



July 31, 2023

Alachua County Growth Management  
Attn: Christine Berish  
10 SW 2<sup>nd</sup> Avenue  
Gainesville, FL 32601  
(352) 384-3165

**Re: Springhills TOD – SE Quadrant, Phase 1 & 2A  
Final Development Plan Application**

Christine:

The application submitted is a Final Development Plan (FDP) for the Springhills TOD, SE Quadrant, Phase 1 & 2A, generally located south of NW 39<sup>th</sup> Avenue, east of Interstate 75 and west of NW 91<sup>st</sup> Street on approximately 24.6 acres. The project area is part of the larger Springhills Transit Oriented Development (TOD), which includes approximately 390 total acres located within the SE, NE and NW quadrants of the NW 39<sup>th</sup> Avenue & Interstate 75 interchange. To date, the following approvals have been granted by the County:

1. **Transportation Improvement Agreement (TIA)** – approved by BoCC on Dec. 10, 2019
  - This approval identifies the required major transportation improvements for the project.
  
2. **Preliminary Development Plan (PDP)** – approved by BoCC on Dec. 13, 2022
  - The PDP established an overall development program, phasing plan and block layout for each individual quadrant. The PDP criteria for the SE quadrant are applicable to this FDP submittal and the proposed plan has been designed to comply with these applicable requirements.
  - As indicated on plan Sheet C110 the proposed FDP proposes development of all of PDP Phase 1 and a portion of Phase 2, which includes 352 residential units and 61,496 SF of non-residential space. These totals are within the permitted development program maximums of 353 units and 98,250 SF. Note that there will be a subsequent (future) Phase 2B, which will complete the development of this quadrant.
  
3. **Conservation Easement (CE)** – recorded on Jan. 6, 2023
  - This document memorializes the permanent protection of conservation areas within the project, which coincidentally match and satisfy the overall open space requirements for the TOD. As these open space areas are all within the NE quadrant and have been established as part of the PDP and CE, no open space areas are identified (or required) in the FDP for the SE quadrant. In addition, the open space / CE areas are coincident with the tree canopy preservation areas to demonstrate that the minimum percentage of tree canopy has been maintained throughout the project. As such, the FDP for the SE quadrant does not include any additional tree canopy preservation areas for code compliance, other than the two 60” trees, which is discussed in this letter under the response to PDP Condition #3.

In addition, the approved Preliminary Development Plan included 3 conditions of approval, as stated below, with our consistency response below each:

1. *The five designated CMAs (total 91 acres) will be permanently protected according to the standards set forth in ULDC Sec. 406.103 with the BoCC approval and subsequent recording of the Conservation Easement (CE). A copy of the recorded CE will be provided to EPD prior to approval of a Final Development Plan.*

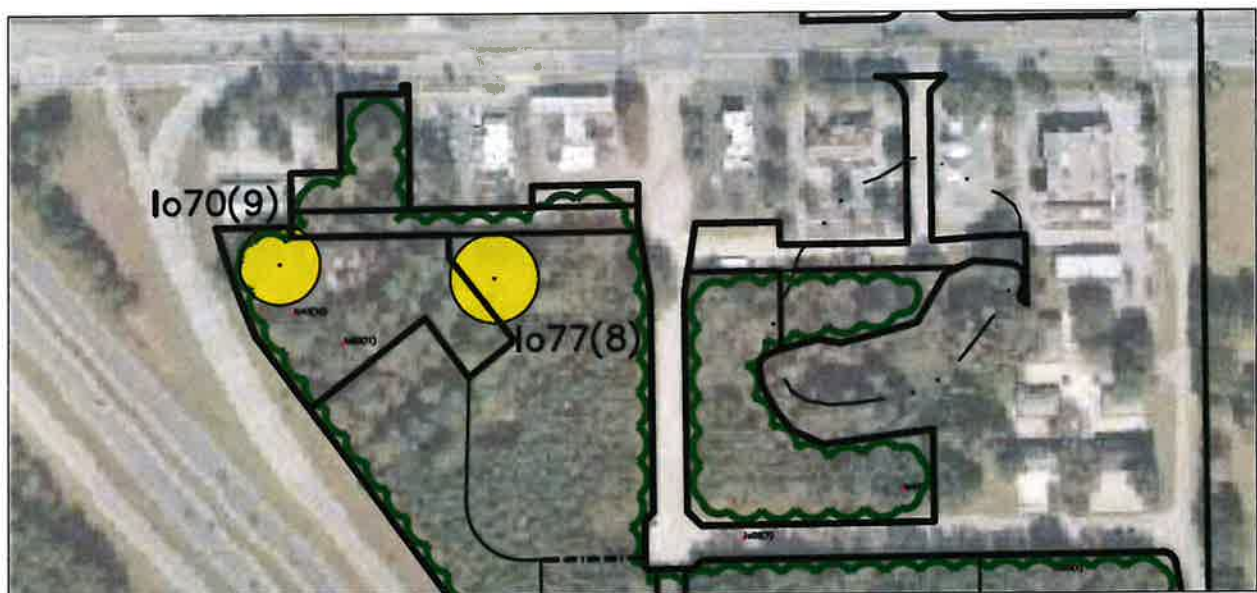
**Applicant's Response:** This condition has been satisfied as the CE has already been recorded.

2. *The proposed road stub-out to parcel 06039-001-000 (south side) shall shift to the west of the floodplain and proposed stormwater management facility and shall be included in Phase 2 of the development. In addition, a second vehicular access connection to this parcel shall be provided via the Outside Transit Supportive Area (OTSA).*

**Applicant's Response:** This condition is related to the NE quadrant and is not applicable to the SE quadrant.

3. *Modify the proposed preliminary tree preservation plan to protect all 60 inch trees with no impact or limited impact to the driplines or protected areas according to the standards set forth in ULDC Sec. 406.12 excluding tree #1079(19) located to the southwest of the Bus Rapid Transit (BRT) route.*

**Applicant's Response:** The PDP has been modified to identify all 60 inch trees within the project, including 2 within the SE quadrant. More specifically, the approved PDP identified these two trees as '60" tree to remain with limited dripline impacts,' as shown in the exhibit and notes below (from the approved PDP set). The proposed Final Development Plan complies with the approved tree protection standards as the westernmost tree has no proposed dripline impacts and the easternmost tree has very minimal dripline impacts which have been reduced to the maximum extent possible.





**60" TREE TO REMAIN WITH LIMITED DRIPLINE IMPACTS (SEE NOTE #3)**

- 3) 60 INCH TREE TO REMAIN WITH LIMITED IMPACTS TO THE DRIPLINE OR THE PROTECTED AREA OF TWO (2) FEET DIAMETER FOR EVERY INCH OF DIAMETER AT BREAST HEIGHT, WHICHEVER IS GREATER. FOR TREES RETAINED BEYOND THE MINIMUM REQUIREMENTS OF SUBSECTION 406.12(A)(3), THE REQUIRED MINIMUM UNDISTURBED AREA MAY BE REDUCED, WITH COUNTY APPROVAL, PROVIDED THAT AT LEAST FIFTY (50) PERCENT OF THE AREA UNDER THE CANOPY DRIPLINE REMAINS UNDISTURBED CONSISTENT WITH SUBSECTION 406.12.5(C)(2). UNDER NO CIRCUMSTANCES SHALL PERMISSION BE GIVEN FOR ANY DEVELOPMENT ACTIVITY WITHIN THE TREE ROOT PLATE. ADDITIONAL TECHNIQUES TO ENSURE SURVIVAL OF RETAINED TREES MAY BE REQUIRED. (406.12.5(C)(1) AND (2), 406.12(A)(4))

Included with this letter is all supporting information required for a final development plan review and civil plans showing the proposed facilities.

If you have any questions, please feel free to contact our office at any time.

Sincerely,

Claudia Vega, P.E.  
Director of Engineering



Alachua County  
 Department of Growth Management  
 10 SW 2<sup>nd</sup> Avenue, Gainesville, FL 32601  
 Telephone (352) 374-5249  
[Alachua County Growth Management Website](http://www.alachua.org/growth)

Submit Application to:  
 Development Services Division  
[Development Review Email](mailto:development@alachua.org)

Date: \_\_\_\_\_

## DEVELOPMENT REVIEW APPLICATION

PROPOSED PROJECT NAME: \_\_\_\_\_

APPROXIMATE PROJECT ADDRESS: \_\_\_\_\_

TAX PARCEL NUMBER(S): \_\_\_\_\_ TOTAL ACREAGE: \_\_\_\_\_

EXISTING ZONING: \_\_\_\_\_

FUTURE LAND USE: \_\_\_\_\_

**BRIEF DESCRIPTION OF PROPOSED PROJECT:**

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**DEVELOPMENT DATA:**

**LEVEL OF REVIEW:** \_\_\_\_\_

Check all that apply and fill out:

- TND/TOD                      Number of Lots: \_\_\_\_\_ Square Footage: \_\_\_\_\_
- Single Family Residential      Number of Lots: \_\_\_\_\_
- Multi-Family Residential      Number of Lots: \_\_\_\_\_
- Non-Residential                  Square Footage: \_\_\_\_\_
- Boat Dock                          Square Footage: \_\_\_\_\_
- Other: \_\_\_\_\_

**CONTACT INFORMATION:**

**AUTHORIZED AGENT:**

Name: \_\_\_\_\_

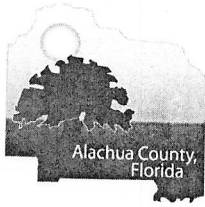
Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Florida has very broad public records laws. It is the policy of Alachua County that all County records shall be open for personal inspection, examination and/or copying unless otherwise exempted by Florida Statute.





