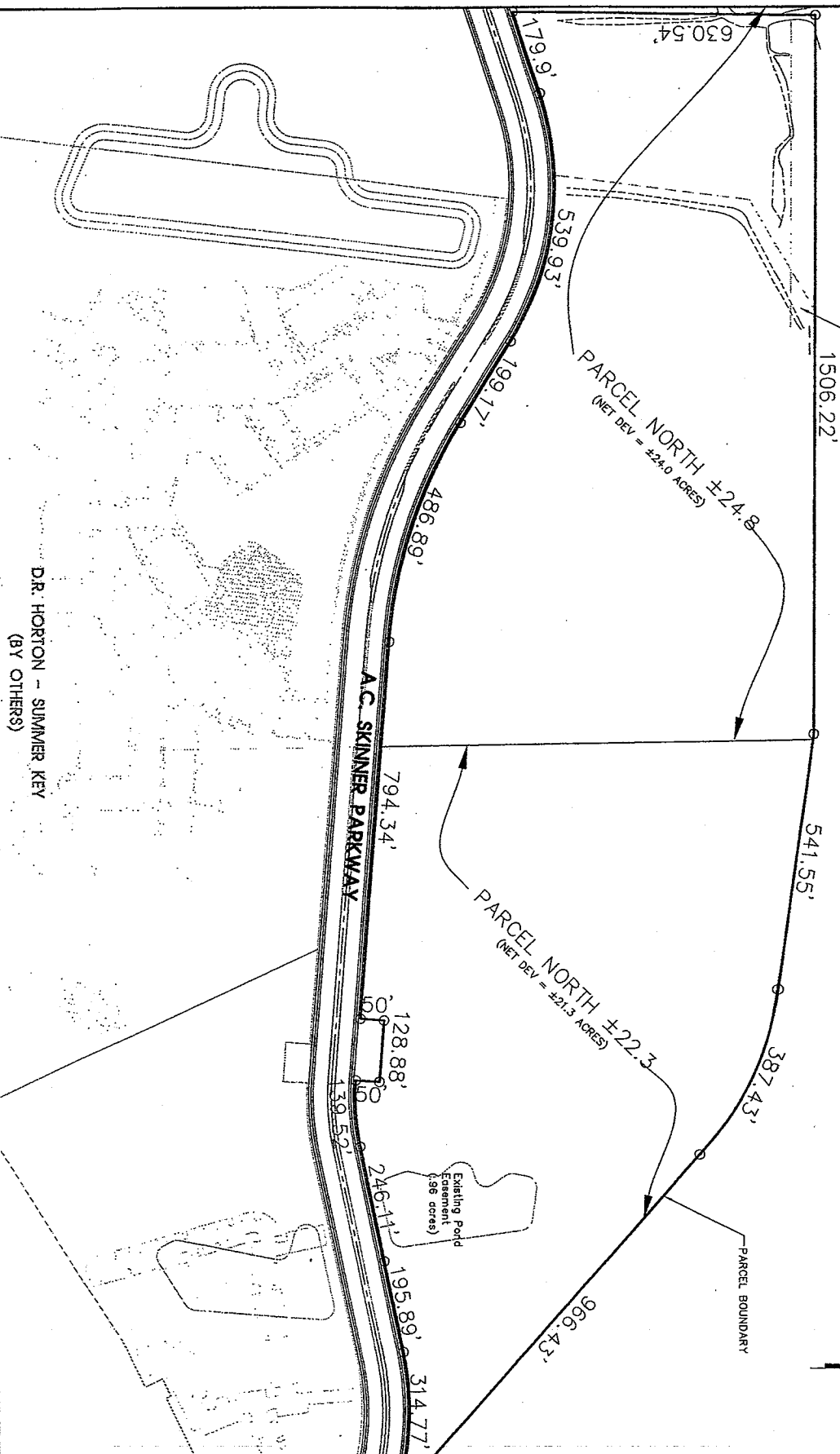
