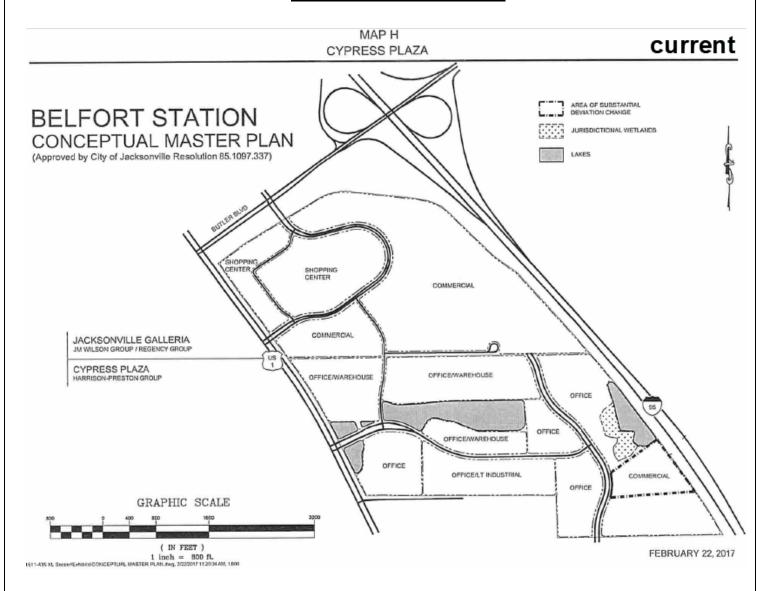
Page 3 of 18

- 7. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order and provide a brief description of the previous changes.
 - A. Resolution 74-690-243, adopted August 13, 1974 and approved August 19, 1974, approving the Belfort Station DRI consisting of 281 acres.
 - B. Resolution 84-1292-462, adopted December 10, 1984, modifying building height limitations.
 - C. Resolution 85-1097-337, adopted September 25, 1985, revising the site development plan.
 - D. Resolution 88-358-165, amending the Belfort Station DRI, to exclude a Ill-acre parcel (the Wilson Parcel) that went into the Galleria DRI (Galleria substantial deviation) and a 15-acre parcel (RegencylButler Corners) leaving 155 acres in the Belfort Station DRI.
 - E. Resolution 90-1109-520, adopted January 8, 1991, approving the extension of time for certain buildout dates and roadway improvements (Jacksonville Galleria).
 - F. Resolution 92-1075-230, adopted August 25, 1992, approving the extension of time for certain buildout dates and roadway improvements (Galleria DRI).
 - G. Resolution 93-0225-562, approved land use changes, time extensions and traffic related modifications for the Galleria DRI.
 - H. Resolution 94-0718-178, adopted June 28, 1994, amending Resolution 93-0225-562 to correct a condition of approval.
 - I. Resolution 1999-186-A, adopted April 14, 1990, amended the DO for the Galleria DRI to extend the build-out date.
 - J. Ordinance 2002-86-E, enacted February 26, 2002, amended the DO for the Galleria DRI to extend the build-out date, to reduce the size of the previously approved development rights and to reduce the financial contribution required for transportation improvements.
 - K. Ordinance 2003-1533-E, enacted January 27,2004, amended the DO for the Galleria DRI to provide for an option to convert office square footage to multi-family uses.
 - L. Ordinance 2004-905-E, enacted September 28, 2004, amended the DO for the Galleria DRI to revise Map H to authorize development of multifamily as an option and to reduce certain other development rights if the option is exercised.
 - M. Ordinance 2017-179, enacted April 25, 2017, amended to revise MAP H to add commercial uses to the DRI.
- 8. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the DRI or development order conditions.
 - No lands have been purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order.
- 9. Include the precise language that is being proposed to be deleted or added as an amendment to the development order.
- 10. Include Ownership Affidavit, Agent Authorization and Master Developer Authorization (see attached forms)