Alachua County  
 Department of Growth Management  
 10 SW 2<sup>nd</sup> Avenue, Gainesville, FL 32601  
 Telephone (352) 374-5249  
 Alachua County Growth Management Website

Submit Affidavit to:  
 Development Services Division  
 Development Review Email

**PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW**

PROJECT NAME: Springhills TOD - SE Quad - Phase I

OWNER: SPRING HILLS LAND HOLDINGS LLC

(if additional owners provide a separate affidavit)

APPOINTED AGENT: eda consultants, inc.

PARCEL NUMBER(s): 06233-010-010, 06233-010-011, 06233-001-001, 06233-001-000

APPROXIMATE PROJECT ADDRESS: NW 92nd Court & NW 36th Place

I, the property owner of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this property constitutes the property for which the above noted development plan review request is being made to Alachua County; and
3. That I, the undersigned, have appointed, and do appoint, the above noted person or as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned development plan review request; and
4. That I, the undersigned shall make available to Alachua County staff a means of reasonable access to the property for which an application has been submitted; and
5. That this affidavit has been executed to induce Alachua County to consider and act on the subject request; and
6. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

Peter Trematerra Owner Signature Peter Trematerra mgr Owner Printed Name

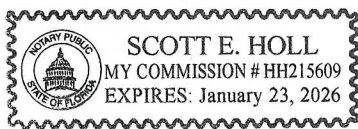
The foregoing instrument was acknowledged before me by means of  physical presence  online notarization, this

24 Day of July, 2023, by Peter Trematerra who is

personally known or  has provided satisfactory identification \_\_\_\_\_.

STATE OF FLORIDA

COUNTY OF Palm Beach



Scott E. Holl Signature of Notary Public

Scott E. Holl Printed Name of Notary Public

HH215609 Commission Number

(Notarial Stamp above)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
SPRING HILLS LAND HOLDINGS, LLC

### Filing Information

<b>Document Number</b>	L19000260136
<b>FEI/EIN Number</b>	84-3744645
<b>Date Filed</b>	10/16/2019
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC ABANDON CONVERSION
<b>Event Date Filed</b>	12/29/2021
<b>Event Effective Date</b>	NONE

### Principal Address

5050 n ocean drive  
unit 1401  
singer island, FL 33404

Changed: 04/27/2022

### Mailing Address

5050 n ocean drive  
unit 1401  
singer island, FL 33404

Changed: 04/27/2022

### Registered Agent Name & Address

SLPA, INC  
201 NE 1ST AVENUE  
DELRAY BEACH, FL 33444

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

TREMATERRA, PETER  
5050 n ocean drive  
unit 1401  
singer island, FL 33404

Title MGR

CANTER, ARTHUR  
1217 CLINT MOORE ROAD  
BOCA RATON, FL 33487

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2021	02/24/2021
2022	04/27/2022
2023	03/03/2023

**Document Images**

<a href="#">03/03/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/29/2021 -- CORLCABNCN</a>	<a href="#">View image in PDF format</a>
<a href="#">06/11/2021 -- LC Name Change</a>	<a href="#">View image in PDF format</a>
<a href="#">02/24/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2019 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



## ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

### Natural Resources Checklist:

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.

Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

- |     |                                     |     |                                     |  |
|-----|-------------------------------------|-----|-------------------------------------|--|
| Yes | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> | Surface Waters (ponds, lakes, streams, springs, etc.)                                    |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/>            | Wetlands   |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/>            | Surface Water or Wetland Buffers   |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/>            | Floodplains (100-year)   |
| Yes | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> | Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)       |
| Yes | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> | Strategic Ecosystems (within or adjacent to mapped areas)                                |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/>            | Significant Habitat (biologically diverse natural areas)                                 |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/>            | Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC) |
| Yes | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> | Recreation/Conservation/Preservation Lands   |
| Yes | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> | Significant Geological Features (caves, springs, sinkholes, etc.)                        |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/>            | High Aquifer Recharge Areas  |
| Yes | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> | Wellfield Protection Areas   |
| Yes | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> | Wells  |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/>            | Soils  |
| Yes | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> | Mineral Resource Areas   |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/>            | Topography/Steep Slopes  |
| Yes | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> | Historical and Paleontological Resources   |
| Yes | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> | Hazardous Materials Storage Facilities   |
| Yes | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> | Contamination (soil, surface water, ground water)  |

**SIGNED:** Justin Fleischman      **PROJECT #** 22-011      **DATE:** 7-4-2022

For assistance please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://www.alachuacounty.us/government/depts/epd/natural/devchecklist.aspx> or contact ACEPD at (352) 264-6800. (version 5/20/05)



This instrument prepared by,  
record and return to:  
Brian Louis Lipshy, Esq.  
Saraga/Lipshy, PL  
201 NE First Avenue  
Delray Beach, Florida 33444  
561.330.0660

Doc Stamp-Deed: \$42,000.00



Tax Parcel Identification Nos.  
06038-023-000, 06038-000-000  
06038-001-000, 06038-002-000  
06038-024-000, 06038-003-000  
06038-003-001, 06038-004-000  
06233-001-000, 06233-001-001  
06233-010-011, 06233-010-010  
06038-022-003, 06038-022-000

[Space Above This Line For Recording Data]

## SPECIAL WARRANTY DEED

7

**THIS SPECIAL WARRANTY DEED**, made and executed as of the 29th day of June, 2021, between **LINZ, INC.**, a Florida corporation, with a post office address of 2336 SE Ocean Blvd., PMB 396, Stuart, Florida 33496, **Grantor**, and **SPRING HILLS LAND HOLDINGS, LLC**, a Florida limited liability company, with a post office address of 12210 Tillinghast Circle, Palm Beach Gardens Florida 33418, **Grantee**.

### WITNESSETH:

**THAT** for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in hand paid by Grantee to Grantor and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, transfer, convey and confirm unto the Grantee, the following described real property lying and being situate in the County of Alachua, in the State of Florida, to wit:

### SEE ATTACHED EXHIBIT "A"

Subject to Declarations, covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for 2021 and all subsequent years and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

The said Grantor covenants with the Grantee that, except as noted above, at the time of delivery of the deed, the premises were free from all encumbrances made by the Grantor and that said Grantor will warrant and defend against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:

Signature   
Print Name BRIAN LOUIS LIPSHY

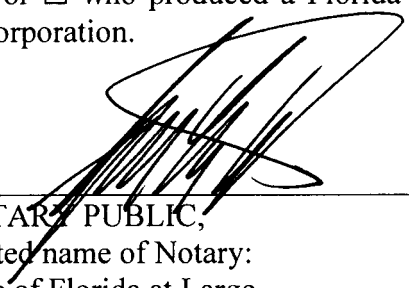
LINZ, INC., a Florida corporation

By: Peter J. Trematerra Pres.  
Peter J. Trematerra, its President

Signature Randee Parrish  
Print Name Randee Parrish

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before Me by means of  physical presence or  online notarization on June 29, 2021, by Peter J. Trematerra, President of Linz, Inc. a Florida corporation,  who is personally known to me or  who produced a Florida Driver's License as identification and who has authority to bind the corporation.

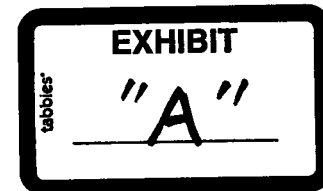
  
\_\_\_\_\_  
NOTARY PUBLIC,  
Printed name of Notary:  
State of Florida at Large  
Commission Number:  
Commission Expires:





SPRINGHILLS (LINZ OWNERSHIP)  
eda PROJECT NO. 2017-0172.S07  
FEBRUARY 2, 2021

LEGAL DESCRIPTION



TRACT 1 (NE.1)

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°41'04" WEST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 1205.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE NORTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2321, PAGE 2858 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AS NORTHWEST 91ST STREET EXTENSION PARCEL; THENCE RUN SOUTH 89°19'30" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2321, PAGE 2858, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2242, PAGE 1746 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2242, PAGE 1746 THE FOLLOWING COURSES: SOUTH 89°19'30" WEST, 442.56 FEET; THENCE RUN SOUTH 34°07'34" WEST, 146.14 FEET; THENCE RUN SOUTH 89°19'30" WEST, 120.96 FEET; THENCE RUN SOUTH 00°40'30" EAST, 120.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, A CHORD LENGTH OF 28.28 FEET AND A CHORD BEARING OF SOUTH 44°19'30" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°19'30" WEST, 110.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, A CHORD LENGTH OF 21.21 FEET AND A CHORD BEARING OF NORTH 45°40'30" WEST TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 92ND COURT, ACCORDING TO OFFICIAL RECORDS BOOK 2321, PAGE 2858 OF SAID PUBLIC RECORDS AND THE POINT OF TANGENCY; THENCE RUN NORTH 00°40'30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID NORTHWEST 92ND COURT, 10.00 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 92ND COURT; THENCE RUN SOUTH 89°19'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NORTHWEST 92ND COURT, 100.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE RUN SOUTH 00°40'30" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTHWEST 92ND COURT, 320.00 FEET TO A POINT ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1779, PAGE 2846 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°19'30" WEST, ALONG SAID NORTH LINE, 399.83 FEET TO THE NORTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE RUN SOUTH 00°40'30" EAST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1779, PAGE 2846, A DISTANCE OF 507.98 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AN ACCESS ROAD (A.K.A. NORTHWEST 96TH BOULEVARD) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 26260-2442 AND SECTION 26260-2401; THENCE RUN, ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID ACCESS ROAD, THE FOLLOWING COURSES: THENCE RUN NORTH 86°10'28" WEST, 290.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 31°33'42", AN ARC LENGTH OF 148.73 FEET, A CHORD LENGTH OF 146.86 FEET AND A CHORD BEARING OF NORTH 70°23'37" WEST TO THE POINT OF TANGENCY; THENCE

