

Variance Request San Felasco Tech City Justification Report



Request: Variance from certain signage regulations in Land Development Code Sec. 6.5 related to a proposed freestanding sign at San Felasco Tech City.

Agents for: The Laser Investment Group, LLC

Submittal Date: May 30, 2019 (Revised June 20, July 16 and July 25)

Prepared By: **eda** engineers – surveyors – planners, inc.

Background

This application is a request for a zoning variance related the sign regulations as prescribed in Land Development Code Section 6.5. The variance request is related to a proposed freestanding sign at the entrance of the San Felasco Tech City project, a proposed mixed use regional employment center that will ultimately be constructed to house dozens of companies with hundreds of employees within the City of Alachua and add to the tax base of the City.

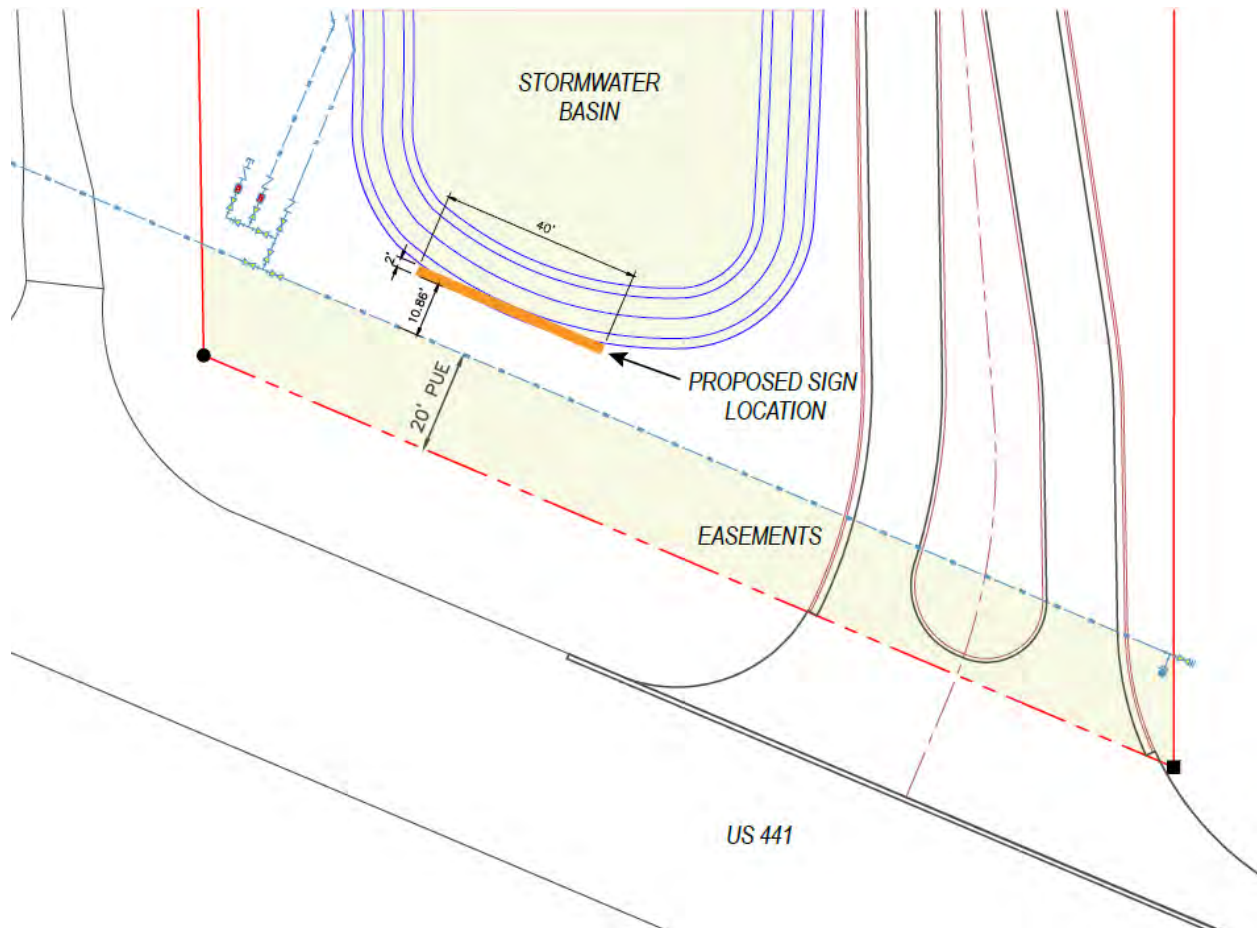
Only one sign is proposed to identify this approximately 82 acre project and will be oriented toward US Highway 441. The sign will be architecturally integrated into the overall project and will have a creative and artistic flair that will help place SFTC as a landmark along the 441 corporate corridor.

The proposed freestanding sign to be located at the entrance of SFTC is indicated (with more specific details attached to the variance application):



The proposed sign is proposed to be located along the property frontage of US 441 in the only location that has been determined to be feasible. As seen in the exhibit below, the proposed sign (in orange) is proposed to be located in between the existing stormwater retention basin and existing utility easements (both of which would not allow placement of signs). The only remaining areas along this small amount of road frontage (approx. 210 feet) is also unusable because it contains the SFTC entrance road and the associated sight triangle, which prohibits signage for safety purposes.

Exhibit Showing the Proposed SFTC Sign Location



Variance Request

As with many unique and iconic structures, this sign does not fully comply with all of the applicable regulations found within the City of Alachua Land Development Code. Specifically, the sign does not comply with the following:

- Sec. 6.5.4(C)(2)(d): Limits sign and structure face total to not exceed 150 square feet and 100 square for the sign face.

The proposed sign measurements are approximately 403 square feet for the combined sign and structure (38.7 ft long x 3.87 feet high for the base and 32.75 ft long x 7.7 ft high for the channel letters) and approximately 300 square feet for the sign face only (if lettering is measured in rectangles - letters within the base are (30.577 ft long x 1.516 ft high = 46.355 ft²) and the upper letters are (32.75 ft long x 7.709 ft high = 252.47 ft²) for a total sign area of 298.825 ft²). If the area of just the channel cut letters is considered, without the open space between them, the sign area is even smaller- just 136 SF of lettered area. A detailed exhibit and calculations are attached.

- Sec. 6.5.4(D)(1)(b)&(c): Limits maximum sign height to 16 feet and maximum width to no more than the maximum height allowed (16 feet).

The proposed sign height is 11.644' and with width 38.772'. The proposed sign complies with height requirements, but a variance is requested for the proposed sign width.

- Sec. 6.5.4(D)(3)(d): Limits signage to be no closer than 15 feet to stormwater infrastructure.