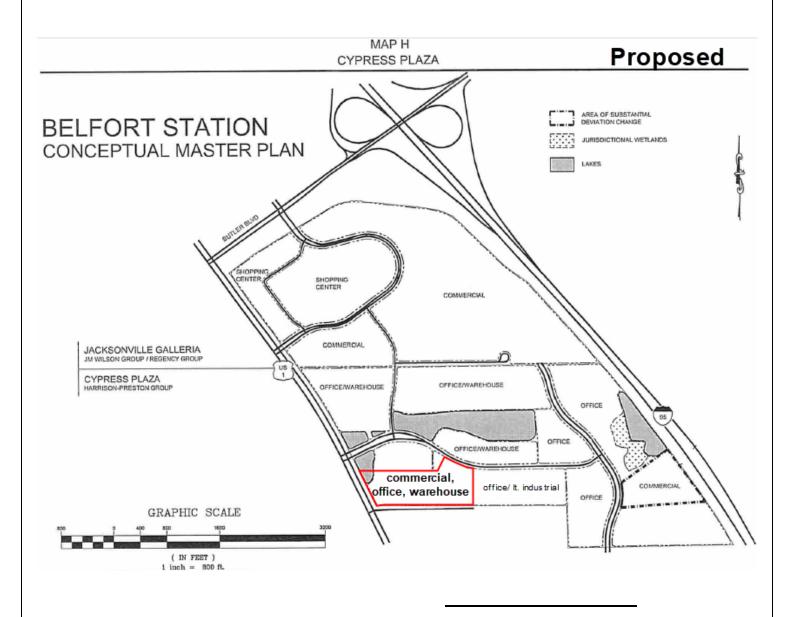
Attachment A "Aerial"