RUN NORTH 54°36'46" WEST, 1155.53 FEET TO A REBAR AND CAP NUMBER LB-3556 MARKING THE SOUTHERNMOST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2311, PAGE 1855 AND BOUNDARY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2624, PAGE 1094 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 28°36'55" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2311, PAGE 1855 AND OFFICIAL RECORDS BOOK 2624, PAGE 1094, A DISTANCE OF 371.45 FEET TO THE EASTERLY MOST CORNER THEREOF AS MONUMENTED BY A 4" X 4" CONCRETE MONUMENT AND DISC, STAMPED LB #2389; THENCE RUN NORTH 61°23'05" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2311, PAGE 1855 AND OFFICIAL RECORDS BOOK 2624, PAGE 1094, A DISTANCE OF 227.06 FEET TO THE NORTHERLY MOST CORNER THEREOF AS MONUMENTED BY A 4" X 4" CONCRETE MONUMENT AND DISC STAMPED LB# 2389; THENCE RUN SOUTH 28°36'55" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2311, PAGE 1855 AND OFFICIAL RECORDS BOOK 2624, PAGE 1094, A DISTANCE OF 25.00 FEET TO THE EASTERLY MOST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 585, PAGE 216 AND OFFICIAL RECORDS BOOK 2624, PAGE 1094 OF SAID PUBLIC RECORDS, AS MONUMENTED BY A 4" X 4" CONCRETE MONUMENT AND DISC STAMPED PERRY C. McGRUFF, P.L.S. #509; THENCE RUN NORTH 49°21'06" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 585, PAGE 216 AND OFFICIAL RECORDS BOOK 2624, PAGE 1094, A DISTANCE OF 250.12 FEET TO A REBAR AND CAP NUMBER LB-3556 MARKING THE NORTHERLY MOST CORNER THEREOF; THENCE RUN SOUTH 52°32'42" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 585, PAGE 216 AND OFFICIAL RECORDS BOOK 2624, PAGE 1094, A DISTANCE OF 299.34 FEET TO THE WESTERLY MOST CORNER THEREOF AS MONUMENTED BY A 4" X 4" CONCRETE MONUMENT AND DISC STAMPED PERRY C. McGRUFF, P.L.S. #509, SAID POINT ALSO LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID ACCESS ROAD (NORTHWEST 96TH BOULEVARD); THENCE RUN NORTH 49°18'23" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 346.98 FEET; THENCE RUN NORTH 41°21'53" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 697.22 FEET; THENCE RUN NORTH 35°39'14" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 12.16 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 620, PAGE 258 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 59°24'58" EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 620, PAGE 258, A DISTANCE OF 557.55 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 444, PAGE 54 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 05°47'04" WEST, ALONG THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 444, PAGE 54, A DISTANCE OF 300.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE RUN NORTH 89°05'58" EAST, ALONG SAID NORTH LINE, 854.93 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE RUN NORTH 00°40'16" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 2659.55 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE RUN NORTH 89°13'25" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 2619.17 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE RUN SOUTH 00°40'58" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 2653.88 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE RUN SOUTH 00°41'04" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 1448.58 FEET TO THE POINT OF BEGINNING.

TRACT 2 (NE.4)

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°19'30" WEST, ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 891.96 FEET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 92ND COURT, ACCORDING TO OFFICIAL RECORDS BOOK 1769, PAGE 1313 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, WITH SAID SOUTH SECTION LINE; THENCE RUN NORTH 00°40'30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE EXTENSION AND SAID RIGHT-OF-WAY LINE, 464.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°40'30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 186.00 FEET; THENCE RUN SOUTH 89°19'30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 0.17 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID NORTHWEST 92ND STREET, ACCORDING TO OFFICIAL RECORDS BOOK 2321, PAGE 2858 OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°40'30" WEST AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2242, PAGE 1746 OF SAID PUBLIC RECORDS, 225.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN ALONG SAID WESTERLY AND SOUTHERLY LINE OF SAID LANDS THE FOLLOWING COURSES: NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, A CHORD LENGTH OF 21.21 FEET, AND A CHORD BEARING OF NORTH 44°19'30" EAST; THENCE RUN NORTH 89°19'30" EAST, 109.75 FEET; THENCE RUN SOUTH 00°40'30" EAST, 171.00 FEET; THENCE RUN NORTH 89°19'30" EAST, 168.75 FEET; THENCE RUN SOUTH 00°40'30" EAST, 160.02 FEET; THENCE RUN NORTH 89°19'30" EAST, 16.99 FEET; THENCE RUN NORTH 59°19'30" EAST, 22.90 FEET; THENCE RUN NORTH 89°19'30" EAST, 22.34 FEET; THENCE RUN SOUTH 60°40'30" EAST, 40.02 FEET; THENCE RUN NORTH 89°19'30" EAST, 23.34 FEET; THENCE RUN NORTH 59°19'30" EAST, 22.90 FEET; THENCE RUN NORTH 89°19'30" EAST, 10.00 FEET; THENCE RUN SOUTH 00°40'30" EAST, 112.87 FEET; THENCE RUN SOUTH 89°19'30" WEST, 425.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, A CHORD LENGTH OF 21.21 FEET, AND A CHORD BEARING OF NORTH 45°40'30" WEST TO THE POINT OF BEGINNING.

TRACT 3 (NW.1)

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST, FOR A POINT OF COMMENCEMENT; THENCE RUN NORTH 00°37'51" WEST, ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 59.05 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 222, ALSO KNOWN AS NORTHWEST 39TH AVENUE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE, CONTINUE ALONG SAID WEST SECTION LINE, NORTH 00°37'51" WEST, 2573.90 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE RUN NORTH 89°05'58" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 365.77 FEET TO A POINT ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 93, ALSO BEING INTERSTATE ROUTE NO. 75, PER STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 26260-2401, SAID POINT LYING ON A CURVE CONCAVE

EASTERLY, NON-TANGENT TO THE PRIOR COURSE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID CURVE HAVING A RADIUS OF 11609.16 FEET, A CENTRAL ANGLE OF 00°02'33", AN ARC LENGTH OF 8.62 FEET, A CHORD LENGTH OF 8.62 FEET, AND A CHORD BEARING OF SOUTH 41°20'36" EAST TO A POINT; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 41°21'53" EAST, 30.81 FEET TO A POINT ON THE NORTH LINE OF A FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) WATER STORAGE AREA AS DESCRIBED IN OFFICIAL RECORDS BOOK 2012, PAGE 2149 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°05'58" WEST, ALONG SAID NORTH LINE, PARALLEL WITH AND 30.00 FEET SOUTH OF THE AFORESAID NORTH LINE OF SAID SOUTHWEST QUARTER, 361.50 FEET TO A POINT BEING 30.00 FEET EAST OF THE SAID WEST LINE OF SECTION 19 AND THE NORTHWEST CORNER OF THE AFORESAID FDOT WATER STORAGE AREA; THENCE RUN SOUTH 00°37'51" EAST, ALONG THE WEST LINE OF SAID FDOT WATER STORAGE AREA, PARALLEL WITH AND 30.00 FEET EAST OF SAID WEST SECTION LINE, 709.96 FEET TO THE SOUTHWEST CORNER OF SAID FDOT WATER STORAGE AREA; THENCE RUN NORTH 89°05'58" EAST, ALONG THE SOUTH LINE OF SAID FDOT WATER STORAGE AREA, 440.14 FEET TO THE SOUTHEAST CORNER OF SAID WATER STORAGE AREA; THENCE RUN NORTH 00°37'51" WEST, ALONG THE WEST LINE OF SAID FDOT WATER STORAGE AREA, 618.27 FEET TO A POINT ON THE AFORESAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 93/INTERSTATE ROUTE NO. 75; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 41°21'53" EAST, 1360.26 FEET TO A POINT BEING THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 765, PAGE 50 OF THE PUBLIC RECORDS OF ALACHUA COUNTY; THENCE RUN, SOUTH 00°36'46" EAST, ALONG THE WEST LINE OF THAT CERTAIN PERPETUAL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1680, PAGE 2647 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, 10.61 FEET; THENCE, DEPARTING SAID WEST LINE, RUN SOUTH 89°23'14" WEST, 627.44 FEET TO A POINT ON A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 58°39'59", AN ARC LENGTH OF 716.75 FEET, A CHORD LENGTH OF 685.84 FEET AND A CHORD BEARING OF SOUTH 07°18'25" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 22°01'35" EAST, 35.05 FEET; THENCE RUN NORTH 89°23'14" EAST, 702.95 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND NON-TANGENT TO THE PRIOR COURSE, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 97TH BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1680, PAGE 2649 OF THE PUBLIC RECORDS OF ALACHUA COUNTY; THENCE, RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY CURVE, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 06°01'15", AN ARC LENGTH OF 45.19 FEET, A CHORD LENGTH OF 45.16 FEET, AND A CHORD BEARING OF SOUTH 32°35'37" EAST TO THE POINT OF TANGENCY; THENCE, CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 35°36'14" EAST, 251.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 97TH BOULEVARD, RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 34°56'22", AN ARC LENGTH OF 225.63 FEET, A CHORD LENGTH OF 222.15 FEET, AND A CHORD BEARING OF SOUTH 18°08'03" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°39'52" EAST, ALONG SAID RIGHT-OF-WAY LINE, 228.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 34°02'43", AN ARC LENGTH OF 14.86 FEET, A CHORD LENGTH OF 14.64 FEET, AND A CHORD BEARING OF SOUTH 16°21'29" WEST TO THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID STATE ROAD NO. 222, AND NORTHWEST 39TH AVENUE; THENCE RUN, ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°19'30" WEST, 551.11 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1715, PAGE 1133 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE RUN NORTH 00°40'30" WEST, ALONG THE EAST LINE OF SAID LANDS, 9.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE RUN ALONG THE NORTH LINE OF SAID LANDS AND ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°19'30" WEST, 253.54 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL



RECORDS BOOK 2140, PAGE 773; THENCE RUN, ALONG SAID EAST LINE, NORTH 00°40'30" WEST, 50.00 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LANDS; THENCE RUN SOUTH 89°19'30" WEST, ALONG THE NORTH LINE OF SAID LANDS, 76.00 FEET TO THE NORTHWEST CORNER; THENCE RUN, ALONG THE WEST LINE OF SAID LANDS, SOUTH 00°40'30" EAST, 20.00 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 722 OF SAID OFFICIAL RECORDS; THENCE RUN, ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 89°19'30" WEST, 50.00 FEET; THENCE, ALONG THE WEST LINE OF SAID PARCEL, RUN SOUTH 00°40'30" EAST, 24.55 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY LINE; THENCE RUN, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 89°19'30" WEST, 590.33 FEET; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00°24'28" WEST, 16.40 FEET; THENCE RUN SOUTH 89°19'30" WEST, ALONG SAID RIGHT-OF-WAY LINE, 60.59 FEET; THENCE, ALONG THE WEST LINE OF SAID PARCEL TO THE POINT OF BEGINNING.

