

Columbia County Building Permit Application

STATE OF GEORGIA

☒ LP Document

For Office Use Only Application # 1403-60 Date Received 3/28 By JW Permit # 31967

Zoning Official BZK Date 1 May 2014 Flood Zone X Land Use Com Zoning CI

FEMA Map # N/A Elevation N/A MFE 65.83' River N/A Plans Examiner T.C Date 5-1-14

Comments SDP 14-01, Landscape parking plan, Approval, Elevation confirmation, Letter at slab

☒ NOC ☒ DEH ☒ Deed or PA ☒ Site Plan ☒ State Road Info ☒ Well letter ☒ 911 Sheet ☐ Parent Parcel #

☐ Dev Permit # ☐ In Floodway ☐ Letter of Auth. from Contractor ☐ F W Comp. letter

IMPACT FEES: EMS Fire Corr ☒ Sub VF Form ☒ App Fee Paid

Road/Code School = TOTAL (Suspended) ☐ Ellisville Water ☒ Roofing Control

Septic Permit No. N/A City Fax ☒ 2nd Page Signed by Contractor or Agent

Name Authorized Person Signing Permit George Sprague Phone

Address

Owners Name Lake City Place, LP Phone 706-863-2222

911 Address 2392 W US Highway 90, Lake City, SC 32055

Contractors Name Leroy Hollingsworth, Venture Construction Co Phone 770-441-6555

Address PO Box 4125, Norcross, GA 30091

See Simple Owner Name & Address

Bonding Co. Name & Address N/A oliveria Architects / 3207 US Hwy 19 / Palm Harbor FL

Architect/Engineer Name & Address Haines, Gipson, & Associates, INC. / 1550 North Brown Rd. / Lawrenceville, GA

Mortgage Lenders Name & Address N/A

Circle the correct power company FL Power & Light - Clay Elec. - Suwannee Valley Elec. - Progress Energy

Property ID Number 36-35-16-02617-004 Estimated Cost of Construction \$349,000.00

Subdivision Name Lot Block Unit Phase

Driving Directions Across the street from the Lake City Mall next to office Maxx

Number of Existing Dwellings on Property 0

Construction of Retail Building / Mattress Firm Total Acreage .54 Lot Size 24,528

Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive Total Building Height 23'4"

Actual Distance of Structure from Property Lines - Front 67' Side 37.85' Side 93' Rear 67'

Number of Stories 1 Heated Floor Area 4,500 Total Floor Area 4,500 Roof Pitch

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction. CODE: Florida Building Code 2010 and the 2008 National Electrical Code.

Page 1 of 2 (Both Pages must be submitted together.) Revised 3-15-12

Spoke to Keith Smith \$1865.00

5-1-14

Columbia County Building Permit Application

TIME LIMITATIONS OF APPLICATION : An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

TIME LIMITATIONS OF PERMITS: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment: According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

NOTICE OF RESPONSIBILITY TO BUILDING PERMITEE: YOU ARE HEREBY NOTIFIED as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNERS CERTIFICATION: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

NOTICE TO OWNER: There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

(Owners Must Sign All Applications Before Permit Issuance.)

Owners Signature _____

**OWNER BUILDERS MUST PERSONALLY APPEAR AND SIGN THE BUILDING PERMIT.

CONTRACTORS AFFIDAVIT: By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

Contractor's Signature (Permittee) _____

Contractor's License Number _____

Columbia County

Competency Card Number _____

Affirmed under penalty of perjury to by the Contractor and subscribed before me this ____ day of _____, 20__.

Personally known _____ or Produced Identification _____

SEAL:

State of Florida Notary Signature (For the Contractor)

Columbia County Building Permit Application

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Superintendent

(Owners Must Sign All Applications Before Permit Issuance.)

Owners Signature

****OWNER BUILDERS MUST PERSONALLY APPEAR AND SIGN THE BUILDING PERMIT.**

CONTRACTORS AFFIDAVIT: By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

Keith A. Smith
Contractor's Signature (Permitee)

ok to sign per contractor

Contractor's License Number CGC 009286
Columbia County
Competency Card Number 1468 ✓

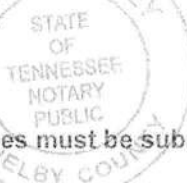
Affirmed under penalty of perjury to by the Contractor and subscribed before me this 2nd day of May 2014.

Personally known ✓ or Produced Identification _____

State of Florida Notary Signature (For the Contractor)

TENNESSEE

SEAL:





COLUMBIA COUNTY FIRE RESCUE

Life Safety Services

P.O. BOX 1529 Lake City, Florida 32056
Office (386) 754-7071 Fax (386) 754-7064

Fire Chief
David L. Boozer

15 August 2015

TO: Troy Crews
Columbia County Building and Zoning

FROM: David L. Boozer
Fire Chief

RE: Permit# 31967
Mattress Firm
2392 W US 90
Lake City, Florida 32025

A Final Fire Safety Inspection was performed today of the above listed property. This building meets the requirements as set forth in Chapter 38, of the Florida Fire Prevention Code, 2009 Edition. I recommend approval.