Attachment "B" DRI Current



Attachment "C" DRI Proposed



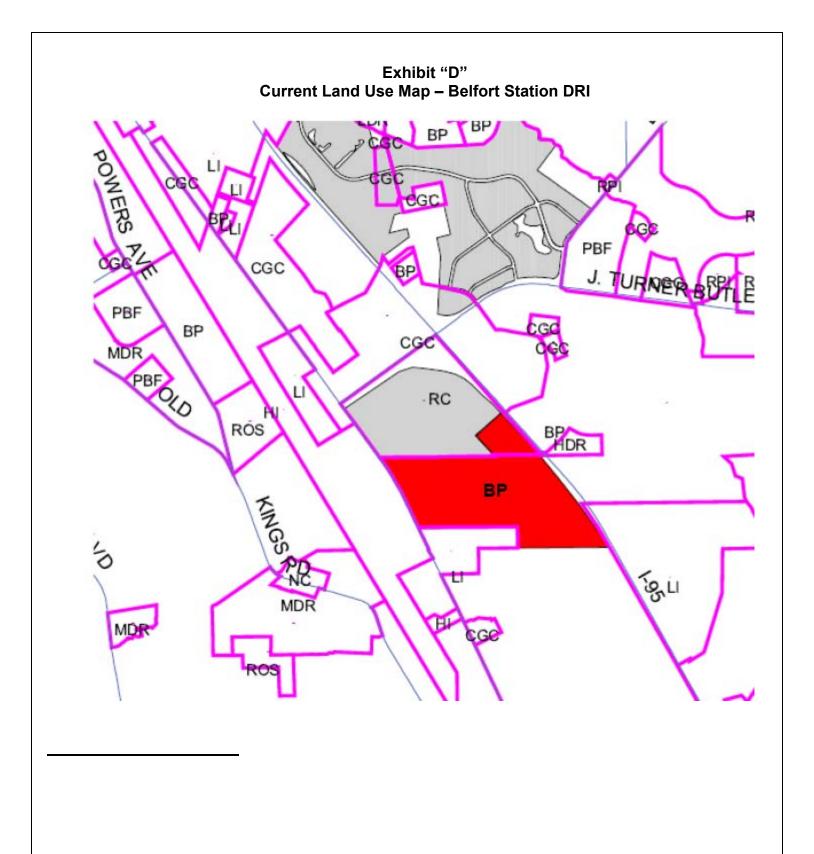


Exhibit "E" Trip Conversion Table Cypress Plaza DRI

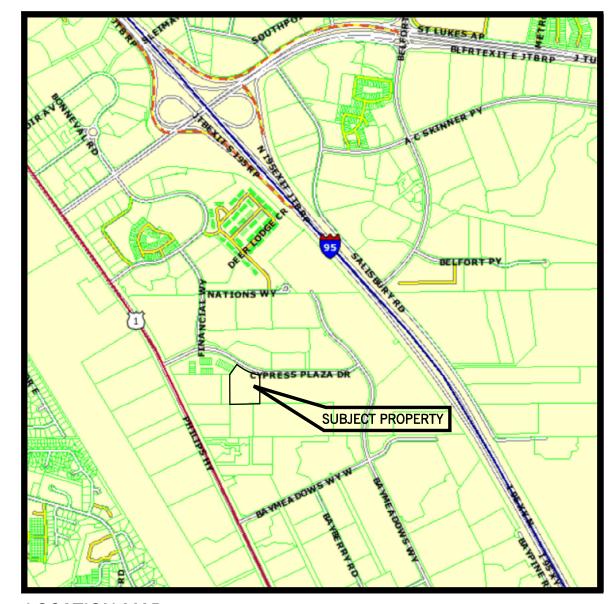
		ypiess i ic	IZG DIKI			
		Existin	g			
					Conv	Conv
				Net Trip	Factor	Factor
Land Use	ITE Code	Trip Rate ²	% Passby ³	Rate⁴	to 934	to 820
Office	710	1.15		1.15	14.20	2.19
Office/Warehouse ¹	150 & 710	0.86	0%	0.86	18.95	2.92
		Propos				
Shopping Center	820		-	2.51		1.00
Fast Food with Drivethru	934	32.67	50%	16.34	1.00	
¹ 70% Office/30% Wareho	use based	d on inven	tory of prev	vious deve	lopment ir	n DRI
² Source: ITE Trip Genera	tion Manu	al, 10th ed	ition			
³ Source: ITE Trip Genera	ion Handk	ook, 3rd e	edition			
⁴ Net trip rate = Trip Rate	adjusted fo	or passby o	capture			
Example:						
Convert 5,000 SF of Offic	e to Shopr	ina Cente	er E			
			of shoppi	na center		
			1.1-			
How many SF of Fast Foo	d with driv	e thru cor	vert from 5	50,000 SF C	Office/Ware	ehouse?
-			SF of Fast		1	