TRACT 4 (SE.1)

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°19'30" WEST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 990.19 FEET, SAID POINT BEING THE INTERSECTION OF SAID NORTH LINE WITH THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 92ND COURT, ACCORDING TO OFFICIAL RECORDS BOOK 2060, PAGE 1382 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°40'30" EAST, ALONG SAID RIGHT-OF-WAY EXTENSION AND SAID WEST RIGHT-OF-WAY LINE, 230.00 FEET TO THE POINT OF BEGINNING; THENCE RUN, ALONG SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES: SOUTH 00°40'30" EAST, 70.00 FEET; SOUTH 09°59'03" EAST, 123.64 FEET; SOUTH 00°40'30" EAST, 378.13 FEET; SOUTH 44°19'14" WEST, 21.23 FEET; SOUTH 00°41'02" EAST, 79.98 FEET; SOUTH 45°40'58" EAST, 7.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 36TH PLACE, ACCORDING TO SAID OFFICIAL RECORDS BOOK 2060, PAGE 1382; THENCE RUN, ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 89°19'30" EAST, 79.98 FEET; NORTH 44°19'14" EAST, 21.23 FEET; NORTH 89°18'58" EAST, 804.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81°14'55", AN ARC LENGTH OF 35.45 FEET, A CHORD LENGTH OF 32.55 FEET AND A CHORD BEARING OF SOUTH 50°03'34" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, SAID POINT LIES ON THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 91ST STREET; THENCE RUN SOUTHERLY, ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 1612.51 FEET, A CENTRAL ANGLE OF 00°49'17", AN ARC LENGTH OF 23.12 FEET, A CHORD LENGTH OF 23.12 FEET, AND A CHORD BEARING OF SOUTH 09°50'45" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID WEST RIGHT-OF-WAY CURVE, HAVING A RADIUS OF 1532.51 FEET, A CENTRAL ANGLE OF 05°11'57", AN ARC LENGTH OF 139.06 FEET, A CHORD LENGTH OF 139.02 FEET, AND A CHORD BEARING OF SOUTH 07°39'26" EAST; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, RUN SOUTH 88°31'16" WEST, 76.40 FEET; THENCE RUN SOUTH 61°39'24" WEST, 710.79 FEET; THENCE RUN SOUTH 48°37'54" WEST, 93.67 FEET; THENCE RUN SOUTH 41°22'06" EAST, 38.40 FEET; THENCE RUN SOUTH 48°37'54" WEST, 18.00 FEET; THENCE RUN SOUTH 41°22'06" EAST, 5.00 FEET; THENCE RUN SOUTH 48°37'54" WEST, 91.83 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75 (STATE ROAD NO. 93); THENCE RUN ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 41°22'04" WEST, 62.47 FEET; NORTH 36°46'18" WEST, 1278.79 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE RUN

NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 1372.40 FEET, A CENTRAL ANGLE OF 08°20'39", AN ARC LENGTH OF 199.87 FEET, A CHORD LENGTH OF 199.69 FEET, AND A CHORD BEARING OF NORTH 19°46'29" WEST; THENCE, DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, RUN NORTH 89°19'30" EAST, PARALLEL WITH THE AFORESAID NORTH LINE OF SECTION 30, A DISTANCE OF 130.37 FEET; THENCE RUN NORTH 00°40'30" WEST, 94.37 FEET TO THE SOUTH LINE OF THOSE CERTAIN LANDS DESCRIBED AS PARCEL 1, ACCORDING TO OFFICIAL RECORDS BOOK 1644, PAGE 2580 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 89°19'30" EAST, ALONG SAID SOUTH LINE, 87.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE RUN NORTH 00°40'30" WEST, ALONG THE EAST LINE OF SAID PARCEL 1, A DISTANCE OF 133.27 FEET TO SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75 AND THE SOUTH LINE OF THOSE CERTAIN LANDS DESCRIBED AS PARCEL 105, ACCORDING TO OFFICIAL RECORDS BOOK 1909, PAGE 2500 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 81°32'30" EAST, ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND SAID SOUTH LINE, 12.64 FEET; THENCE RUN NORTH 89°19'30" EAST, ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND SAID SOUTH LINE, 98.14 FEET; THENCE RUN NORTH 00°40'30" WEST, 15.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 222 (NORTHWEST 39TH AVENUE); THENCE RUN NORTH 89°19'30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 10.71 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2220, PAGE 4 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°40'30" EAST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2220, PAGE 4, A DISTANCE OF 217.25 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE RUN NORTH 89°19'30" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2220, PAGE 4, A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE RUN NORTH 00°40'30" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2220, PAGE 4, A DISTANCE OF 37.25 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2167, PAGE 1015 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 89°19'30" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2167, PAGE 1015, A DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE PROPERTY CONVEYED FROM PR GAINESVILLE LIMITED PARTNERSHIP TO DEB-LYN, INC., BY QUIT CLAIM DEED RECORDED ON DECEMBER 27, 2016 IN BOOK 4483 PAGE 2431, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°19'30" WEST, ALONG THE NORTH BOUNDARY OF SAID SECTION AND THE CENTERLINE OF STATE ROAD NO. 222 (ALSO BEING KNOWN AS N.W. 39TH AVENUE, 100' R/W), A DISTANCE OF 990.19 FEET; THENCE SOUTH 00°40'30" EAST, 100.00 FEET; THENCE CONTINUE SOUTH 00°40'30" EAST, 130.00 FEET, THENCE SOUTH 89°19'30" WEST, PARALLEL WITH SAID NORTH BOUNDARY, 198.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°40'30" EAST, 37.25 FEET; THENCE NORTH 89°19'30" EAST, PARALLEL WITH SAID NORTH BOUNDARY, 15.00 FEET, THENCE NORTH 00°40'30" WEST, 37.25 FEET; THENCE SOUTH 89°19'30" WEST, PARALLEL WITH SAID NORTH BOUNDARY, 15.00 FEET, TO THE POINT OF BEGINNING.

TRACT 5 (SE.2) LESS BASIN FLOODPLAIN

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°19'30" WEST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 79.37 FEET; THENCE, DEPARTING SAID NORTH LINE, RUN SOUTH 00°40'30" EAST, 84.73 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 91ST STREET; THENCE RUN SOUTH 01°06'32" EAST, 245.28 FEET TO THE INTERSECTION OF THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1865, PAGE 716 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°18'58" WEST, ALONG SAID NORTH LINE, 235.00 FEET TO THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1865, PAGE 716 AND THE POINT OF BEGINNING; THENCE RUN SOUTH 01°06'32" EAST, ALONG SAID WEST LINE, 120.00 FEET TO A POINT ON THAT CERTAIN DRAINAGE AREA ACCORDING TO OFFICIAL RECORDS BOOK 1977, PAGE 549 OF SAID PUBLIC RECORDS; THENCE RUN, ALONG SAID DRAINAGE AREA THE FOLLOWING COURSES: SOUTH 81°36'32" EAST, 11.44 FEET; SOUTH 03°55'18" WEST, 13.78 FEET; SOUTH 37°52'20" WEST, 26.13 FEET; SOUTH 05°21'34" WEST, 38.87 FEET; SOUTH 22°05'41" WEST, 48.37 FEET; SOUTH 11°17'09" WEST, 42.55 FEET; SOUTH 44°13'11" WEST, 14.32 FEET; SOUTH 77°22'23" WEST, 18.47 FEET; NORTH 15°11'57" WEST, 7.03 FEET; SOUTH 46°23'36" WEST, 59.15 FEET; SOUTH 82°55'24" WEST, 56.25 FEET; THENCE DEPARTING SAID DRAINAGE AREA, RUN SOUTH 00°41'02" EAST, 160.44 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 36TH PLACE ACCORDING TO OFFICIAL RECORDS BOOK 2060, PAGE 1382 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°18'58" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 406.75; THENCE RUN NORTH 45°40'46" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 35.35 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 92ND COURT ACCORDING TO SAID OFFICIAL RECORDS BOOK 2060, PAGE 1382; THENCE RUN NORTH 00°40'30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 378.12 FEET; THENCE RUN NORTH 08°38'04" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 123.64 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1967, PAGE 1957 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 89°19'30" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1967, PAGE 1957, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1967, PAGE 1957 AND THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 2986 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°40'30" EAST, ALONG SAID WEST LINE, 40.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 2986; THENCE RUN NORTH 89°19'30" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 2986, A DISTANCE OF 221.36 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE RUN NORTH 00°40'30" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 2986, A DISTANCE OF 240.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID EAST LINE AND SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 78.54 FEET, A CHORD LENGTH OF 70.71 FEET, AND A CHORD BEARING OF NORTH 45°40'30" WEST TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 39TH AVENUE (STATE ROAD NO. 222); THENCE RUN NORTH 89°19'30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 119.00 FEET TO THE EAST LINE OF THAT CERTAIN INGRESS, EGRESS, PUBLIC UTILITIES AND DRAINAGE EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2246, PAGE 2989 AND OFFICIAL RECORDS BOOK 2247, PAGE 1 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID EAST LINE THE FOLLOWING COURSES: SOUTH 44°19'30" WEST, 38.18 FEET; SOUTH 00°40'30" EAST, 260.32 FEET TO THE NORTH LINE OF SAID EASEMENT; THENCE RUN