The proposed sign is located closer than 15 feet to the existing stormwater pond.

The City Land Development Code allows for variances to the signage regulations as indicated below:

Sec. 2.4. - Specific requirements for applications for development permits.

2.4.7 Variance permits.

(A) *Overview. These LDRs include three types of variance permits: zoning variance permits (Subsection 2.4.7(C) of this section); subdivision variance permits (Subsection 2.4.7(D) of this section); and floodplain development variances (Section 2.4.7(E) of these LDRs).*

(B) *Purpose. The purpose of a variance is to allow certain deviations from the standards of these LDRs, including variance from the dimensional zoning standards (such as height, parking, landscaping, lot dimensions, and signage standards), and subdivision standards (such as deviations from subdivision layout or public improvement standards) when the applicant demonstrates that, owing to special circumstances or conditions beyond the applicant's control (such as exceptional topographical conditions, narrowness, shallowness, or the shape of a specific parcel of land), the literal application of the standards in these LDRs would result in undue and unique hardship to the landowner and the deviation would not be contrary to the public interest.*

(C) Zoning variance permits.

(1) *Authority. The BOA is authorized to review and decide zoning variance permits in accordance with this section.*

(2) *Applicability. The following standards may be varied through the zoning variance permit procedure:*

(c) *The standards in:*

(vi) *Section 6.5., Signage;*

Criteria for Variance

Land Development Code Section 2.4.7 establishes the criteria for review of a variance application. These criteria are listed in the following section of the report with responses to each of the criteria.

Variance Review Criteria (Land Development Code Sec. 2.4.7(c)(4)(a)-(g))

(4) *Zoning variance permit standards. A zoning variance permit shall be approved only upon a finding that the applicant demonstrates all of the following standards are met:*

(a) *Extraordinary and exceptional conditions. There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of a parcel of land) pertaining to*

the particular piece of land for which the variance is sought that do not generally apply to other land or structures in the vicinity.

Response: The project site is extraordinary and exceptional for several reasons. First, the project is very large in scale, including over 82 acres and will be the home of potentially dozens of businesses and over 200,000 square feet of building area. Second, the project site has very minimal property frontage (approximately 215 feet) along US 441), which is far less road frontage per square foot of building area than any other development along the entire 441 corporate corridor in the City of Alachua. With this magnitude of project, there would typically be more road frontage and would be allowed additional signage (which is not allowed under this scenario with such minimal frontage). The clustering of signage into one larger sign is a reasonable allowance given the unique circumstances.

As demonstrated in the figure below – the frontage along 441 is less than 10% of the length of the rear property line for the same parcel. The parcel configuration and scale of development is a very unique and unusual circumstance that justify additional signage to represent the project along the US 441 corridor. If any of the wider portions of the parcel were considered frontage, multiple signs would be allowed for the development. In this case, the project is only asking for a variance for the one sign proposed for the project.



(b) *Not result of action by applicant. The special circumstances are not the result of the actions of the applicant.*

Response: As stated above, the property has a very small amount of road frontage to serve a very large multi-tenant development. The necessary signage needs for this regional development must therefore be concentrated in this small area (one larger sign as opposed to multiple smaller signs).

The configuration of the property (parcel number 05962-002-000) was in place prior to the purchase of the land by the current owner and thus, no action was taken by the applicant to create this situation and special circumstances do exist that are not the result of actions of the applicant.

As demonstrated in the figure below – the frontage along 441 is less than 10% of the length of the rear property line for the same parcel. The parcel configuration and scale of development is a very unique and unusual circumstance that justify additional signage to represent the project along the US 441 corridor.



The site plan has already been approved for this property and the stormwater basins are designed for the low point on the site- stormwater pond has to be located where it is permitted on the plans. The water line has been located according to the city comments through permitting, and to be out of the FDOT ROW. The sign is placed more than 10' away from the water line, but is within 15' of the stormwater basin.

- (c) *No special privilege. The granting of the variance will not confer any special privilege on the applicant that is denied to other lands or structures in the same zone district.*

Response: Due to the unique parcel configuration of this site and associated constraints as described above, granting the required variances will not confer on the applicant any special privilege that is denied by the Code to other lands, structures, or buildings in the same district. The unique size and nature of the project in relation to the minimal road frontage and visibility are unique to the site and do not apply to other lands.

As demonstrated in the figure below – the frontage along 441 is less than 10% of the length of the rear property line for the same parcel. The parcel configuration and scale of development is a very unique and unusual circumstance that justify additional signage to represent the project along the US 441 corridor. If any of the wider portions of the parcel were considered frontage, multiple signs would be allowed for the development. In this case, the project is only asking for a variance for the one sign proposed for the project. There are no other Corporate Park zoned properties or developments of this scale within the City of Alachua that have the same minimal street frontage challenges.



(d) *Strict application deprives use. Because of the conditions in Subsection 2.4.7(C)(4)(a) of this section, the application of these LDRs to the land would effectively prohibit or unreasonably restrict the utilization of the land and result in unnecessary and undue hardship.*

Response: Strict application of all elements of the sign code (specifically the provisions requested per variance) would deprive reasonable use of the land. As stated, this project is a large, regional multi-tenant development with equivalent larger needs for signage and visibility along the US 441 corridor to ensure viability of the project.

The length and overall area of the proposed sign are proportional to the scale of the development on the property. If considered as sign area SF per building area SF, the project has 0.001 SF sign/building SF. The ratio would be much larger on a smaller development along the corridor that complies with the code requirements.

As demonstrated in the figure below – the frontage along 441 is less than 10% of the length of the rear property line for the same parcel. The parcel configuration and scale of development is a very unique and unusual circumstance that justify additional signage to represent the project along the US 441 corridor. If any of the wider portions of the parcel were considered frontage, multiple signs would be allowed for the development. In this case, the project is only asking for a variance for the one sign proposed for the project.



- (e) *Minimum variance. The granting of the variance is the minimum action that will make possible the reasonable use of the land or structure which is not contrary to the public interest, and which would carry out the spirit of these LDRs.*

Response: The variance requests are the minimum necessary to accomplish the placement of a sign that is of the appropriate scale and design for this unique project. Specifically, the height of the sign complies with the city's requirements, only a variance to the length and overall area are requested and the placement of the sign is as far from the stormwater structure as permissible given site constraints related to utility easements that run along US 441.

The length and overall area of the proposed sign are proportional to the scale of the development on the property. If considered as sign area SF per building area SF, the project has 0.001 SF sign/building SF. The ratio would be much larger on a smaller development along the corridor that complies with the code requirements. The design of the sign with channel cut letters also reduces the overall sign face from a large rectangular shape and makes it more pleasing to the eye.