Exhibit "F" ALTA/NSPS LAND TITLE SURVEY That certain tract or parcel of land being a part of the Francis Richard Grant, Section 56, Township 3 South, Range 27 East, Duval County, Florida and being more particularly TITLE NOTES: described as commencing at the beginning of the fifth course of the Westerly line of said Section 56; thence North 88'48'59" East, a distance of 164.02 feet to the Easterly right of way line of Philips Highway (U. S. Highway No. 1, a 150 foot right of way); thence South 36"13'04" East, along said Easterly right of way line, a distance of 39.41 feet to the point of THE SURVEYOR HAS REVIEWED WESTCOR LAND TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 17-15207, BEARING AN EFFECTIVE DATE OF MARCH 8, 2017 IN PREPARING THIS MAP curvature of a curve concave to the Southwest and having a radius of 5817.08 feet; thence Southeasterly along the arc of said curve and continuing along said Easterly right of way AND WAS FURNISHED COPIES OF THE RECORDED INSTRUMENTS REFERRED TO IN ITEMS 7, 8, 9, 10, 11, 12, AND 13 OF SCHEDULE B SECTION II (EXCEPTIONS) AND AFTER REVIEWING SAID line, an arc distance of 1031.35 feet, making a central angle of 10°09'30" and having a chord bearing and distance of South 31°08'19" East, 1030.00 feet; thence continuing along said INSTRUMENTS HEREBY STATES THE FOLLOWING OPINIONS: Easterly right of way line, South 26°04'51" East, 280.93 feet to the Southwest corner of the lands described in Official Records Volume 12441, Page 866 of the Current Public Records of said County, the same being the Northwest corner of the lands described in Official Records Volume 16253, Page 1288 of said Current Public Records; thence departing said ITEM 7: EASEMENT FOR DITCH RECORDED IN O.R.V. 6271, PG. 188 DOES NOT AFFECT THE SURVEYED PROPERTY. Easterly right of way line, North 88°48'59" East, along the Southerly line of said lands described in Official Records Volume 12441, Page 866, and along the Northerly line of said lands -POINT OF COMMENCEMENT described in Official Records Volume 16253, Page 1288, and an Easterly prolongation thereof, a distance of 850.05 feet to the Southeast corner of said lands described in Official ITEM 8: EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R.V. 6132, PG. 761 DOES NOT AFFECT THE SURVEYED PROPERTY. Records Volume 12441, Page 866 and the point of beginning; thence North 30°48'59" East along the Easterly line of said lands described in Official Records Volume 12441, Page 866, a distance of 181.80 feet to a point in the Southerly right of way line of Cypress Plaza Drive (a variable width right of way); thence South 57°13'31" East, along said Southerly right ITEM 9: DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN O.R.V. 6132, PG. 773 AND AMENDED BY CONSENT RECORDED IN O.R.V. 17810, PG. 361 AFFECTS THE SURVEYED PROPERTY. PLOTTABLE SURVEY MATTERS ARE SHOWN HEREON. HOWEVER, THE BUILDING RESTRICTION LINES AND UTILITY EASEMENTS WHICH MAY AFFECT THE SOUTHERLY PORTION OF THE PROPERTY PROPERTY OF THE PROPERTY OF THE PROPERTY PROPERTY OF THE PROPERTY PROPERTY OF THE PROPERTY O N 88°48'59" E 164.02' of way line, 24.47 feet; thence along a curve in said Southerly right of way line, said curve being concave to the North and having a radius of 990.00 feet, a distance of 362.88 feet, as measured along a chord bearing South 67*46'02" East; thence South 01*11'01" East, 446.14 feet to a point in the centerline of an 80 foot ingress and egress easement as recorded in Official Records Volume 1517, Page 199 of said Current Public Records; thence South 88'48'59" West, along said centerline, 449.63 feet; thence North 01"11'01" West, EASEMENT ACROSS THE REAR OF THE PROPERTY CONSTITUTES A PRIVATE ROADWAY. 449.85 feet to the point of beginning. Containing 5.31 acres, more or less. ITEM 10: EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED IN O.R.V. 1517, PG. 199 AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON. Scale: 1" = 100' Date: May 4, 2017 prepared for: ITEM 11: EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED IN O.R.V. 6132, PG. 764 DOES NOT AFFECT THE SURVEYED PROPERTY. PROPERTY THEATER ITEM 12: EASEMENT FOR STORMWATER MAINTENANCE RECORDED IN O.R.V. 6132, PG. 767 DOES NOT AFFECT THE SURVEYED PROPERTY. ITEM 13: ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN O.R.V. 8979, PG. 776 DOES NOT AFFECT THE SURVEYED PROPERTY. ITEM 14: THE SURVEYOR WAS NOT FURNISHED DEVELOPMENT NUMBER 4233, AND RESOLUTIONS 84-1292-462 AS AMENDED 85-1097-337 AND 88-358-165, AND PLANNED UNIT B.R.L. - BUILDING RESTRICTION LINE B.R.L. — BOILDING RESTRICTION LINE (D) — DEED D — DELTA ESMT. — EASEMENT L — LENGTH (M) — MEASURED O.R.V. — OFFICIAL RECORDS VOLUME P.C. — POINT OF CURVE PG. — PAGE R — RADIUS R/W — RICHT OF WAY R/W - RIGHT OF WAY S 86*43'24" E 619.13' R = 628.00' D = 59'04'04" L = 647.42'TICHNEY POINT OF BEGINNING-N 88'48'59" E 850.05' FOUND 1/2" IRON PIPE (LB 3672) 0.10' S. PART OF THE FRANCIS RICHARD GRANT, SECTION 56 HCHMP PART OF THE FRANCIS RICHARD GRANT, SECTION 56 GRAPHIC SCALE ORV 13121, PG. 97 ORV 9234, PG. 1427 70 (IN FEET) 1 inch = 100 ft.