ALONG SAID NORTH LINE THE FOLLOWING COURSES: NORTH 85°40'01" EAST, 113.85 FEET; THENCE RUN NORTH 89°18'58" EAST, 50.70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE PROPERTY KNOWN AS "BASIN FLOODPLAIN – BELOW ELEVATION 165" CONVEYED TO SPRINGHILL OWNERS ASSOCIATION, INC. IN OFFICIAL RECORD BOOK 1987, PAGE 2191, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NE 1/4 OF SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SAID SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°06'32" EAST, ALONG THE EAST BOUNDARY OF SAID SECTION AND ALONG THE EAST RIGHT-OF-WAY LINE OF N.W. 91ST STREET (80' R/W), A DISTANCE OF 450.01 FEET; THENCE SOUTH 89°18'58" WEST, 80.00 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID N.W. 91ST STREET AND THE NE CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1648, PAGE 2199 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE SOUTH 89°18'58" WEST, ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 235.00 FEET TO THE SW CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1865, PAGE 716 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE NORTH 56°45'35" WEST, 12.37 FEET; THENCE NORTH 22°10'22" WEST, 8.20 FEET; THENCE NORTH 22°02'56" EAST, 25.44 FEET; THENCE NORTH 12°20'24" WEST, 23.49 FEET; THENCE NORTH 63°18'17" WEST, 20.33 FEET; THENCE NORTH 85°23'57" WEST, 67.37 FEET; THENCE SOUTH 65°07'21" WEST, 53.74 FEET; THENCE SOUTH 30°21'58" WEST, 97.39 FEET; THENCE SOUTH 74°29'43" WEST, 76.38 FEET; THENCE SOUTH 76°17'18" WEST, 61.11 FEET; THENCE NORTH 79°43'36" WEST, 37.38 FEET; THENCE SOUTH 75°55'48" WEST, 62.72 FEET; THENCE SOUTH 71°40'25" WEST, 23.75 FEET; THENCE SOUTH 58°29'08" WEST, 17.25 FEET; THENCE SOUTH 36°38'20" WEST, 9.92 FEET; THENCE SOUTH 01°58'02" WEST, 10.89 FEET; THENCE SOUTH 09°56'50" EAST, 29.75 FEET; THENCE SOUTH 29°07'53" EAST, 49.50 FEET; THENCE SOUTH 39°37'39" EAST, 45.13 FEET; THENCE SOUTH 65°40'04" EAST, 59.72 FEET; THENCE NORTH 82°21'15" EAST, 185.97 FEET; THENCE NORTH 82°55'24" EAST, 61.55 FEET; THENCE NORTH 46°23'36" EAST, 59.15 FEET; THENCE SOUTH 15°11'57" EAST, 7.03 FEET; THENCE NORTH 77°22'23" EAST, 18.47 FEET; THENCE NORTH 44°13'11" EAST, 14.32 FEET; THENCE NORTH 11°17'09" EAST, 42.55 FEET; THENCE NORTH 22°05'41" EAST, 48.37 FEET; THENCE NORTH 05°21'34" EAST, 38.87 FEET; THENCE NORTH 37°52'20" EAST, 26.13 FEET; THENCE NORTH 03°55'18" EAST, 13.78 FEET; THENCE NORTH 81°36'00" WEST, 11.43 FEET TO THE POINT OF BEGINNING.



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## Real Estate Account #06233 001 000

**Owner:**

SPRING HILLS LAND HOLDINGS LLC

**Situs:**

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## Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/23/2022** for **\$316.17**.

## Account History

BILL	AMOUNT DUE	STATUS	ACTION
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$316.17	11/23/2022	<a href="#">Receipt #22-0033576</a> <a href="#">Print (PDF)</a>
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$316.31	11/23/2021	<a href="#">Receipt #21-0036990</a> <a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$319.64	12/30/2020	<a href="#">Receipt #20-0074489</a> <a href="#">Print (PDF)</a>
<a href="#">2019 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$3,136.77	12/06/2019	<a href="#">Receipt #19-0053398</a> <a href="#">Print (PDF)</a>
<a href="#">2018 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,911.84	11/28/2018	<a href="#">Receipt #18-0035114</a> <a href="#">Print (PDF)</a>
<a href="#">2017 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,943.78	02/28/2018	<a href="#">Receipt #17-0121092</a> <a href="#">Print (PDF)</a>
<a href="#">2016 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,392.04	01/19/2017	<a href="#">Receipt #16-0084934</a> <a href="#">Print (PDF)</a>
<a href="#">2015 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,381.67	12/16/2015	<a href="#">Receipt #15-0054225</a> <a href="#">Print (PDF)</a>
<a href="#">2014 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,390.23	12/22/2014	<a href="#">Receipt #14-0056903</a> <a href="#">Print (PDF)</a>
<a href="#">2013 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,377.50	12/11/2013	<a href="#">Receipt #13-0048685</a> <a href="#">Print (PDF)</a>
<a href="#">2012 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$4,394.83	11/28/2012	<a href="#">Receipt #12-0036727</a> <a href="#">Print (PDF)</a>
<a href="#">2011 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$4,634.56	11/28/2011	<a href="#">Receipt #2011-3013556</a> <a href="#">Print (PDF)</a>
<a href="#">2010 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$4,847.88	01/25/2011	<a href="#">Receipt #2010-3025718</a> <a href="#">Print (PDF)</a>
<a href="#">2009 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$5,354.62	11/30/2009	<a href="#">Receipt #2009-1016452</a> <a href="#">Print (PDF)</a>
<a href="#">2008 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$4,953.34	11/26/2008	<a href="#">Receipt #2008-9012177</a> <a href="#">Print (PDF)</a>
<a href="#">2007 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$4,992.48	01/15/2008	<a href="#">Receipt #2007-7011092</a> <a href="#">Print (PDF)</a>
<a href="#">2006 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$4,417.80	11/29/2006	<a href="#">Receipt #2006-6005516</a> <a href="#">Print (PDF)</a>
<a href="#">2005 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$4,375.69	11/29/2005	<a href="#">Receipt #2005-5005726</a> <a href="#">Print (PDF)</a>
<a href="#">2004</a> ⓘ			
<a href="#">2004 Annual Bill</a>	\$0.00 <b>Paid</b> \$4,276.50	11/30/2004	<a href="#">Receipt #2004-4009793</a> <a href="#">Print (PDF)</a>
<b>Refund</b>	<b>Processed</b> \$2,168.08	05/19/2005	<b>To THIRTY NINTH AVE INC</b>
	<b>Paid \$4,276.50</b>		
<a href="#">2003 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,189.23	11/25/2003	<a href="#">Receipt #2003-3019101</a> <a href="#">Print (PDF)</a>
<a href="#">2002 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,155.25	11/26/2002	<a href="#">Receipt #2002-0215798</a> <a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	<b>\$0.00</b>		

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Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.

Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.





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## Real Estate Account #06233 001 001

**Owner:**

SPRING HILLS LAND HOLDINGS LLC

**Situs:**

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## Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/23/2022** for **\$328.04**.

## Account History

BILL	AMOUNT DUE	STATUS	ACTION
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$328.04	11/23/2022 <b>Receipt</b> #22-0033576	<a href="#">Print (PDF)</a>
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$329.35	11/23/2021 <b>Receipt</b> #21-0036990	<a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$333.15	12/30/2020 <b>Receipt</b> #20-0074489	<a href="#">Print (PDF)</a>
<a href="#">2019 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$230.40	11/27/2019 <b>Receipt</b> #19-0039984	<a href="#">Print (PDF)</a>
<a href="#">2018 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$229.64	11/28/2018 <b>Receipt</b> #18-0035114	<a href="#">Print (PDF)</a>
<a href="#">2017 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$217.21	02/28/2018 <b>Receipt</b> #17-0121092	<a href="#">Print (PDF)</a>
<a href="#">2016 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$36.69	01/19/2017 <b>Receipt</b> #16-0084934	<a href="#">Print (PDF)</a>
<a href="#">2015 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$36.56	12/16/2015 <b>Receipt</b> #15-0054225	<a href="#">Print (PDF)</a>
<a href="#">2014 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$38.66	12/22/2014 <b>Receipt</b> #14-0056903	<a href="#">Print (PDF)</a>
<a href="#">2013 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$361.10	12/11/2013 <b>Receipt</b> #13-0048685	<a href="#">Print (PDF)</a>
<a href="#">2012 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$274.19	11/28/2012 <b>Receipt</b> #12-0036727	<a href="#">Print (PDF)</a>
<a href="#">2011 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$384.43	11/28/2011 <b>Receipt</b> #2011-3013556	<a href="#">Print (PDF)</a>
<a href="#">2010 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$337.78	01/25/2011 <b>Receipt</b> #2010-3025718	<a href="#">Print (PDF)</a>
<a href="#">2009 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$41.43	11/30/2009 <b>Receipt</b> #2009-1016452	<a href="#">Print (PDF)</a>
<a href="#">2008 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$50.28	11/26/2008 <b>Receipt</b> #2008-9012177	<a href="#">Print (PDF)</a>
<a href="#">2007 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$41.34	01/15/2008 <b>Receipt</b> #2007-7011092	<a href="#">Print (PDF)</a>
<a href="#">2006 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,926.67	11/29/2006 <b>Receipt</b> #2006-6005516	<a href="#">Print (PDF)</a>
<a href="#">2005 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$3,003.29	11/29/2005 <b>Receipt</b> #2005-5005719	<a href="#">Print (PDF)</a>
<a href="#">2004 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$3,116.77	11/30/2004 <b>Receipt</b> #2004-4017031	<a href="#">Print (PDF)</a>
<a href="#">2003 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$14,905.41	11/25/2003 <b>Receipt</b> #2003-3019090	<a href="#">Print (PDF)</a>
<a href="#">2002 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$14,734.38	11/26/2002 <b>Receipt</b> #2002-0215793	<a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	<b>\$0.00</b>		

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.

Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.

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## Real Estate Account #06233 010 010

**Owner:**

SPRING HILLS LAND HOLDINGS LLC

**Situs:**

UNASSIGNED LOCATION RE

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## Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/23/2022** for **\$29.62**.

## Account History

BILL	AMOUNT DUE	STATUS	ACTION
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$29.62	11/23/2022 <b>Receipt</b> #22-0033576	<a href="#">Print (PDF)</a>
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$30.41	11/23/2021 <b>Receipt</b> #21-0036990	<a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$30.96	12/30/2020 <b>Receipt</b> #20-0074489	<a href="#">Print (PDF)</a>
<a href="#">2019 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$32.70	12/06/2019 <b>Receipt</b> #19-0053398	<a href="#">Print (PDF)</a>
<a href="#">2018 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$31.89	11/28/2018 <b>Receipt</b> #18-0035114	<a href="#">Print (PDF)</a>
<a href="#">2017 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$21.14	02/28/2018 <b>Receipt</b> #17-0121092	<a href="#">Print (PDF)</a>
<a href="#">2016 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$24.11	04/17/2017 <b>Receipt</b> #16-0149280	<a href="#">Print (PDF)</a>
<a href="#">2015 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$22.84	12/16/2015 <b>Receipt</b> #15-0054225	<a href="#">Print (PDF)</a>
<a href="#">2014 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$24.13	04/22/2015 <b>Receipt</b> #14-0135694	<a href="#">Print (PDF)</a>
<a href="#">2013 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$22.59	12/11/2013 <b>Receipt</b> #13-0048685	<a href="#">Print (PDF)</a>
<a href="#">2012 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$21.72	11/28/2012 <b>Receipt</b> #12-0036727	<a href="#">Print (PDF)</a>
<a href="#">2011 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$22.24	11/28/2011 <b>Receipt</b> #2011-3013556	<a href="#">Print (PDF)</a>
<a href="#">2010 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$22.59	01/25/2011 <b>Receipt</b> #2010-3025718	<a href="#">Print (PDF)</a>
<a href="#">2009 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$26.17	11/30/2009 <b>Receipt</b> #2009-1016452	<a href="#">Print (PDF)</a>
<a href="#">2008 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$32.17	11/26/2008 <b>Receipt</b> #2008-9012177	<a href="#">Print (PDF)</a>
<a href="#">2007 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$24.80	01/15/2008 <b>Receipt</b> #2007-7011092	<a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	<b>\$0.00</b>		

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.

Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.



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## Real Estate Account #06233 010 011

**Owner:**

SPRING HILLS LAND HOLDINGS LLC

**Situs:**

UNASSIGNED LOCATION RE

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## Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/23/2022** for **\$86.36**.

## Account History

BILL	AMOUNT DUE	STATUS	ACTION
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$86.36	11/23/2022 <b>Receipt</b> #22-0033576	<a href="#">Print (PDF)</a>
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$88.73	11/23/2021 <b>Receipt</b> #21-0036990	<a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$90.33	12/30/2020 <b>Receipt</b> #20-0074489	<a href="#">Print (PDF)</a>
<a href="#">2019 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$100.12	12/06/2019 <b>Receipt</b> #19-0053398	<a href="#">Print (PDF)</a>
<a href="#">2018 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$97.66	11/28/2018 <b>Receipt</b> #18-0035114	<a href="#">Print (PDF)</a>
<a href="#">2017 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$59.18	02/28/2018 <b>Receipt</b> #17-0121092	<a href="#">Print (PDF)</a>
<a href="#">2016 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$67.50	04/17/2017 <b>Receipt</b> #16-0149280	<a href="#">Print (PDF)</a>
<a href="#">2015 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$63.97	12/16/2015 <b>Receipt</b> #15-0054225	<a href="#">Print (PDF)</a>
<a href="#">2014 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$70.02	04/22/2015 <b>Receipt</b> #14-0135694	<a href="#">Print (PDF)</a>
<a href="#">2013 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$65.53	12/11/2013 <b>Receipt</b> #13-0048685	<a href="#">Print (PDF)</a>
<a href="#">2012 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$63.00	11/28/2012 <b>Receipt</b> #12-0036727	<a href="#">Print (PDF)</a>
<a href="#">2011 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$64.52	11/28/2011 <b>Receipt</b> #2011-3013556	<a href="#">Print (PDF)</a>
<a href="#">2010 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$65.51	01/25/2011 <b>Receipt</b> #2010-3025718	<a href="#">Print (PDF)</a>
<a href="#">2009 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$65.42	11/30/2009 <b>Receipt</b> #2009-1016452	<a href="#">Print (PDF)</a>
<a href="#">2008 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$86.45	11/26/2008 <b>Receipt</b> #2008-9012177	<a href="#">Print (PDF)</a>
<a href="#">2007 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$8,920.86	01/15/2008 <b>Receipt</b> #2007-7011092	<a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	<b>\$0.00</b>		

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.

Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.

**PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM**

**PROJECT #**  **APPLICATION DATE**

**NAME & DESCRIPTION OF PROJECT**

**PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)**

**Tax Parcel Numbers**

**Acreage**

**DEVELOPMENT DATA** (check all that apply)

Single Family  Multi Family  Exempt (See exemptions on page 2)

Number of Units  Number of Units

**Level of Review**  Preliminary  Final  Revised Preliminary  Revised Final

*A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period*

**EXPLANATION OF STUDENT GENERATION CALCULATION**

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

**SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION**

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

**SCHOOL CONCURRENCY SERVICE AREAS (SCSA)**

**Elementary**  **Middle**  **High**

**SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

<b>ELEMENTARY</b>	<input type="text"/>	units X 0.12 Elementary School Multiplier	<input type="text"/>	<b>Student Stations</b>
<b>MIDDLE</b>	<input type="text"/>	units X 0.06 Middle School Multiplier	<input type="text"/>	<b>Student Stations</b>
<b>HIGH</b>	<input type="text"/>	units X 0.09 High School Multiplier	<input type="text"/>	<b>Student Stations</b>

**MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

<b>ELEMENTARY</b>	<input type="text" value="352"/>	units X 0.06 Elementary School Multiplier	<input type="text" value="21"/>	<b>Student Stations</b>
<b>MIDDLE</b>	<input type="text" value="352"/>	units X 0.03 Middle School Multiplier	<input type="text" value="11"/>	<b>Student Stations</b>
<b>HIGH</b>	<input type="text" value="352"/>	units X 0.03 High School Multiplier	<input type="text" value="11"/>	<b>Student Stations</b>

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

**EXEMPT DEVELOPMENTS (click all that apply)**

- Existing legal lots eligible for a building permit
- Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired
- Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development
- Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA
- Group quarters that do not generate public school students, as described in the ILA

**AUTHORIZED AGENT**

Name:

Mailing Address:

Phone:

Email:

**PROPERTY OWNER**

Name:

Mailing Address:

Phone:

Email:



**CERTIFICATION**

**PROJECT NAME :** SpringhillSE Quad Ph1&2A **PROJECT #:** DR23-000043

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

**Approved** based upon the following findings (see 09.14.2022 Capacity Table)

**Elementary SCSA** Gainesville East Alachua Capacity Required 21

- Capacity Available Available Capacity 2,358
- Capacity Available in 3 yrs Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity

**Middle SCSA** Ft. Clarke Capacity Required 11

- Capacity Available Available Capacity
- Capacity Available in 3 yrs Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity 926

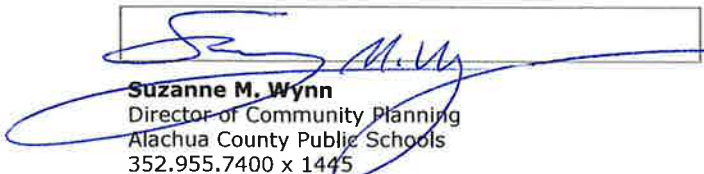
**High SCSA** Buchholz Capacity Required 11

- Capacity Available Available Capacity
- Capacity Available in 3 yrs Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity 843

**Denial** for reasons stated

**Approved by**

**School Board Staff Certification**

  
**Suzanne M. Wynn**  
Director of Community Planning  
Alachua County Public Schools  
352.955.7400 x 1445

Date: 10.19.2023

**Alachua County Staff**

A complete application for the development project was accepted on

Date: 10/02/2023

Signed: Leslie McLendon

Printed Name: Leslie McLendon



# Countywide Stormwater Code Affidavit of Compliance.

**Instructions:** Complete and submit this form for all activities that involve the construction of a stormwater management system. Please submit this form, along with the other required documents as listed in Sec. 77.28 of the Alachua County Code.

## Part 1. Applicant Information

Applicant or Owner Name: Claudia Vega, P.E.

Phone Number: 352-373-3541

Company Name: eda consultants inc.

Email Address: cvega@edaf.com

Company Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601

Registered Professional Name: Claudia Vega, P.E.

Phone Number: 352-373-3541

Company Name: eda consultants inc.