Sincerely,

David L. Boozer

permits 31967 & 32255
Mattress firm

COLUMBIA COUNTY 9-1-1 ADDRESSING

P. O. Box 1787, Lake City, FL 32056-1787

PHONE: (386) 758-1125 * FAX: (386) 758-1365 * Email: ron_croft@columbiacountyfla.com

Addressing Maintenance

To maintain the Countywide Addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for assigning and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Service Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County.

DATE REQUESTED: 3/20/2014 DATE ISSUED: 3/31/2014

ENHANCED 9-1-1 ADDRESS:

2392 W US HIGHWAY 90
LAKE CITY FL 32055

PROPERTY APPRAISER PARCEL NUMBER:

36-3S-16-02617-004

Remarks:

ADDRESS FOR PROPOSED STRUCTURE ON PARCEL.

Address Issued By: SIGNED: / RONAL N. CROFT
Columbia County 9-1-1 Addressing / GIS Department

NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION INFORMATION BE FOUND TO BE IN ERROR, THIS ADDRESS IS SUBJECT TO CHANGE.

2811

L.C. place, Lp

ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Mattress Firm/ Lake City Place L.P.		FOR INSURANCE COMPANY USE	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or R.O. Route and Box No. 2434 U.S. Hwy 90 West		Policy Number:	
City Columbia County	State FL	Company NAIC Number:	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) 36-35-16-02617-004		ZIP Code 32055	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Commercial			
A5. Latitude/Longitude: Lat. 30.178937 Long. -82.672025		Horizontal Datum: <input checked="" type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.			
A7. Building Diagram Number 1			
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:	
a) Square footage of crawlspace or enclosure(s) N/A sq ft		a) Square footage of attached garage N/A sq ft	
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A	
c) Total net area of flood openings in A8.b N/A sq in		c) Total net area of flood openings in A9.b N/A sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number Columbia County 120070		B2. County Name Columbia		B3. State FL	
B4. Map/Panel Number 12023C-0291	B5. Suffix C	B6. FIRM Index Date 02/04/2009	B7. FIRM Panel Effective/ Revised Date 02/04/2009	B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) NOT DETERMINED
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input checked="" type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ / _____ / _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☒ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: **NW corner Monument 36-35-16-02617-00** Vertical Datum: **165.11**

Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.


a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	165.83	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	165.00	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	165.70	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters

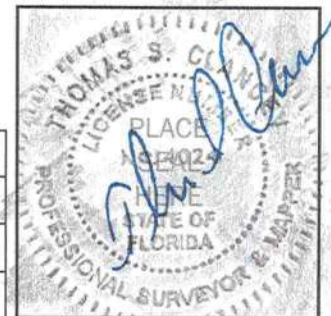
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☐ Check here if comments are provided on back of form.
☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name Thomas C Clancey		License Number 4024	
Title V.P. PLS		Company Name Comfort Surveying LLC	
Address 30029 Lynne Dr		City Wesley Chapel	State FL
Signature 		ZIP Code 33543	Telephone (813) 995-4930
Date 07/07/2014			



ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1-9.

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B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ / _____ / _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

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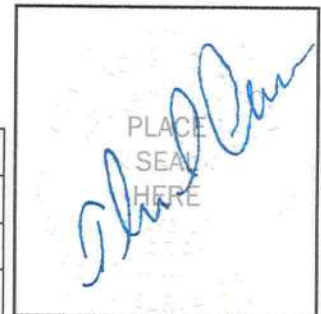
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- ☐ Check here if comments are provided on back of form.
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Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name Thomas C Clancey		License Number 4024	
Title V.P. PLS		Company Name Comfort Surveying LLC	
Address 30029 Lynne Dr		City Wesley Chapel	State FL
Signature 		ZIP Code 33543	Telephone (813) 995-4930
Date 07/07/2014			



SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER 1403-50 CONTRACTOR Leroy Hollingsworth PHONE _____

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

In Columbia County one permit will cover all trades doing work at the permitted site. It is REQUIRED that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.