DEVELOPMENT ZONING ORDINANCE 74-577-360 AND THEREFOR, CANNOT MAKE ANY DETERMINATIONS AS TO WHETHER OR NOT THESE DOCUMENTS AFFECT THE SURVEYED PROPERTY.



LOCATION MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATE:

TO: Property Theater; Westcor Land Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, and 4 of Table A thereof. The field work was completed

Date of Plat or Map: May 4, 2017

Lisa A. Davis, Professional Surveyor & Mapper No. 6182

GENERAL NOTES:

1. BASIS OF BEARINGS: SOUTH 26°04'51" EAST FOR THE EASTERLY RIGHT OF WAY LINE OF PHILIPS HIGHWAY 2. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.

3. CORNERS ARE 1/2" IRON PIPES (NO ID) FOUND IN PLACE, UNLESS NOTED OTHERWISE. 4. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AS DELINEATED ON THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BOUNDARY MAP NO. 120077, PANEL 0552 H, DATED JUNE 3, 2013. 5. PHILIPS HIGHWAY AND CYPRESS PLAZA DRIVE ARE PUBLIC ROADWAYS.

8. THE PROPERTY CONTAINS 231,398 SQUARE FEET, MORE OR LESS, OR 5.31 ACRES, MORE OR LESS.

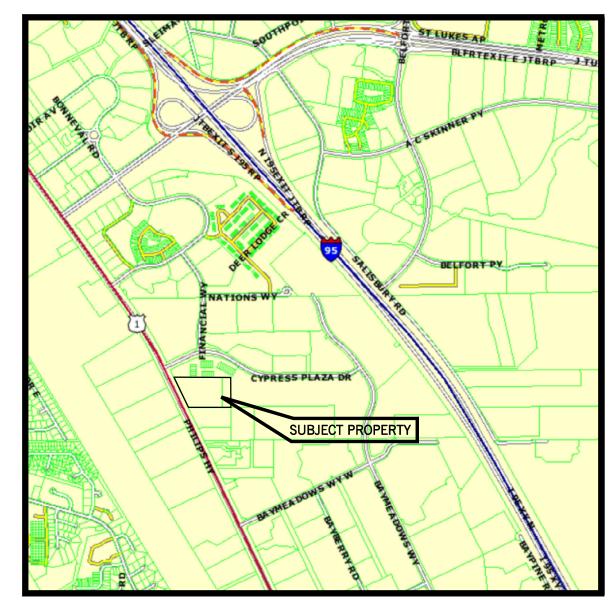
LEGEND:

- 1. CONCRETE POWER POLE IS SHOWN THUS: ■
- 2. WOOD POWER POLES ARE SHOWN THUS: Ø
- 3. WOOD POWER POLE WITH GUY WIRE & ANCHOR IS SHOWN THUS: $\emptyset \longrightarrow$
- 6. ASPHALT PAVEMENT IS SHOWN THUS:

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AND WAS FURNISHED COPIES OF THE RECORDED INSTRUMENTS REFERRED TO IN ITEMS 7, 8, 9, 10, 11, 12, AND 13 OF SCHEDULE B SECTION II (EXCEPTIONS) AND AFTER REVIEWING SAID

DEVELOPMENT ZONING ORDINANCE 74-577-360 AND THEREFOR, CANNOT MAKE ANY DETERMINATIONS AS TO WHETHER OR NOT THESE DOCUMENTS AFFECT THE SURVEYED PROPERTY.