Email Address: cvega@edaf.com

Company Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601

## Part 2. Project Location Information

Project Name: Springhills TOD - SE Quad - Phases I & 2A

Tax Parcel: 06233-010-010, 06233-010-011, 06233-001-001, 06233-001-000

Project Location (Unincorporated Alachua County or Municipality): Alachua County

Note: For projects located in Municipalities submittal of this form is a self-certification of compliance. An acknowledgement of receipt will be sent once all required documents are provided. This acknowledgement is not a review of the submitted materials. Projects in Unincorporated Alachua County will be reviewed pursuant to Sec. 77.27 of the Alachua County Code.

## Part 3. Stormwater Discharge Information

Watershed Name: N/A

Waterbody ID Number (WBID#): N/A

Stormwater Discharge Locations Please Check all That Apply
<input type="checkbox"/> Project Discharges Offsite as Surface Flow
<input type="checkbox"/> Project Discharges Directly to Outstanding Florida Water
<input type="checkbox"/> Project is in the Watershed of a Waterbody Listed as Impaired for Nutrients or has a Nutrient TMDL
<input checked="" type="checkbox"/> Project Infiltrates to Groundwater
<input checked="" type="checkbox"/> Project is in the Sensitive Karst Area

Please briefly describe the Best Management Practices used:

Stormwater system meeting the requirements of the Alachua County Unified Land Development Code (ULDC) and St. Johns River Water Management District (SJRWMD) Rules and Regulations

## Part 4. Exemption and Waiver Information

If applicable, Please list the exemption(s) this project qualifies for under Sec. 77.25 of the Alachua County Code. Supporting Documentation may be required:

Project received Preliminary Development Plan approval prior to April 23, 2019 (on September 23, 2014), therefore qualifies for the exemption listed in Sec 77.25(i)(2): Projects receiving entitlements on or before April 23, 2019 and remaining valid on said same date: Preliminary Development Plan or Final Development Plan approval, or equivalent in the municipalities.

If applicable, Please describe the waiver you are requesting under Sec. 77.26 of the Alachua County Code. Supporting documentation is required:

## Part 5. Signatures

I authorize Alachua County, and its agents and contractors, to enter the property for the purpose of verifying compliance. If the property is sold and/or the entity responsible for operation and maintenance of the stormwater management system, the Property Owner will notify the Alachua County Environmental Protection Department within 30 calendar days of the sale or change in operation and maintenance entity. Failure to comply may result in enforcement action using the provisions of Alachua County Code Chapter 24 or any other remedy available by law or equity.

Applicant/Owner Signature:



Digitally signed by Claudia Vega, P.E.  
DN: cn=Claudia Vega, P.E., o, ou,  
email=cvega@edaf.com, c=US  
Date: 2023.07.31 14:31:25 -04'00'

Date: 07/31/2023

I hereby certify that the above referenced project meets, or is exempt from, the requirements of the Alachua County Code Chapter 77, Article III Stormwater Treatment Code. I further certify that the Operation and Maintenance requirements have been provided to the owner and entity responsible for operation and maintenance of the stormwater management system.

Registered Professional Signature:



Digitally signed by Claudia Vega, P.E.  
DN: cn=Claudia Vega, P.E., o, ou,  
email=cvega@edaf.com, c=US  
Date: 2023.07.31 14:31:44 -04'00'

Date: 07/31/2023

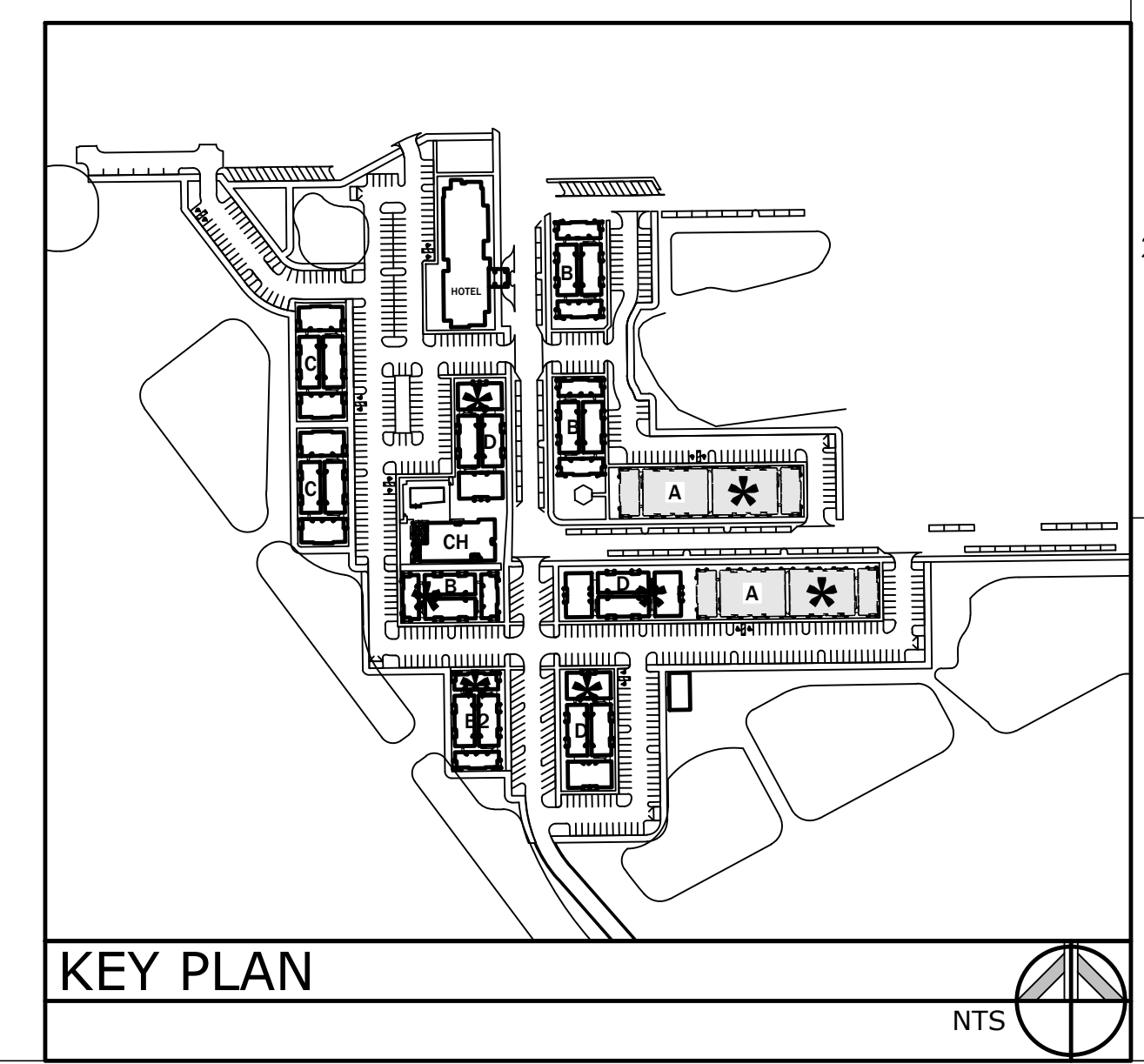
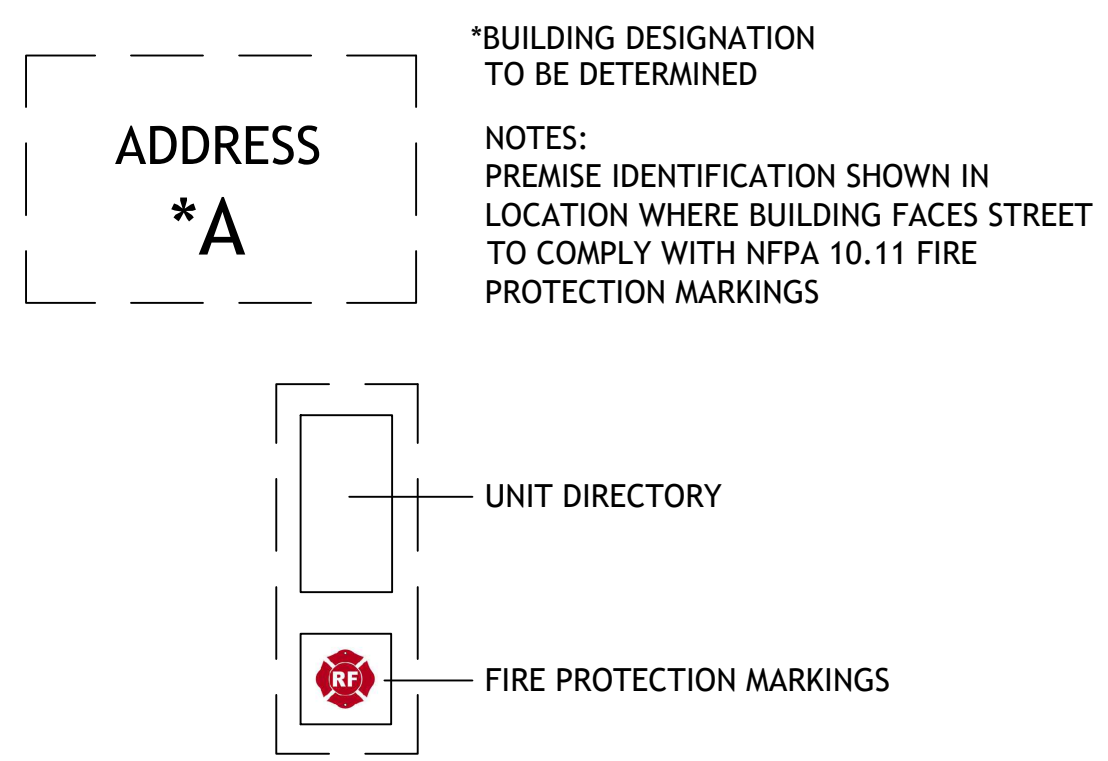
Florida Registration Number: 51532



1  
A25  
**ELEVATION**  
BUILDING 'A'



2  
A25  
**SIDE ELEVATION**  
BUILDING 'A'



DOCUMENTS PROVIDED AS INSTRUMENTS OF SERVICE AND ALL DESIGN INFORMATION SHOWN HEREON ARE PROVIDED IN CONFIDENCE AND REMAIN THE PROPERTY OF ARC4 DESIGN ARCHITECTURE. THE USE OF THIS DESIGN AND ANY AND ALL INFORMATION PROVIDED ON THESE DOCUMENTS FOR OTHER THAN THE SPECIFIC PROJECT NAMED HEREON IS STRICTLY PROHIBITED WITHOUT EXPRESSED WRITTEN CONSENT OF ARC4 DESIGN. TO THE ORIGINAL OF THIS DRAWING AND BEARING AN ORIGINAL SEAL OR EMBOSSED SEAL AND SIGNATURE OF THE ARCHITECT SHALL BE CONSIDERED VALID COPIES.