- (f) *Not detrimental. The authorization of the variance will not result in substantial detriment to adjacent land, and the character of the zone district in which the land subject to the application is located.*

Response: The proposed sign and associated variances will not be detrimental to the adjacent land and character of the zoning district in which the application is located. The proposed sign, as can be seen in the attached sign package, will actually be of a higher quality design and made of materials that are above and beyond what is otherwise permissible in the Code for code minimum compliance. For example, the proposed sign design utilizes channel cut letters rather than back lit panels, nor does it utilize changeable copy, both of which are arguably lesser desirable and would otherwise be allowed. Additionally, the sign will not include any specific tenant names, just the name of the development. Tenant signage will be restricted to wayfinding signs and building mounted signs within the development, away from the street frontage.

- (g) *Consistency with these LDRs. The granting of the variance will be generally consistent with the purposes and intent of these LDRs and the public interest.*

Response: The variance request is consistent with the purpose and overall intent of the LDR's, which includes promotion of quality growth, development and job creation along the US 441 corporate corridor. The SFTC project, already partially developed, demonstrates and implements the type of development that is promoted in the LDR's. The granting of the variance to allow the proposed sign does not distract or take away from the quality of the development, but rather, it supports the continued growth and success of the project.



SIGNAGE PERSPECTIVE

VIEW LOOKING NORTH FROM US 441

SCOPE OF WORK

This image details proposed dimensions and materials for a new monument sign to be located along US 441 South in front of San Felasco Tech City. Modifications to the signage size and location have been made per City of Alachua review comments and reflect changes outlined in the attached comment response letter. All monument sign elements to be engineered, fabricated, and installed by others. Details of the various monument sign elements have been provided below.

FOUNDATION

The foundation dimensions are specified at 38.8’ Length, 3.9’ Height, and 2’ Depth and are proposed to be built with split face CMU or CMU with Stacked Stone Veneer. The proposed Stacked Stone Veneer has been incorporated into various architectural elements throughout the proposed project and reflect the style and texture of the residential townhomes and apartment complexes proposed in Phase 3 of the development.

CHANNEL LETTERS

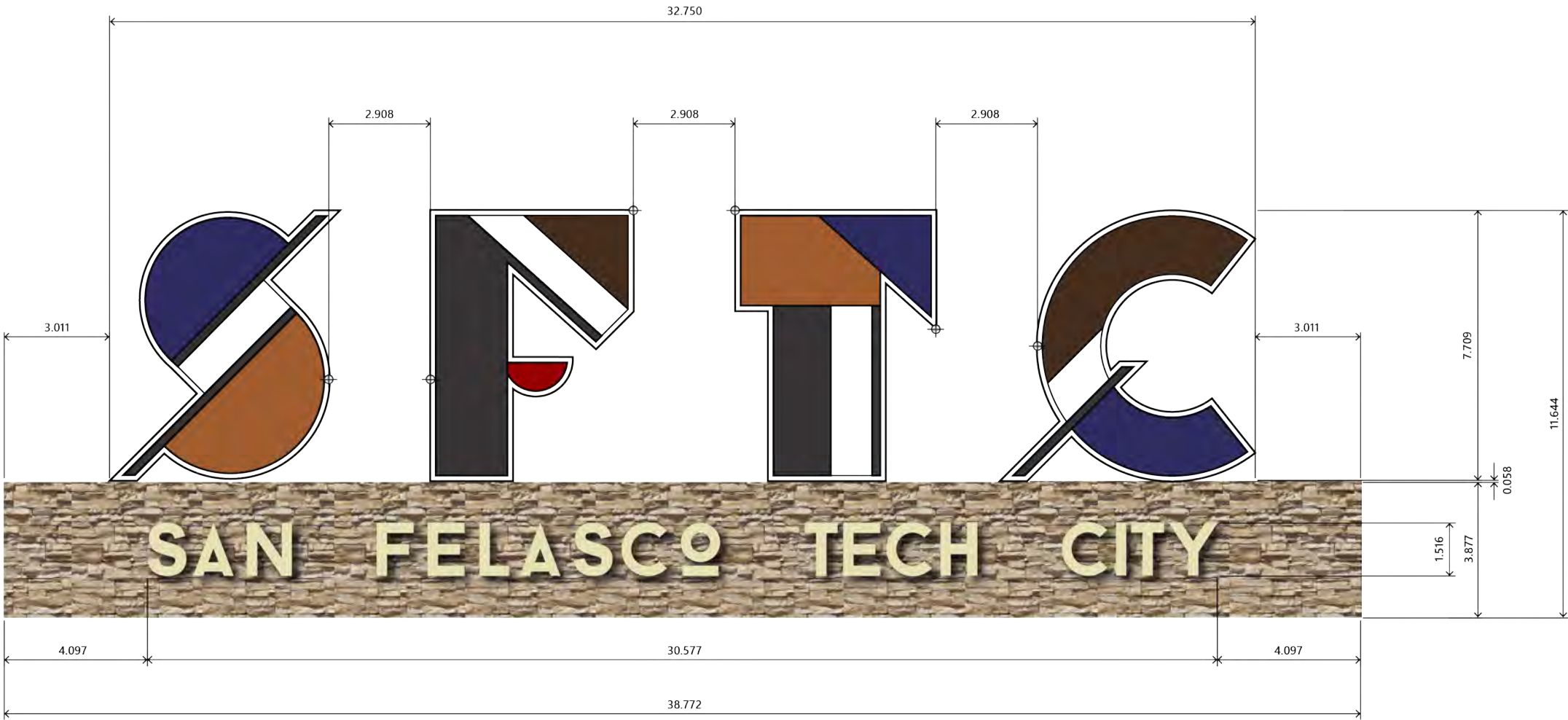
The channel letters are specified at various lengths and maintain 7.7’ Height, and 1’-10” Depth. The letters are proposed to be built with a variety of materials including illuminated vinyl, aluminum backer panels and internal framing system that will attach to the CMU wall below. Detailed engineering drawings, specifications, and fabrications are to be provided by others.

WALL LETTERS

The lettering on the CMU wall are painted 2” deep reverse channel letters on 2” deep stand-offs and illuminated with LED ground lighting.