LOCATION MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATE:

TO: BUTLER95, LLC; Attorneys' Title Services, LLC; Westcor Land Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, and 4 of Table A thereof. The field work was completed on May 4, 2017.

Date of Plat or Map: May 4, 2017



GENERAL NOTES:

1. BASIS OF BEARINGS: SOUTH 26°04'51" EAST FOR THE EASTERLY RIGHT OF WAY LINE OF PHILIPS HIGHWAY 2. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.

3. CORNERS ARE 1/2" IRON PIPES (NO ID) FOUND IN PLACE, UNLESS NOTED OTHERWISE. 4. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AS DELINEATED ON THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BOUNDARY MAP NO. 120077, PANEL 0552 H, DATED JUNE 3, 2013.

5. PHILIPS HIGHWAY AND CYPRESS PLAZA DRIVE ARE PUBLIC ROADWAYS. 8. THE PROPERTY CONTAINS 231,398 SQUARE FEET, MORE OR LESS, OR 5.31 ACRES, MORE OR LESS.

LEGEND:

- 1. CONCRETE POWER POLE IS SHOWN THUS: ■
- 2. WOOD POWER POLES ARE SHOWN THUS: Ø
- 3. WOOD POWER POLE WITH GUY WIRE & ANCHOR IS SHOWN THUS: $^{\oslash}$ \rightarrow
- 6. ASPHALT PAVEMENT IS SHOWN THUS:



EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 5/17/2018	
City of Jacksonville	
Planning and Development Departmen	t
214 North Hogan Street, Suite 300,	
Jacksonville, Florida 32202	
	ollowing site location in Jacksonville, Florida:
Address: 8200 Cypress Plaza Drive	RE#(s): 152578-3000
To Whom it May Concern:	
Justin Clark	ns managing member of
	, a Limited Liability Company organized under the laws of the
state of Florida hereby cer	tify that said LLC is the Owner of the property described in Exhibit
1 in connection with filing application(s	s) for DRI amendment and zoning change submitted to the Jacksonville
Planning and Development Departmen	\$-//
(signature)	<u></u>
(print name) Justin	ork
shown through a printout from sunbiz.org	that signatory is an authorized representative of the LLC. This may be showing that the person is either a "sole member" or a "managing ed through a resolution, power of attorney, etc.
STATE OF FLORIDA	
STATE OF FLORIDA COUNTY OF DUVAL	
Sworn to and subscribed and	d acknowledged before me this day of
May 20 18, by Ju	Her 95 LLC , a Limited Liability
	to me or who has produced
as identification and who took an o	ath.
	(harris -
***************************************	(Signature of NOTARY PUBLIC)
CHARLES W SKINNER Notary Public – State of Florida	
Commission # GG 180208 My Comm. Expires Mar 26, 2022	Charles W. Skinner
Bonded through National Notary Assn	(Printed name of NOTARY PUBLIC)
	State of Florida at Large.
	My commission expires: 3-26-22