<input checked="" type="checkbox"/> ELECTRICAL 1276	Print Name <u>Jimmy G. Pace</u> License #: <u>EC0000994</u>	Signature <u>[Signature]</u> Phone #: <u>904-626-1425</u>
<input type="checkbox"/> MECHANICAL/ A/C _____	Print Name _____ License #: _____	Signature _____ Phone #: _____
<input checked="" type="checkbox"/> PLUMBING/ GAS 524	Print Name <u>Kenneth Roche</u> License #: <u>CFC 1426527</u>	Signature <u>[Signature]</u> Phone #: <u>623-0263</u>
<input type="checkbox"/> ROOFING	Print Name _____ License #: _____	Signature _____ Phone #: _____
<input type="checkbox"/> SHEET METAL	Print Name _____ License #: _____	Signature _____ Phone #: _____
<input type="checkbox"/> FIRE SYSTEM/ SPRINKLER	Print Name _____ License #: _____	Signature _____ Phone #: _____
<input type="checkbox"/> SOLAR	Print Name _____ License #: _____	Signature _____ Phone #: _____

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			
FRAMING			
INSULATION			
STUCCO			
DRYWALL			
PLASTER			
CABINET INSTALLER			
PAINTING			
ACOUSTICAL CEILING			
GLASS			
CERAMIC TILE			
FLOOR COVERING			
ALUM/VINYL SIDING			
GARAGE DOOR			
METAL BLDG ERECTOR			

F. S. 440.103 Building permits; identification of minimum premium policy.--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

SUBCONTRACTOR VERIFICATION FORM

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ELECTRICAL	Print Name _____ License #: _____	Signature _____ Phone #: _____
MECHANICAL/ A/C <u>A-1473</u>	Print Name <u>MARTIN R. HANES</u> License #: <u>CAC057518</u>	Signature <u>[Signature]</u> Phone #: <u>704-266-2100</u>
PLUMBING/ GAS	Print Name _____ License #: _____	Signature _____ Phone #: _____
ROOFING	Print Name _____ License #: _____	Signature _____ Phone #: _____
SHEET METAL	Print Name _____ License #: _____	Signature _____ Phone #: _____
FIRE SYSTEM/ SPRINKLER	Print Name _____ License #: _____	Signature _____ Phone #: _____
SOLAR	Print Name _____ License #: _____	Signature _____ Phone #: _____

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			
FRAMING			
INSULATION			
STUCCO			
DRYWALL			
PLASTER			
CABINET INSTALLER			
PAINTING			
ACOUSTICAL CEILING			
GLASS			
CERAMIC TILE			
FLOOR COVERING			
ALUM/VINYL SIDING			
GARAGE DOOR			
METAL BLDG ERECTOR			

F. S. 440.103 Building permits; identification of minimum premium policy.--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER

1403-50

CONTRACTOR

PHONE

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

In Columbia County one permit will cover all trades doing work at the permitted site. It is REQUIRED that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

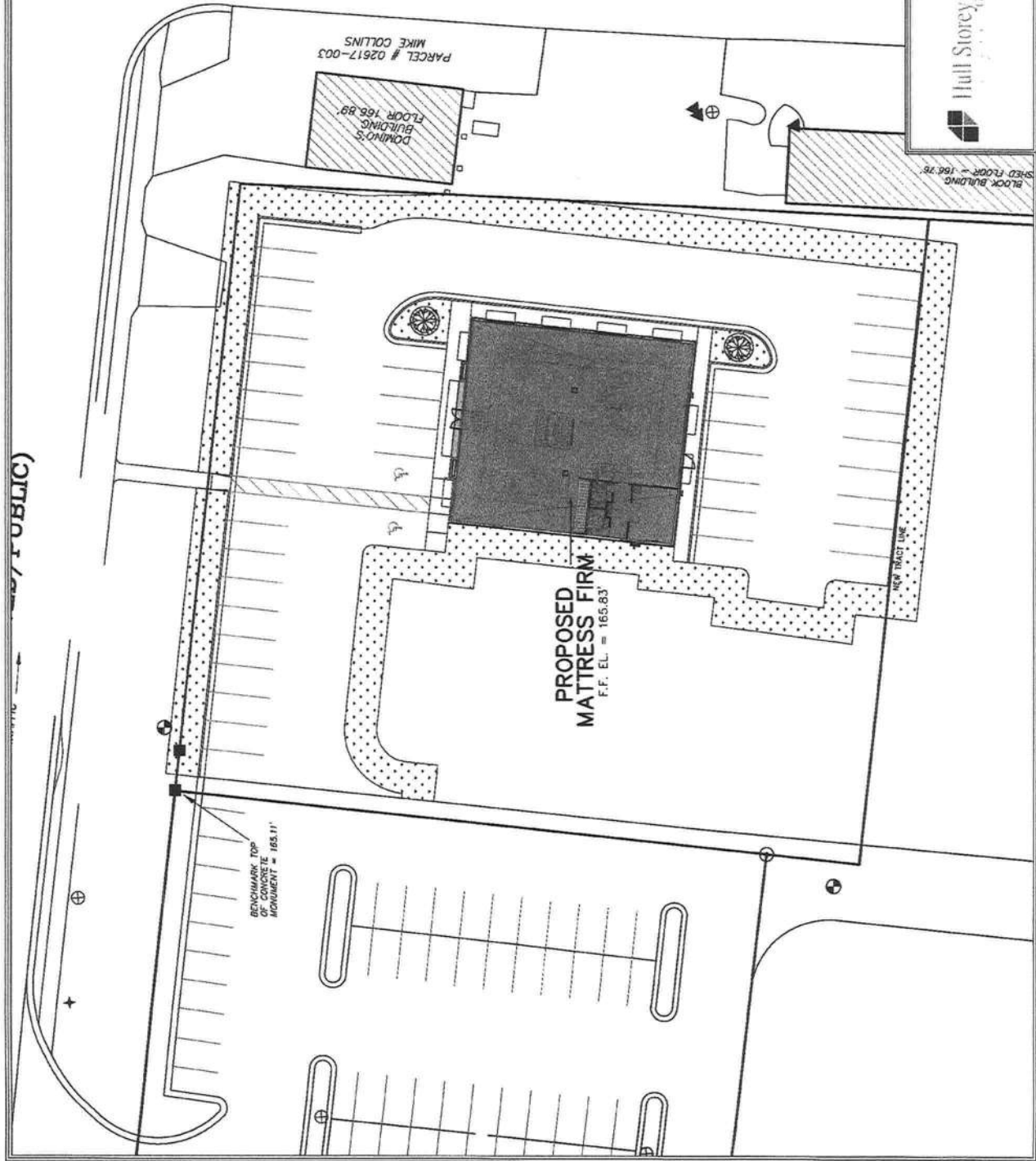
Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.