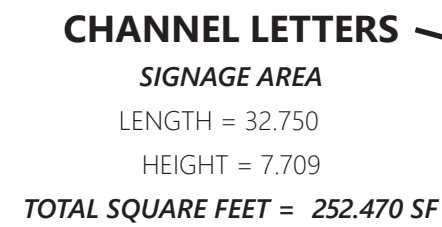
FRONT ELEVATION

SCALE 3” = 1’ @ 11X17



SCALE 3" = 1' @ 11X17

SCALE 3" = 1' @ 11X17



WALL LETTERS

SIGNAGE AREA

LENGTH = 30.577

HEIGHT = 1.516

TOTAL SQUARE FEET = 46.355 SF

CHANNEL LETTERS = 252.470

WALL LETTERS = 46.355

TOTAL SQUARE FEET = 298.825 SF

CHANNEL LETTERS = 121 SF

WALL LETTERS = 15 SF

TOTAL SQUARE FEET = 136 SF



City of Alachua Variance Permit Application

Reference City of Alachua Land Development Regulations Article 2.4.7

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____ Acceptance Date: _____
Review Type: ☐ P&Z ☐ CC ☐ BOA

Type of Variance: ☒ Zoning Variance
☐ Subdivision Variance

A. PROJECT

1. Project Name: San Felasco Tech City
2. Address of Subject Property: 13000 block of US Highway 441
3. Parcel ID Number(s): 05962-002-000, 05844-004-001 & 05855-005-000
4. Existing Use of Property: Office & Light Industrial
5. Existing Zoning Classification: CI, ILW & MP (Proposed to be Corporate Park (CP))
6. Existing Future Land Use Map Designation: Corporate Park (CP)
7. Number of Acres: 82 (+/-)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd Street
City: Gainesville State: FL ZIP: 32606
Telephone: () 352-373-3541 FAX: () N/A e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): The Laser Investment Group, LLC
Mailing Address: 3201 SW 42nd Street, Ste. 2
City: Gainesville State: FL ZIP: 32608

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
If yes, list names of all parties involved: N/A
If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of variance:
 - a. Zoning Variance – include the section of Article(s) 5 and/or 6 of the Land Development Regulations under which the variance is sought and state the grounds on which it is requested, with particular reference of the findings which the Board of Adjustment must make (reference Article 2.4.7 of the Land Development Regulations).
 - b. Subdivision Variance – include the section of Article 7 of the Land Development Regulations under which the variance is sought and state the grounds on which it is requested, with particular reference of the findings which the Board of Adjustment must make (reference Article 2.4.7 of the Land Development Regulations).
2. Analysis of compliance with the Standards for Zoning & Subdivision Variances, as defined in Section 2.4.7(C)(4) and Section 2.4.7(D)(4) of the Land Development Regulations:
 - a. **Extraordinary and Exceptional Conditions-** There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of a parcel of land) pertaining to the particular piece of land for which the variance is sought, that do not generally apply to other land or structures in the vicinity.

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13000 block of US Highway 441

Parcel ID Number(s): 05962-002-000, 05844-004-001 & 05855-005-000

Acreage: 82 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Mitch Glaeser

Title: Manager

Company (if applicable): The Laser Investment Group, LLC

Mailing Address: 3201 SW 42nd Street, Ste. 2

City: Gainesville

State: Florida

ZIP: 32608

Telephone: 352-538-0072

FAX: N/A

e-mail: mitch@glaeseronline.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: N/A

e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Variance

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

[Signature]
Signature of Applicant

Signature of Co-applicant

Mitch Glaeser, Managing Member
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 29th day of May, 2019, by Mitch

Glaeser, who is/are personally known to me, or who has/have produced FL DL

as identification
Jan 6, 2021
NO. 00 00724
NOTARY
PUBLIC

[Signature]
Signature of Notary Public, State of Florida

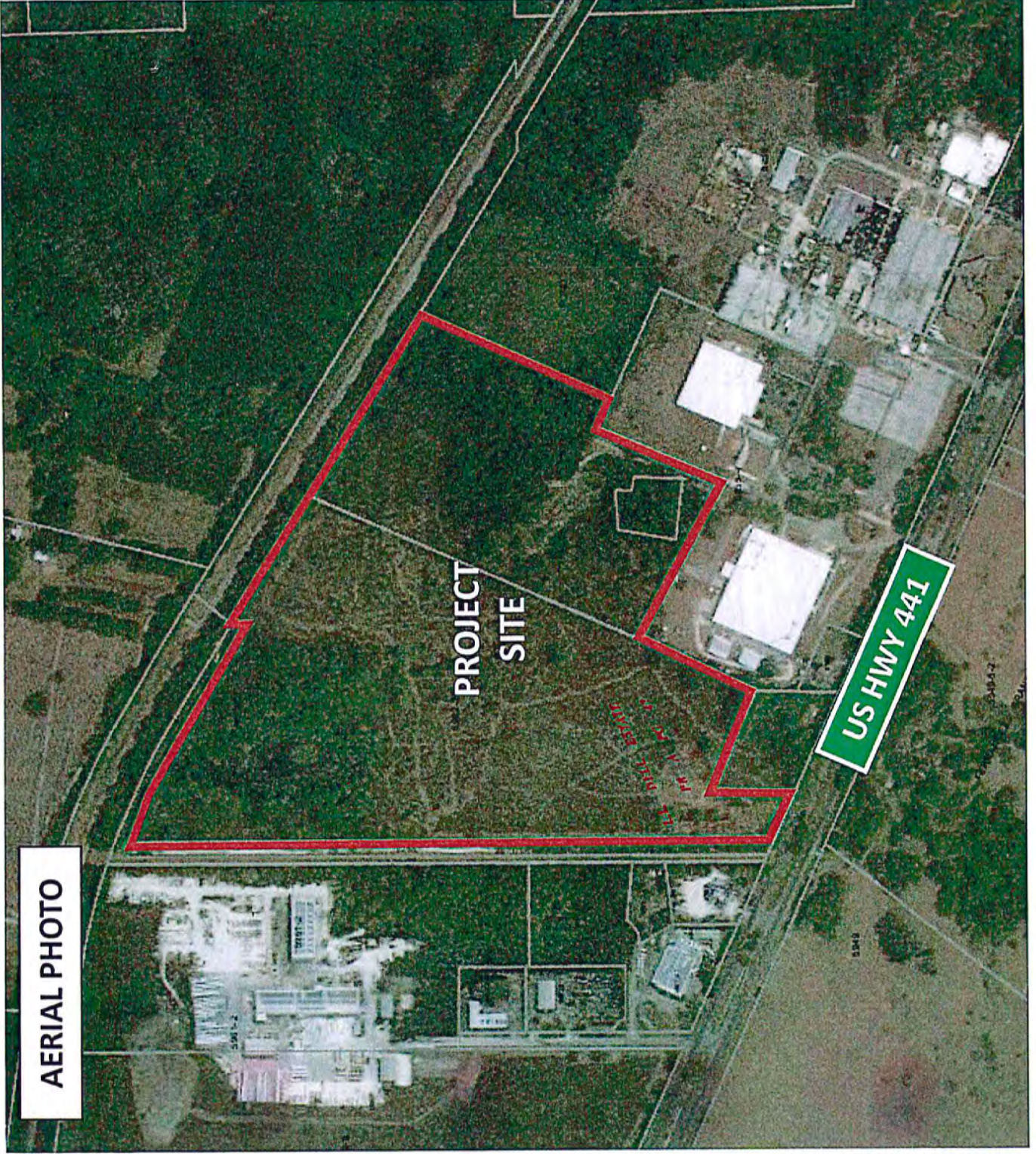
City of Alachua + Planning and Community Development Department
PO Box 9 + Alachua, FL 32616 + (386) 418-6121