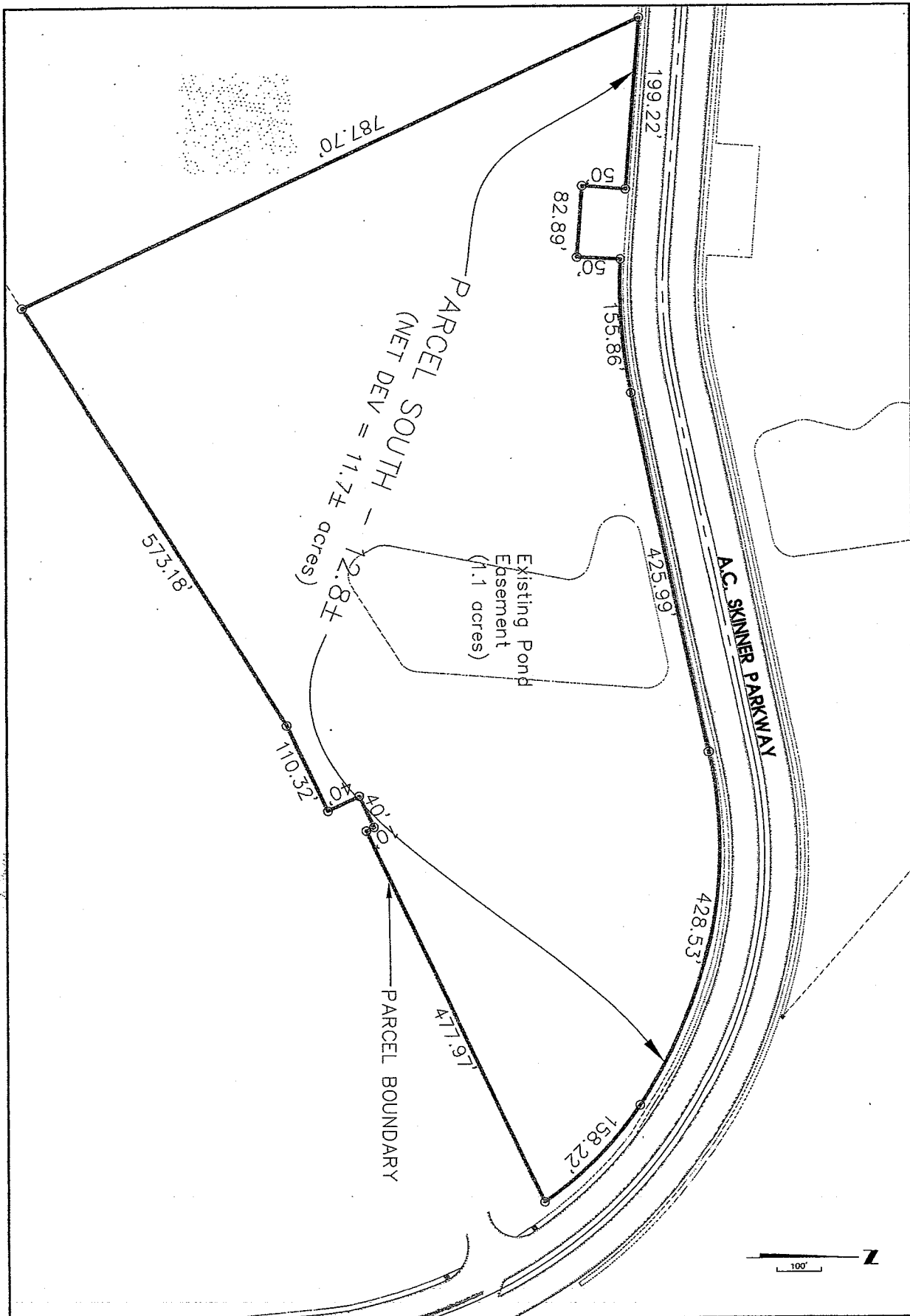