EXHIBIT A

Property Ownership Affidavit - Corporation

Date: 4/27/18
City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202
Re: Property Owner Affidavit for the following site location in Jacksonville, Florida: Address: 8200 Cypress Plaza Drive RE#(s)
To Whom it May Concern:
Dr. Hormoz Khosravi , as President of
Cypress Plaza Properties, Inc, a corporation organized under the laws of the state of FL
hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for DRI Amendment/ Zoning Change submitted to the Jacksonville Planning and Development Department. (signature) (print name) Dr Hormoz Khosravi
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 COUNTY OF DUVAL
Sworn to and subscribed and acknowledged before me this 77 day of
Corporation, who is personally known to me or who has produced
as identification and who took an oath.
(Signature of NOTARY PUBLIC) SUSAN JUNOD WY PURE SUSAN JUNOD WY COMMISSION # FF 241092
(Printed name of NOTARY PUBLIC) Bonded Thru Budget Notary Services Bonded Thru Budget Notary Services
State of Florida at Large. My commission expires:

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Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 4/27/18		
City of Jacksonville		
Planning and Development Departme	ent	
214 North Hogan Street, Suite 300,		
Jacksonville, Florida 32202		
Re: Property Owner Affidavit for the		ville, Florida:
Address: O Philips Hwy	RE#(s): 152578-1100	
To Whom it May Concern:		
Dr. Hormoz Khosravi,	as President	of
Cypress Plaza Landing, LLC		organized under the laws of the
		f the property described in Exhibit
1 in connection with filing application	(s) for DRI Amendment/ Zoning Chang	e submitted to the Jacksonville
Planning and Development Departme	ent.	
(signature)	Chur	
10	:	
(print name) Dr, Hormoz Khosra	VI	
Please provide documentation illustrating	that signatory is an authorized repr	resentative of the LLC. This may be
shown through a printout from sunbiz.or		
member." Other persons may be author	zed through a resolution, power of a	attorney, etc.
STATE OF FLORIDA		
COUNTY OF DUVAL		
		18
Sworn to and subscribed ar	nd acknowledged before me th	his day of
Manager of	Cypress Classa Landing	, a Limited Liability
Company, who is personally know	11	
as identification and who took an o	oath.	
	(5)	
	(Signature of NOTARY PUBL	IC)
		
	(Printed name of NOTARY P	SUSAN JUNOD MY COMMISSION # FF 241092
	State of Florida at Large.	* " CYDIRES: June 25, 2019
	My commission expires:	Bonded Thru Budget Notary Services

EXHIBIT B

Agent Authorization – Limited Liability Company (LLC)

Date: 5-7-18			
City of Jacksonville			
Planning and Development Departm	ent		
214 North Hogan Street, Suite 300,			
Jacksonville, Florida 32202			
Re: Agent Authorization for the follo	_	Florida:	
Address: O Philips Hwy	RE#(s):152578-1100		<u>-</u> ;
To Whom It May Concern:			
You are hereby advised that	Dr. Hormoz Khosravi	as President	t of
Cypress Plaza Landing, LLC	a Limited Liability Compa	iny organized under	the laws of the state of
	at said LLC is the Owner of the pr	roperty described in E	Exhibit 1. Said owner hereby
authorizes and empowers <u>Justin Cla</u>			gent to file application(s) for
DRI Amendment and PUD change/modific	ation for	the above referenced	I property and in connection
(signature) Dr. Hormoz Khos STATE OF FLORIDA COUNTY OF DUVAL	sravi		
		7+4	11
Sworn to and subscribed a	nd acknowledged before me th	nis day o	f_//(a/
20 18, by Hormoz Kho	scaul as te	sident	of
Cypress Plaza Landing, L	a Limited Liability Company	y, who is personally	known to me or who has
produced	as identification and was identified and identification and was identified and	IC) ANN PUS	SUSAN JUNOD
	(Printed name of NOTARY P		MY COMMISSION # FF 241092 EXPIRES: June 25, 2019 Bonded Thru Budget Notary Services
	•		
	State of Florida at Large.		
	My commission expires:		