Revised 9/30/2014

AERIAL PHOTO

PROJECT
SITE

US HWY 441



LEGAL DESCRIPTION

Parcel Number 05962-002-000

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4" iron pin marking a point on the North right-of-way line of U. S. Highway No. 441 (200 foot right-of-way); thence along said North right-of-way line; North 72 deg. 51 min. 49 sec. West a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the point of curvature of a curve concave to the Northeast, having a delta of 06 deg. 52 min. 05 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6" x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 09 min. 10 sec. East a distance of 159.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 66 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 01 deg. 33 min. 25 sec. East a distance of 169.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 50 min. 23 sec. East a distance of 2014.63 feet to a set 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad (200 foot right-of-way); thence along said South right-of-way line of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 624.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.65 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.93 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 00 min. 21 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.79 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg. 00 min. 09 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

Together with a perpetual, non-exclusive and unrestricted easement over, under and across the following two parcels of real property.

Easement Parcel #1

Commence at the Half Mile corner or the North line of section 19, Township 8 South, Range 19 East, and run South 499.11 feet to the southerly right-of-way line of the seaboard Coastline Railroad; thence run, South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius at 2764.93 feet; thence run southeasterly along said southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said point being the P.O.B.; thence continue Southeasterly along said right-of-way an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet; thence run South 00 deg. 08' 45" West parallel with and 30 feet from the West line of said General Electric Co. property, 2718.29 feet to the Northerly right-of-way line at U.S. Highway No. 441 (state Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 32.8 feet to the southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line of said property 2715.11 feet to the P.O.B., being and lying in Section 30, Township 8 South, Range 19 East, Alachua county, Florida.

Easement Parcel #1

Commence at the Half Mile corner on the North line of Section 19, Township 8 south, Range 19 East and run South 499.11 feet to the southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 18" East along said southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property; thence continue Southeasterly along said southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue southeasterly along said southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64 deg. 45' 10" East 581.11 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.61 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the southwest and having a radius at 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run south 08 deg. 08' 45" West parallel with and 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run north 66 deg. 00' 06" West along said right-of-way line 65.6 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.

LEGAL DESCRIPTION

Parcel Numbers 05855-005-000 & 05855-004-000

A portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet; thence North a distance of 218.99 feet to a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72° 51' 47" West on said North right-of-way line a distance of 171.11 feet to the point of curvature of a curve concave to the Northeast having a delta of 06° 52' 05", a radius of 11424.66 feet and a chord bearing and distance of North 69° 24' 13" West, 1368.62 feet; thence Northwesterly on the arc of said curve a distance of 1369.44 feet; thence North 66° 00' 17" West, a distance of 58.98 feet to the Southeast of said Parcel A; thence on the boundary of said Parcel A the following seven (7) courses and distances:

- 1) leaving said North right-of-way line, North 23° 59' 25" East, a distance of 664.68 feet;
- 2) thence North 66° 04' 35" West, a distance of 265.85 feet;
- 3) thence North 24° 28' 46" East, a distance of 680.88 feet;
- 4) thence North 65° 49' 12" West, a distance of 500.01 feet to the POINT OF BEGINNING of the following described parcel of land;
- 5) thence North 24° 11' 00" East, a distance of 870.43 feet to a point on the South right-of-way line of the Seaboard Coast Line Railroad (200' right-of-way);
- 6) thence North 58° 45' 42" West, on said South right-of-way line, a distance of 881.26 feet;
- 7) thence South 23° 50' 23" West, a distance of 1504.88 feet;

thence leaving said boundary South 65° 30' 13" East, a distance of 699.02 feet; thence North 24° 02' 31" East, a distance of 530.00 feet to a point on the Northwesterly projection of the boundary of said Parcel A; thence South 65° 49' 12" East on said Northwesterly projection, a distance of 167.86 feet to the POINT OF BEGINNING.

Said lands lying and being in the City of Alachua, Alachua County, Florida and containing an area of 26.98 acres more or less.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3154191 3 PG(S)

10/18/2018 11:31 AM
BOOK 4637 PAGE 2216
J.K. JESSIRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt# 856311
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$2,646.00
Intang. Tax: \$0.00

Prepared by and return to:

Ramona M. Chance
Attorney at Law
Ramona M. Chance
4703 NW 53rd Avenue Suite A-1
Gainesville, FL 32653
352-335-3189
File Number: 18-085
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of October, 2018 between Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership whose post office address is PO Box 1000, Alachua, FL 32616, grantor, and The Laser Investment Group, LLC, a Florida limited liability company whose post office address is 3201 SW 42 Street, Suite 2, Gainesville, FL 32608, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

A portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet; thence North a distance of 218.99 feet to a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72° 51' 47" West on said North right-of-way line a distance of 171.11 feet to the point of curvature of a curve concave to the Northeast having a delta of 06° 52' 05", a radius of 11424.66 feet and a chord bearing and distance of North 69° 24' 13" West, 1368.62 feet; thence Northwesterly on the arc of said curve a distance of 1369.44 feet; thence North 66° 00' 17" West, a distance of 58.98 feet to the Southeast corner of said Parcel A; thence on the boundary of said Parcel A the following seven (7) courses and distances:

- 1) leaving said North right-of-way line, North 23° 59' 25" East, a distance of 664.68 feet;
- 2) thence North 66° 04' 35" West, a distance of 265.85 feet;
- 3) thence North 24° 28' 46" East, a distance of 680.88 feet;
- 4) thence North 65° 49' 12" West, a distance of 500.01 feet to the POINT OF BEGINNING of the following described parcel of land;
- 5) thence North 24° 11' 00" East, a distance of 870.43 feet to a point on the South right-of-way line of the Seaboard Coast Line Railroad (200' right-of-way);
- 6) thence North 58° 45' 42" West, on said South right-of-way line, a distance of 881.26 feet;
- 7) thence South 23° 50' 23" West, a distance of 1504.88 feet; thence leaving said boundary South 65° 30' 13" East, a distance of 699.02 feet; thence North 24° 02' 31" East, a distance of 530.00 feet to a point on the Northwesterly projection of the boundary of said Parcel A; thence South 65° 49' 12" East on said Northwesterly projection, a distance of 167.86 feet to the POINT OF BEGINNING.