J. TURNER BUTLER BLVD.

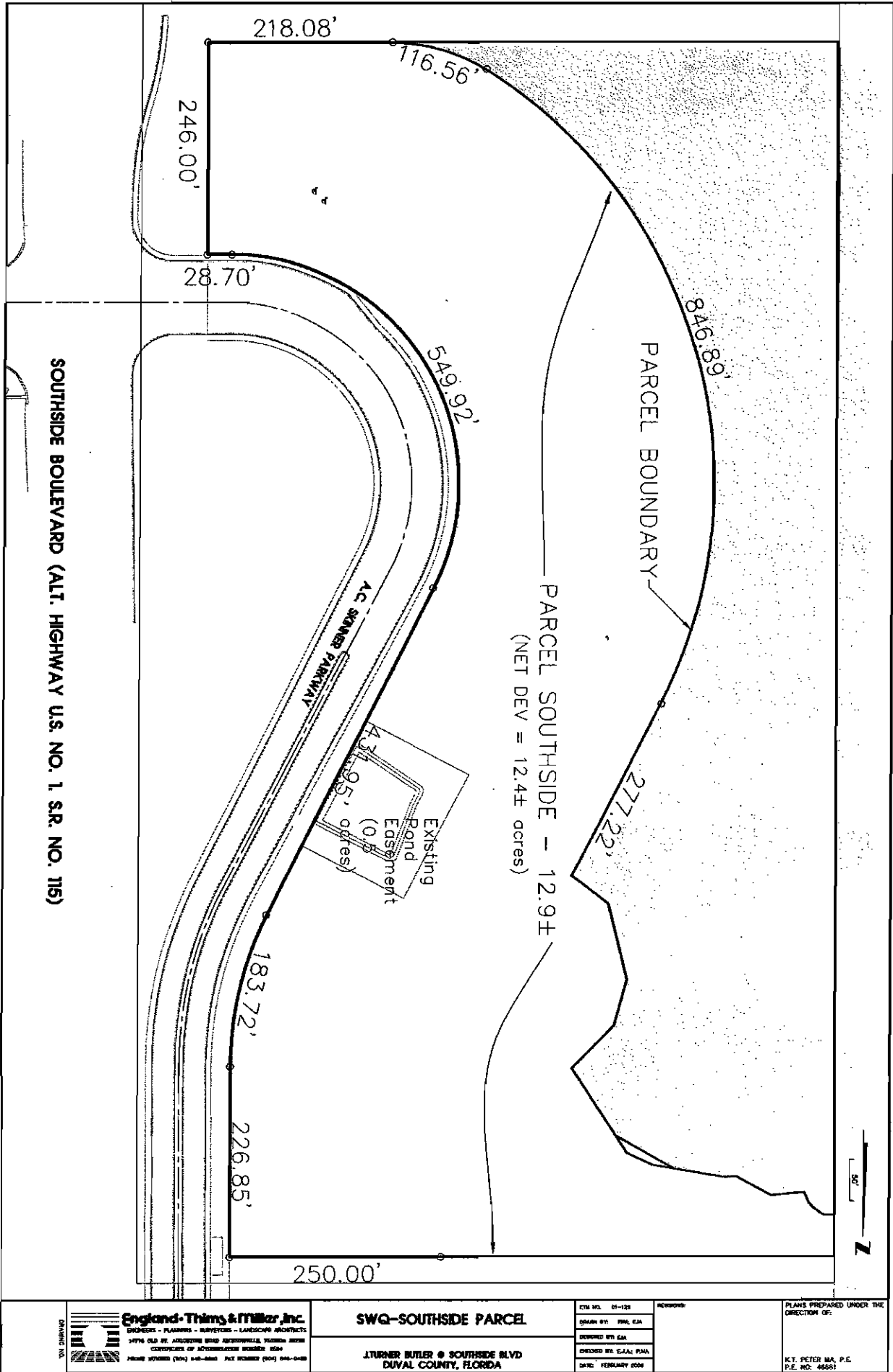
EXISTING DITCH EASEMENT TO BE PIPED



<div>Drawn</div> <div>01-128</div>		England-Thibault & Miller, Inc.	SWQ-NORTH PARCEL-EXHIBIT	ENR NO. 01-128	REVISIONS	PLANS PREPARED UNDER THE DIRECTION OF:
		ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS		DRAWN BY THW: CIA		
		14776 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32256		DESIGNED BY EJA		
		CERTIFICATE OF AUTHORIZATION NUMBER 2844		CHECKED BY EJA: PJA		
		PHONE NUMBER (904) 642-8900 FAX NUMBER (904) 640-8450		DATE FEBRUARY 2006		
J. TURNER BUTLER • SOUTHSIDE BLVD DUVAL COUNTY, FLORIDA			K.T. PETER, M.A., P.E. P.E. NO. 45561			