EXHIBIT B

Agent Authorization - Corporation

Date: 5-7-18				
City of Jacksonville				
Planning and Development Departm	nent			
214 North Hogan Street, Suite 300,				
Jacksonville, Florida 32202				
Re: Agent Authorization for the follo				
Address: 8200 Cypress Plaza Drive	RE#(s)	., 152578-3050) 	
To Whom it May Concern:				
You are hereby advised that Dr. Ho	rmoz Khosravi	as President		of
Cypress Plaza Properties, Inc.	, a corporation organ	nized under the laws	of the state o	f FL
hereby authorizes and empowers Ji				s agent to file
application(s) for DRI amendment / zo	oning change/modification		for the ab	ove referenced property
and in connection with such authori	zation to file such applica	itions, papers, docun	nents, request	s and other matters
necessary for such requested change	e as submitted to the Jac	ksonville Planning an	id Developme	nt Department.
(signature) / KHOS	RAY			
		Ç		
STATE OF FLORIDA				
COUNTY OF DUVAL				
Sworn to and subscribed a 20 18, by Hormoz Kh Cypres s Plaztre Properti who has produced	cs ta Florida	ore me this 7 th s President corporation lentification and wh	i, who is per	sonally known to me of
		AN JUNOD	Oreas source	SUSAN JUNOD MY COMMISSION # FF 241092 EXPIRES: June 25, 2019 Bonded Thru Budget Notary Services
	(Printed name of N	OTARY PUBLIC)	CONMINERS:	
	State of Florida at L	_		
	My commission exp	າແ		=

EXHIBIT B

Agent Authorization - Limited Liability Company (LLC)

Date: <u>5/17/2018</u>	
City of Jacksonville	
Planning and Development Departme	ent
214 North Hogan Street, Suite 300,	
Jacksonville, Florida 32202	
Re: Agent Authorization for the followaddress: 8200 Cypress Plaza Drive	wing site location in Jacksonville, Florida: RE#(s):
To Whom It May Concern:	
You are hereby advised that	Justin Clark asmanaging member of
Butler95, LLC	, a Limited Liability Company organized under the laws of the state of
	at said LLC is the Owner of the property described in Exhibit 1. Said owner hereby
authorizes and empowers <u>Justin Clark</u> DRI amendment and zoning change	to act as agent to file application(s) for the above referenced property and in connection
(print name) Justina (losk
STATE OF FLORIDA	
COUNTY OF DUVAL	
Sworn to and subscribed ar	nd acknowledged before me this day of day of
20 18, by JUSTIN CCAR	, as managing member, of
Butler 95	, a Limited Liability Company, who is personally known to me or who has
produced	as identification and who took an oath.
	Chame:
	(Signature of NOTARY PUBLIC)
	Charlew Stinner
CHARLES W SKINNER Notary Public – State of Florida	(Printed name of NOTARY PUBLIC)
Commission # GG 180208 My Comm. Expires Mar 26, 2022	State of Florida at Large.
Bonded through National Notary Assn.	My commission expires: 3-26-22

3elfort Station DRI Application

5/9/2018

2,494.63

2,494.63

Michael Corrigan, Tax Collector Duval County/City of Jacksonville Comments - taxcollector@coj.net Inquiries - (904)630-1916 www.coj.net/tc

Date: 05/21/2018 Time: 10:33:44 Location: P13

Clerk: CYW

Transaction 0309861

Miscellaneous

Item: CR - CR459529

Receipt 0309861.0001-0001

2,494.63

Total Paid

2,494.63

lication

CHECK 00001260 2,494.63

Total Tendered

2,494.63

Paid By: PROPERTY THEATER LLC Thank You

Total Due: \$2,494.63

Michael Corrigan, Tax Collector **General Collections Receipt** City of Jacksonville, Duval County

Account No: CR459529Generic CR Name: Dr. Hormoz Khosravi/Cypress Plaza Properties, Inc. Address: 3265 Front Road, Jacksonville, FL 32257 Description: DRI Name: Belfort Station DRI

Date: 5/21/2018

Total Due: \$2,494.63

Exhibit 1 Page 18 of 18

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