Parcel Identification Number: 05855-004-000 and 05855-005-000

A Legal Description Sketch prepared by EDA Engineers-Surveyors-Planners, Inc. is attached as Exhibit A and incorporated by reference.

DoubleTime®

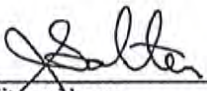
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.


In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

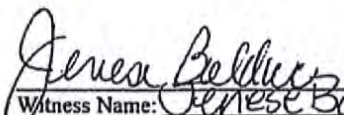

Witness Name: JAMES D. SALTER

Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership

By: Virginia H. Johns LLC, a Florida limited liability company

By: 
Virginia Hipp Johns, Authorized Member

(Corporate Seal)


Witness Name: Genese Bolduc

By: Lisa H. Albertson LLC, a Florida limited liability company

By: 
Lisa Hipp Albertson, Authorized Member

(Corporate Seal)

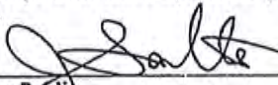
State of Florida
County of Alachua

The foregoing instrument was sworn to and subscribed before me this 17th day of October, 2018 by Virginia Hipp Johns, Authorized Member of Virginia H. Johns LLC, Florida limited liability company and Lisa Hipp Albertson, Authorized Member of Lisa H. Albertson LLC, a Florida limited liability company, General Partners of Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership on behalf of the corporation and the partnership. They ☒ are personally known to me or ☐ have produced a driver's license as identification.

[Notary Seal]

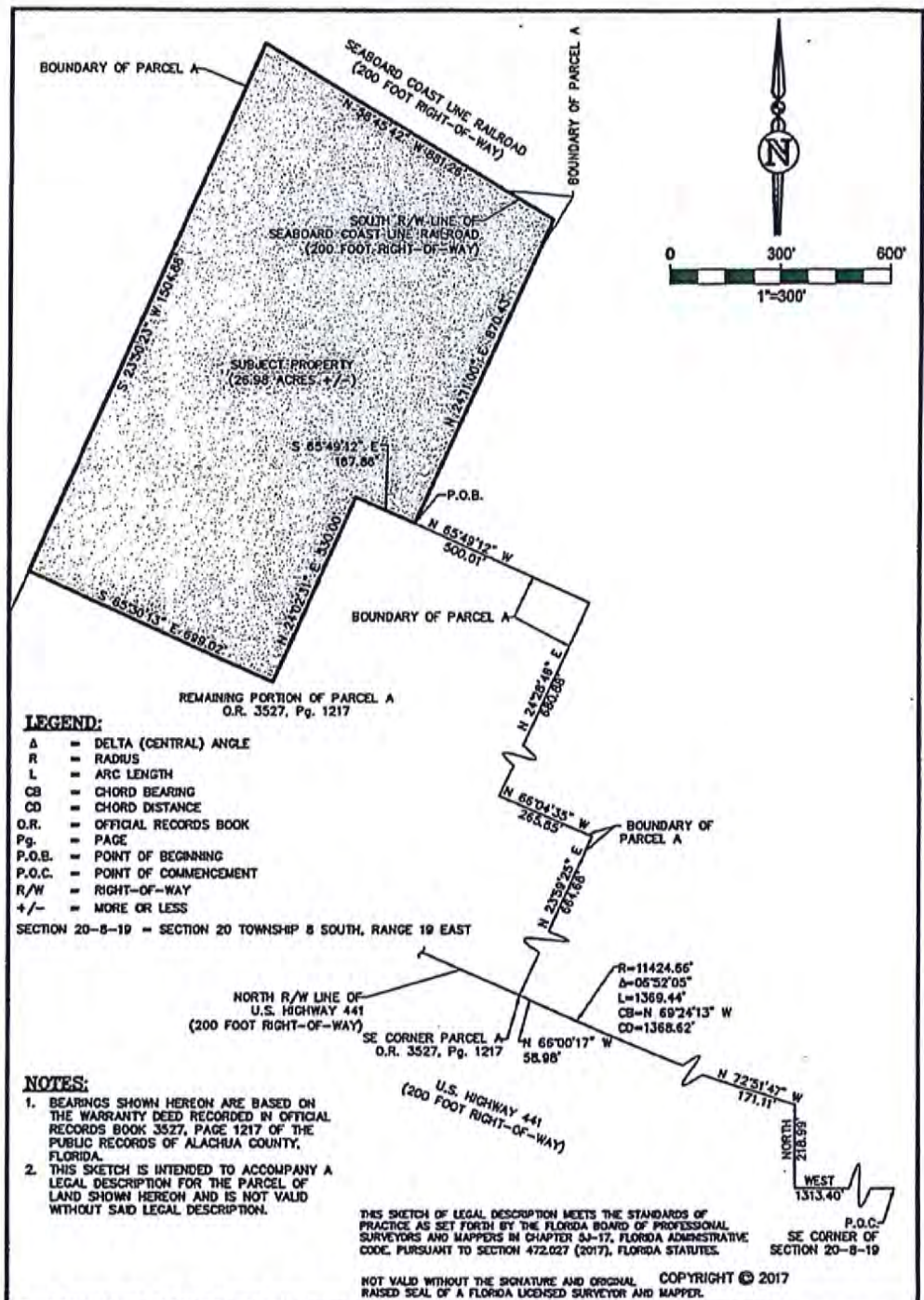


JAMES D SALTER
Commission # GG 207760
Expires May 30, 2022
Bonded Title Budget Notary Services


Notary Public

Printed Name: _____

My Commission Expires: _____



LEGAL DESCRIPTION SKETCH OF

A PORTION OF PARCEL A AS RECORDED IN O.R. 3527, Pg. 1217 IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA.

FOR: MITCH GLADIER

BY: ALEXANDER PERCE P.S.M. 8039

eda engineers-surveyors-planners, inc.
Corporate Authorization
No. LB 2389

THIS IS NOT A BOUNDARY SURVEY

| CHKD. | CHKD. | SURVEY DATE | DWG. COMP. | PROJ. NO. | FIELD REC. | PAGE NO. |
|-------|-------|-------------|------------|-------------|------------|----------|
| AP | AP | N/A | 08/22/18 | 18-0023 B02 | N/A | N/A |

eda

eda engineers-surveyors-planners, inc.