<p>England, Thims & Miller, Inc. ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS 14776 OLD 72 JACQUETTE ROAD JACKSONVILLE, FLORIDA 32256 CERTIFICATE OF AUTHORIZATION NUMBER: 2564 PHONE NUMBER (904) 642-8000 FAX NUMBER (904) 646-8485</p>	<p>SWQ-SOUTH PARCEL</p> <p>TURNER BUTLER • SOUTHSIDE BLVD DUVAL COUNTY, FLORIDA</p>	<p>CDR NO. 01-129 DRAWN BY: TMA, EJA DESIGNED BY: EJA CHECKED BY: EJA, PMA DATE: FEBRUARY 2006</p>	<p>PLANS PREPARED UNDER THE DIRECTION OF: K.T. PETER MA, P.E. P.E. NO. 45561</p>
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England-Thing & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 14774 OLD ST. AUGUSTINE ROAD, SUITE 100, PALM BEACH, FLORIDA 33480
 PHONE: (561) 840-0000 FAX: (561) 840-0000

SWQ-SOUTHSIDE PARCEL

TURNER BUTLER @ SOUTHSIDE BLVD
 DUVAL COUNTY, FLORIDA

ETS NO. 01-122
 DRAWN BY: PML, EJA
 CHECKED BY: EJA
 CHECKED BY: CAAI, PMA
 DATE: FEBRUARY 2004

PLANS PREPARED UNDER THE
 DIRECTION OF:
 K.T. PETER MA, P.E.
 P.E. NO. 46551

Commercial Community/General-1 (CCG-1) District

(a) Permitted uses and structures

(1) Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts not installation, repair or rebuilding of parts) and accessories and similar uses.

(2) Service establishments such as barber or beauty shops, shoe repair shops, restaurants, interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, communication towers, funeral homes, marinas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, home equipment rental and similar uses.

(3) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.

(4) All types of professional and business offices, newspaper offices (but not printing), employment offices, union halls, buildings trades contractors (not requiring outside storage or the use of a vehicle in excess of one-ton capacity or equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment) and similar uses.

(5) Hotels and motels.

(6) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, theaters (including motion picture theaters but not open-air theaters), and similar uses (but not dance halls).

(7) Art galleries, museums, community centers, dance, art or music studios, vocational, trade or business schools and similar uses.

(8) Homes for aged and orphans.

(9) Nursing homes and group care homes.

(10) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.

(11) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.

(12) Hospital, sanitariums and similar uses.

(13) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with the service of food which is ordered from a menu and prepared or served for pay for consumption on-premises.

(14) Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).

(15) Express or parcel delivery offices, telephone exchanges, motor bus or other transportation terminals (but not freight or truck terminals) and similar uses.

(16) Veterinarians subject to the performance standards and development criteria set forth in Part 4.

(17) Personal property storage establishments meeting the performance development criteria set forth in Part 4.

(18) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

(19) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

(20) Churches, including a rectory or similar use.

(21) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

(22) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand alone structure), provided that such use is limited to thirty percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship business located on the premises.

(b) Permissible uses by exception.

***Uses listed in this section require additional public hearings before the Planning Commission and a favorable vote by the same.**

- (1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both, including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
- (2) Bottle clubs as defined in s. 656.902(f).
- (3) Residential treatment facilities and emergency shelters.
- (4) Crematories.
- (5) Service stations, service garages for minor repairs and car washer.
- (6) Pawn shops (limited to items permitted in the CCG-1 Zoning District).
- (7) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (8) Retail outlets for the sales of new or used automobiles and trucks (empty gross vehicle weight of five thousand pounds or less).
- (9) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (10) Blood donor stations, plasma centers and similar uses.
- (11) Private clubs.
- (12) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- (13) Billiard parlors.
- (14) Service and repair of general appliances and small engines.
- (15) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- (16) Schools meeting the performance standards and development criteria set forth in Part 4.

CCG-1 District Requirements

(c) Minimum lot requirements (width and area).

None, except as otherwise required for certain uses.

(d) Maximum lot coverage by all buildings.

None, except as otherwise required for certain uses.

(e) Minimum yard requirements.

- (i) Front--None.
- (ii) Side--None, if the building on the adjacent lot is built to the property line or if the adjacent lot is vacant. Unless no space is left between buildings on adjacent lots, a space of not less than six feet shall be provided between buildings. Where the lot is adjacent to a residential district, a minimum setback of fifteen feet shall be provided.
- (iii) Rear--Ten feet.