**SPRINGHILLS -TOD  
SE QUAD PHASE 1**  
ALACHUA COUNTY, FLORIDA

#	REVISIONS	BY

DRAWN BY: DM CHECKED BY: JF

PREMISE IDENTIFICATION

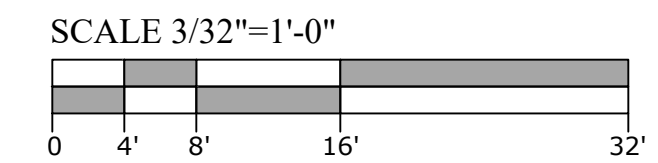
SHEET  
**A25**

JOB NO. 2022-02 DATE: 12-20-23

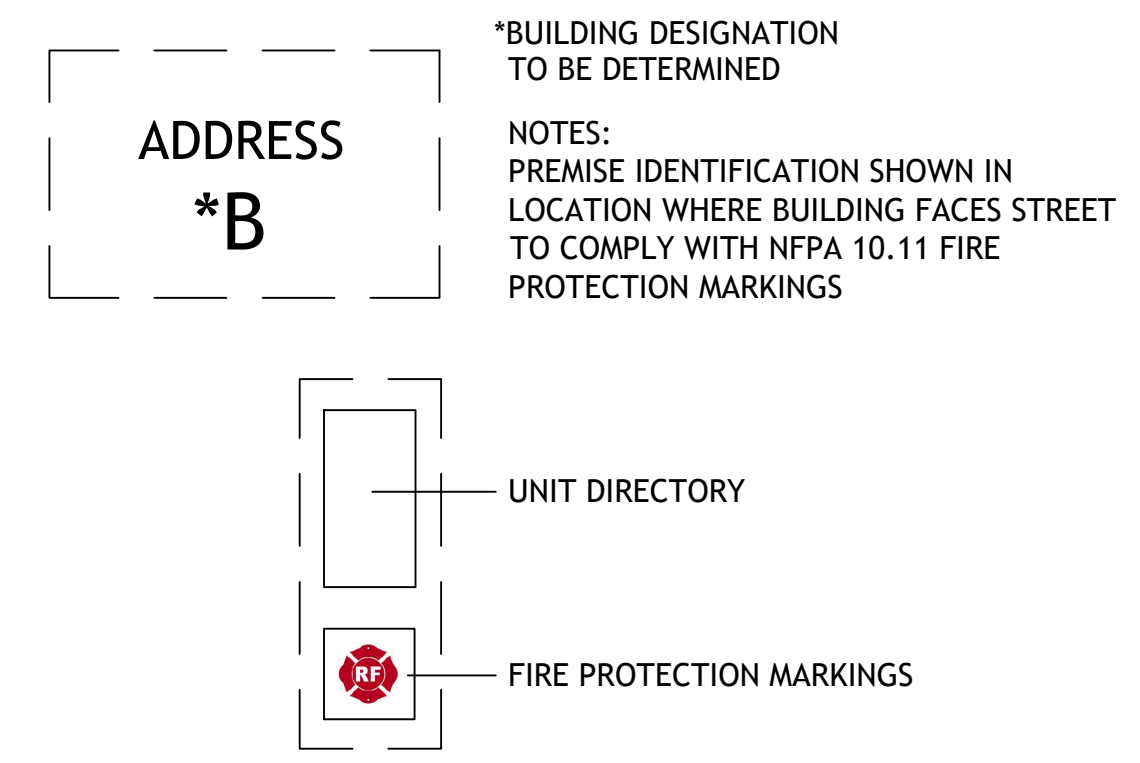
(3) THREE STORY BUILDING (TYP.)



**1**  
A26  
**ELEVATION**  
BUILDING 'B'

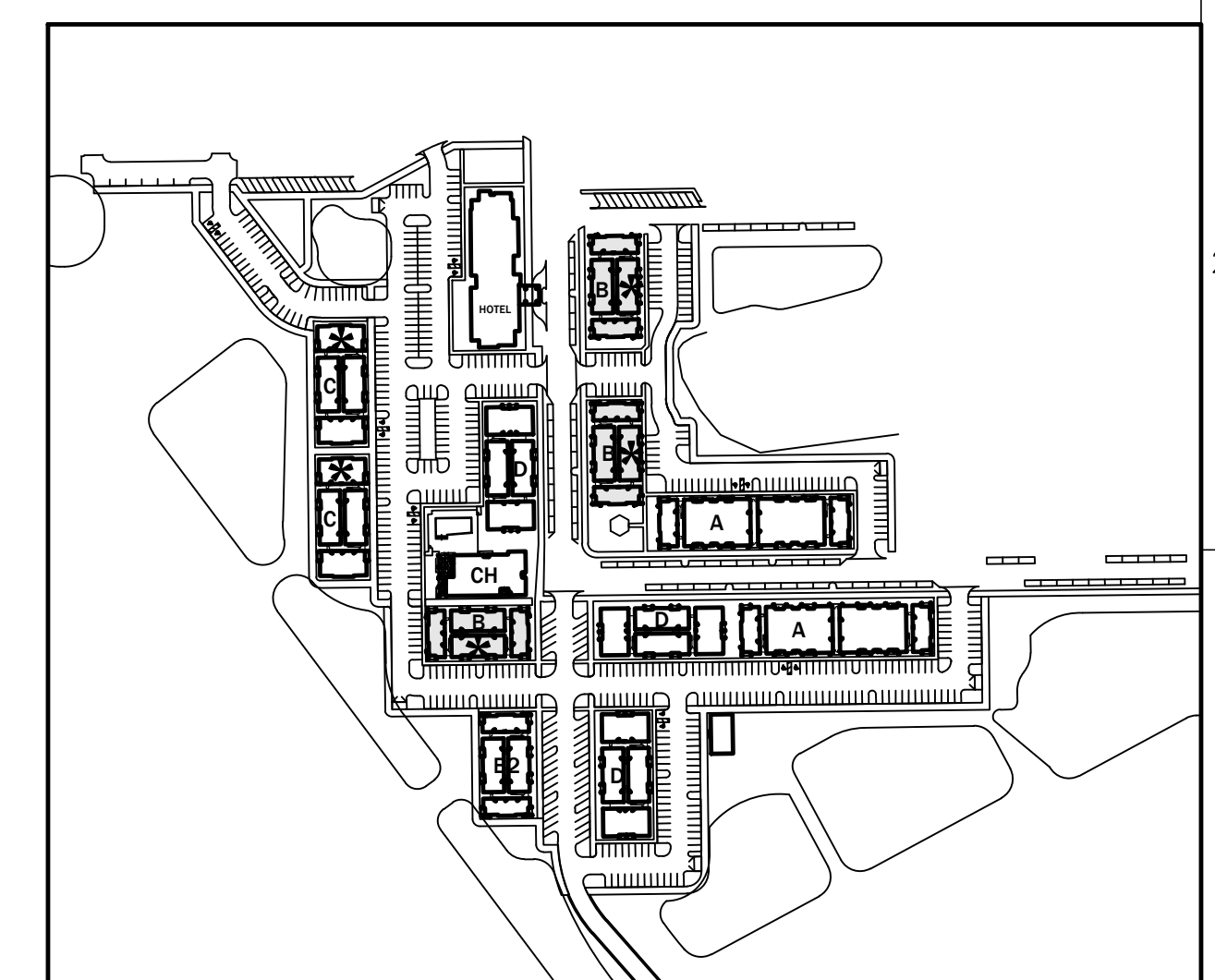


**3**  
A26  
**SIDE ELEVATION**  
BUILDING 'B'



DOCUMENTS PROVIDED AS INSTRUMENTS OF SERVICE AND ALL DESIGN INFORMATION SHOWN HEREON ARE PROVIDED IN CONFIDENCE AND REMAIN THE SOLE PROPERTY OF ARC4 DESIGN ARCHITECT. THE USE OF THIS DESIGN AND ANY AND ALL INFORMATION PROVIDED ON THESE DOCUMENTS FOR OTHER THAN THE SPECIFIC PROJECT NAMED HEREON IS STRICTLY PROHIBITED WITHOUT EXPRESSED WRITTEN CONSENT OF ARC4 DESIGN. TO THE ORIGINAL OF THIS DRAWING AND BEARING AN ORIGINAL COPY OF ARCHITECT SEAL AND SIGNATURE OF THE ARCHITECT SHALL BE CONSIDERED VALID COPIES.

**SPRINGHILLS -TOD  
SE QUAD PHASE 1**  
ALACHUA COUNTY, FLORIDA



**KEY PLAN**  
NTS

#	REVISIONS	BY

DRAWN BY: DM CHECKED BY: JF

PREMISE IDENTIFICATION

SHEET  
**A26**

JOB NO. 2022-02 DATE: 12-20-23

(4) FOUR STORY BUILDING (TYP.)