2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602
TEL: (352) 373-2541 FAX: (352) 373-7249
E-MAIL: msn@edafl.com

Exhibit "A"

①

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3145469 5 PG(S)
August 31, 2018 04:37:14 PM
Book 4627 Page 672
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$6,207.60



Prepared by and return to:
JAMES F. GRAY, ESQ.
JAMES F. GRAY, P.A.
3615 B NW 13th Street
Gainesville, FL 32609
352-371-6303
File Number: **SPERRING 18**

Parcel Identification No. **05962-002-000**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30th day of August, 2018 between **TOM R. AND ASSOCIATES, LLC**, a Florida limited liability company whose post office address is 11 SE Second Avenue, Gainesville, FL 32601 of the County of Alachua, State of Florida, grantor*, and **THE LASER INVESTMENT GROUP, LLC**, a Florida limited liability company whose post office address is 3201 SW 42nd Street, Suite 2, Gainesville, FL 32608 of the County of Alachua, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

See Legal Description attached hereto as EXHIBIT A.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

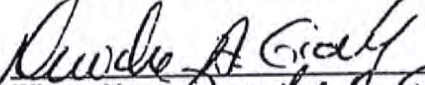
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

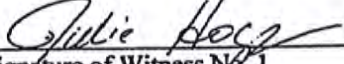
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

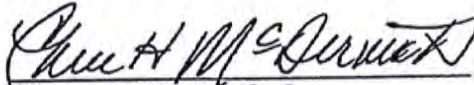
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

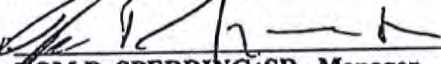

 Witness Name: JAMES F. GRAY



 Witness Name: DERRICK A. GRAY

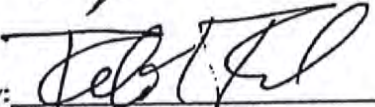

 Signature of Witness No. 1
Julie Hogg
 Printed Name of Witness No. 1


 Signature of Witness No. 2
CHERYL H. McDERMOTT
 Printed Name of Witness No. 2

**TOM R. AND ASSOCIATES, LLC, a Florida
 limited liability company**

By: 
TOM R. SPERRING, SR., Manager

By: 
PHYLLIS SPERRING, Manager

By: 
ROBERT A. RUSH, Manager

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 30th day of August, 2018 by TOM R. SPERRING, SR., and PHYLLIS SPERRING, Managers of TOM R. AND ASSOCIATES, LLC, a Florida limited liability company, on behalf of the limited liability company, who are ☒ personally known to me or ☐ have produced a driver's license as identification.

[Notary Seal]



DEIRDRE A. GRAY
NOTARY PUBLIC
STATE OF FLORIDA
Commission # FF215403
Expires 5/2/2019

Deirdre A. Gray
Notary Public

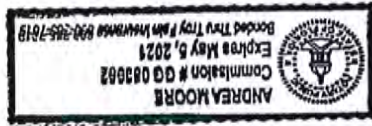
Printed Name: DEIRDRE A. GRAY

My Commission Expires: MAY 2, 2019

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 30th day of August, 2018 by ROBERT A. RUSH, Manager of TOM R. AND ASSOCIATES, LLC, a Florida limited liability company, on behalf of the limited liability company, who is ☒ personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Andrea Moore
Notary Public

Printed Name: Andrea Moore

My Commission Expires: May 5, 2021

LEGAL DESCRIPTION

EXHIBIT A

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4" iron pin marking a point on the North right-of-way line of U. S. Highway No. 441 (200 foot right-of-way); thence along said North right-of-way line; North 72 deg. 51 min. 49 sec. West a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the point of curvature of a curve concave to the Northeast, having a delta of 06 deg. 52 min. 05 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6" x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 09 min. 10 sec. East a distance of 158.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 66 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 01 deg. 33 min. 26 sec. East a distance of 169.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 50 min. 23 sec. East a distance of 2014.63 feet to a set 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad (200 foot right-of-way); thence along said South right-of-way line of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 624.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.66 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.93 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 00 min. 21 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.79 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg. 00 min. 09 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

Together with a perpetual, non-exclusive and unrestricted easement over, under and across the following two parcels of real property.

Easement Parcel #1

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East, and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run, South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said point being the P.O.B.; thence continue Southeasterly along said right-of-way an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet; thence run South 00 deg. 08' 45" West parallel with and 30 feet from the West line of said General Electric Co. property, 2718.20 feet to the Northerly right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 32.8 feet to the southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line of said property 2715.11 feet to the P.O.B., being and lying in Section 20, Township 8 South, Range 19 East, Alachua county, Florida.

Easement Parcel #2

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64 deg. 45' 10" East 581.17 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.61 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the Southwest and having a radius of 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run South 00 deg. 08' 45" West parallel with and 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 65.6 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.



2018 Roll Details — Real Estate Account At 13025 NW US HWY 441

[Print this page](#)

Real Estate Account #05962 002 000

[Parcel details](#)
[Latest bill](#)
[Full bill history](#)

2018

2017

2016

2015

...

2002

PAID

PAID

PAID

PAID

PAID

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PAID 2018-12-18 \$7,957.92

Receipt #18-0082753

Owner: LASER INVESTMENT GROUP LLC (THE)

3201 SW 42ND ST STE 2

GAINESVILLE, FL 32608

Situa: 13025 NW US HWY 441

Account number: 05962 002 000

Alternate Key: 1028556

Millage code: 1700

Millage rate: 22.5620

Assessed value: 356,380

School assessed value: 367,400

Unimproved land value: 367,400



Map data ©2019 Imagery ©2019, DigitalGlobe, U.S. Geological Survey

Location is not guaranteed to be accurate.

[Property Appraiser](#)

2018 Annual bill

[View](#)

Ad valorem: \$8,120.70

Non-ad valorem: \$83.34

Total Discountable: 8204.04

No Discount NAVA: 0.00

Total tax: \$8,204.04

Legal description

COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NMLY ALG CURVE 1369.44 FT N 65 DEG 59 MIN 42 SEC W 1385.74 FT N 22 DEG 09 MIN 10 SEC E 158.44 FT N 66 DEG 13 MIN 12 SEC W 229.98 FT N 01 DEG 33 MIN 25 SEC E 169.02 FT POB N 23 DEG 50 MIN 23 SEC E 2014.63 FT N 58 DEG 44 MIN 53 SEC W 624.24 FT S 00 DEG 37 MIN 49 SEC E 70.66 FT N 58 DEG 44 MIN 53 SEC W 547.93 FT NMLY ALG CURVE 473.71 FT S 00 DEG 08 MIN 45 SEC W 2657.79 FT S 66 DEG 00 MIN 09 SEC E 289.40 FT N 01 DEG 07 MIN 22 SEC E 340.98 FT S 65 DEG 57 MIN 03 SEC E 460.00 FT POB OR 4627/8672