(f) Maximum height of structures.

Sixty feet; provided, however, that height may be unlimited where the building is set back on all sides not less than one horizontal foot for each six vertical feet in excess of sixty feet.

(g) Limitations on permitted or permissible uses by exception. All of the permitted and permissible uses by exception in the CCG-1 District are subject to the following provisions:

- (1) Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than thirty percent of the floor space shall be devoted to storage.
- (2) Products shall be sold only at retail.
- (3) Products may be sold at wholesale, not to exceed twenty-five percent gross sales and wholesaling must be in conjunction with a retail establishment

21 West Church Street
Jacksonville, Florida 32202-3139

November 9, 2007



Lyndsey Huffaker
England-Thims & Miller, Inc.
14775 St. Augustine Road
Jacksonville, FL 32258

Subject: Availability#: 2007-0998, Tract 2 on A.C. Skinner Parkway

Dear Lyndsey Huffaker:

Attached is JEA's response to your request regarding the availability of electric, potable water, sanitary sewer and/or reclaimed water (WS&R) service.

Where availability is indicated on the enclosed document, all WS&R construction shall conform to current JEA Water, Sewer & Design Guidelines which may be found on jea.com. Additionally, it is solely your responsibility to identify all existing easements and other encumbrances with appropriate title searches and surveys. The new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted on the availability document. It shall be the applicant's responsibility to engage the services of a professional engineer who (1) is actively registered to do business in the State of Florida, (2) will design and monitor the construction of all WS&R improvements in accordance with JEA Water, Sewer & Design Guidelines, and (3) will submit all appropriate documentation including Intent to Dedicate, FDEP Permit Application, FDEP Certificate forms, title search and survey documents, unless otherwise indicated. Dedication of the new utility infrastructure is contingent upon your submission to JEA and its final approval of the acceptance package in accordance with JEA's policies and procedures set forth on jea.com.

In its evaluation of your request for WS&R availability, JEA will rely upon and not independently evaluate or verify the information contained therein. Accordingly, JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. It is the sole and exclusive responsibility of the applicant and/or any affiliated parties, to determine the suitability and accuracy for a particular use of the information contained in the availability document. JEA strongly recommends field verification of all depicted connection points prior to any construction to ensure connection availability.

In addition to the improvement costs, prior to WS&R connection the developer shall be responsible for payment of all applicable fees and charges, title search and survey.

This response to your request for WS&R availability 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.

Sincerely,

A handwritten signature in black ink, appearing to read "Jimmie Papa", is written over the word "Sincerely,".

Jimie Papa
System Planning
Phone: (904) 665-4441

This availability request is valid for one (1) year from the date of this letter.

Availability#: 2007-0998

Received On: November 9, 2007

Availability Ref: ArcMap

Lyndsay Huffaker

England-Thims & Miller, Inc.

14775 St. Augustine Road

Jacksonville FL, 32258

RE: Project: Approx. 58,600 sq. ft. of office/commercial space.
Location: Approx. 400 LF west of the intersection of A.C. Skinner Pkwy. and Southside Blvd.
Area: JEA
Type: Commercial

Service Availability and Point of Connection

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

Water Treatment System: South Grid

Connection Point #1: Existing 16" water main along the eastside ROW of Southside Blvd.

Connection Point #2: Existing 12" water main on the eastside ROW of A.C. Skinner Pkwy. approx. 585 ft. north from the northwest property line of this site.

Sewer Region/Plant: Arlington East

Connection Point #1: Existing manhole on the eastside ROW of Southside Blvd. and center line of Deerwood Park Blvd. Top = 51.75, Inv. = 40.17

Connection Point #2: Existing 8" force main on A.C. Skinner Pkwy. approx. 625 ft. north from the northwest property line of this site.

Special Conditions: Fire protection needs to be addressed.

Connection to the JEA-owned sewer system for your project will require the design & construction of an onsite, privately owned & maintained pump station, and a JEA dedicated force main (min. 4" dia.)

Prepared by
Jowie Papa

Please note: The availability response was based upon the information supplied with your original request; should your plans change, a new availability request will be needed. All utilities must be field verified prior to use.