Location

Book, page, item: 4627-0672-

Geo number: 20-08-19-05962002000

Range: 19

Township: 08

Section: 20

Neighborhood: 233300.00

Use code: 01000

Total acres: 55.420





2018 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #05855 005 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2010

PAID

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[Get Bills by Email](#)

PAID 2018-11-30 \$207.79
Receipt #18-0041927

Owner: PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616
Situs: Unassigned Location RE

Account number: 05855 005 000
Alternate Key: 1026722
Millage code: 1700
Millage rate: 22.5620

Assessed value: 5,900
School assessed value: 5,900
Unimproved land value: 5,900



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$133.11
Non-ad valorem: \$83.34
Total Discountable: 216.45
No Discount NAVA: 0.00
Total tax: \$216.45

Legal description

COM SE COR SEC W 3541.64 FT N 2048.36 FT POB N 10 DEG 05 MIN 28 SEC E 240.91 FT N 86 DEG 10 MIN 59 SEC E
165.24 FT S 04 DEG 25 MIN 58 SEC W 66.89 FT S 80 DEG 03 MIN 43 SEC E 60.38 FT S 02 DEG 00 MIN 35 SEC W
201.32 FT N 83 SEC 14 MIN 26 SEC W 256.07 FT POB OR 3946/1377

Location

Book, page, item: 3946-1377-
Geo number: 20-08-19-05855005000
Range: 19
Township: 08
Section: 20
Neighborhood: 233300.51
Use code: 00000
Total acres: 1.320





2018 Roll Details — Real Estate Account At 12871 NW US HWY 441

Real Estate Account #05855 004 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

[Print this page](#)

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2007

PAID

[Apply for the 2019 Installment Payment Plan](#)

[Get Bills by Email](#)

PAID 2018-11-28 \$79,102.04
Receipt #18-0035974

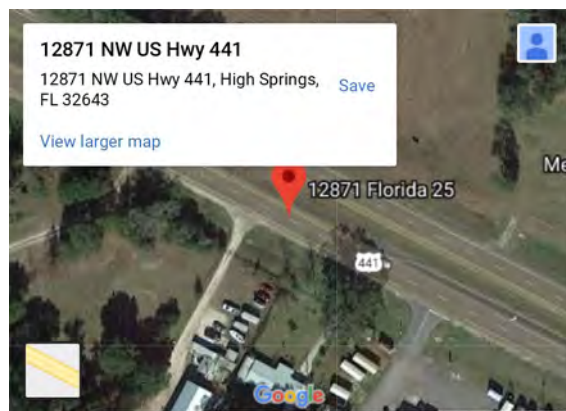
Owner: PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616
Situs: 12871 NW US HWY 441

Account number: 05855 004 000
Alternate Key: 1026721
Millage code: 1700
Millage rate: 22.5620

Assessed value: 3,452,100
School assessed value: 3,452,100
Unimproved land value: 600,700

Flags

Corrected



Map data ©2019 Imagery ©2019, DigitalGlobe, U.S. Report a map error

Location is not guaranteed to be accurate.

Property Appraiser

[View](#)

2018 Annual bill

Ad valorem: \$77,886.28
Non-ad valorem: \$4,511.68
Total Discountable: 82397.96
No Discount NAVA: 0.00
Total tax: \$82,397.96

Legal description

COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 66 DEG 00 MIN 17 SEC W 58.98 FT POB N 23 DEG 59 MIN 25 SEC E 664.68 FT N 66 DEG 04 MIN 35 SEC W 265.85 FT N 24 DEG 28 MIN 46 SEC E 680.88 FT N 65 DEG 49 MIN 12 SEC W 500.01 FT N 24 DEG 11 MIN 00 SEC E 870.43 FT N 58 DEG 45 MIN 42 SEC W 881.26 FT S 23 DEG 50 MIN 23 SEC W 2014.63 FT S 01 DEG 33 MIN 25 SEC W 169.02 FT S 66 DEG 13 MIN 12 SEC E 305.43 FT S 22 DEG 09 MIN 10 SEC W 158.74 FT S 66 DEG 00 MIN 17 SEC E 1251.02 FT POB (LESS COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG W Location

Book, page, item: 3527-1217-

Geo number: 20-08-19-05855004000

Range: 19

Township: 08

Section: 20

Neighborhood: 233300.51

Use code: 05500

Total acres: 61.920





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
THE LASER INVESTMENT GROUP, LLC

Filing Information

| | |
|-----------------|--------------|
| Document Number | L15000000557 |
| FEI/EIN Number | 47-2673330 |
| Date Filed | 01/02/2015 |
| Effective Date | 01/01/2015 |
| State | FL |
| Status | ACTIVE |

Principal Address

3201 SW 42 Street
Suite 2
GAINESVILLE, FL 32608

Changed: 04/28/2017

Mailing Address

3201 SW 42 Street
Suite 2
GAINESVILLE, FL 32608

Changed: 04/28/2017

Registered Agent Name & Address

GLAESER, MITCHELL E
3201 SW 42 Street
Suite 2
GAINESVILLE, FL 32608

Address Changed: 04/28/2017

Authorized Person(s) Detail

Name & Address

Title MGR

GLAESER, MITCHELL E
3201 SW 42 Street
Suite 2
GAINESVILLE, FL 32608

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2016 | 03/21/2016 |
| 2017 | 04/28/2017 |
| 2018 | 01/17/2018 |

Document Images

| | |
|--|--|
| 01/17/2018 – ANNUAL REPORT | View image in PDF format |
| 04/28/2017 – ANNUAL REPORT | View image in PDF format |
| 03/21/2016 – ANNUAL REPORT | View image in PDF format |
| 01/02/2015 – Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations



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05961-000-000
HIGHWAY 441 HOLDINGS LLC
100 AMBERWOOD COURT
LONGWOOD, FL 32779

05961-002-003
DESIGN CABINET & FURNITURE INC
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615-8548

05961-002-004
DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615-8548

05961-002-006
DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615

05857-001-001
LOWE MICHAEL S TRUSTEE
13929 NW 89TH ST
ALACHUA, FL 32615

05857-002-000
F&R HOLDINGS OF GAINESVILLE
13929 NW 89TH ST
ALACHUA, FL 32615

05949-005-002
HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA, FL 32615

05963-000-000
WERSHOW J F
204 SE 1ST ST
GAINESVILLE, FL 32601

05857-002-001
F&R HOLDINGS OF GAINESVILLE
220 NW 122ND ST
GAINESVILLE, FL 32607-1107

05962-001-000
SPERRING & SPERRING SR TRUSTE
2928 NW 22ND ST
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500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
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LAKE CITY, FL 32056

05961-002-000
TRIPLE L LLC
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