ELECTRICAL	Print Name _____ License #: _____	Signature _____ Phone #: _____
MECHANICAL/ A/C _____	Print Name _____ License #: _____	Signature _____ Phone #: _____
PLUMBING/ GAS	Print Name _____ License #: _____	Signature _____ Phone #: _____
✓ ROOFING 1476	Print Name <u>Larry Dempsey</u> License #: <u>CCC037007</u>	Signature <u>[Signature]</u> Phone #: <u>863-559-6382</u>
SHEET METAL	Print Name _____ License #: _____	Signature _____ Phone #: _____
FIRE SYSTEM/ SPRINKLER	Print Name _____ License #: _____	Signature _____ Phone #: _____
SOLAR	Print Name _____ License #: _____	Signature _____ Phone #: _____

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			
FRAMING			
INSULATION			
STUCCO			
DRYWALL			
PLASTER			
CABINET INSTALLER			
PAINTING			
ACOUSTICAL CEILING			
GLASS			
CERAMIC TILE			
FLOOR COVERING			
ALUM/VINYL SIDING			
GARAGE DOOR			
METAL BLDG ERECTOR			

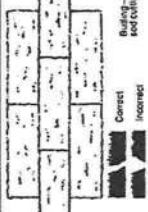
F. S. 440.103 Building permits; identification of minimum premium policy.--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

PROPOSED MATTRESS FIRM



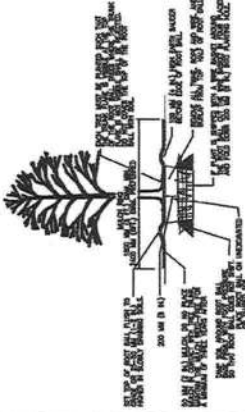
Establish a straight line and stagger the ends of the

Establish a straight line and stagger the ends of the



When the sod is laid, it should be as close as the sod is to the soil. The sod should be laid in a staggered pattern with the joints of the sods in the middle of the row.

SOD PLACEMENT DETAIL



TREE PLANTING DETAIL

PLANT LIST

Qty	Type
7,770 SF	Bermuda 419
2	Cherry Tree 'Prunus Okame' 3" Caliper
90 SF	Double Ground 'Coco' Colored Mulch

PROPOSED MATTRESS FIRM
LANDSCAPING PLAN
GLEASON PLACE
LAKE CITY, FLORIDA
2469 W. US HIGHWAY 90
LAKE CITY, FLORIDA 32055

Hull Storey Gibson
ARCHITECTS

DATE: 1/30/2014
DRAWN BY: J. SUTTERLEY

RETURN TO:

CHICAGO TITLE INSURANCE

601 S. LAKE DESTINY DRIVE, SUITE 200

MAITLAND, FLORIDA 32751 15016333

This Instrument Prepared By and
Return To:

John W. Gibson
Hull Storey Retail Group, LLC
3632 Wheeler Road
Augusta, Georgia 30909

Inst:2001024502 Date:12/31/2001 Time:08:34:53

Doc Stamp-Deed : 700.00

DC, P. DeWitt Cason, Columbia County B:942 P:2498

OUTPARCEL

Property Folio Number:

WARRANTY DEED with RESTRICTIONS AND EASEMENTS

This Warranty Deed, made and executed the 14 day of December, 2001, by **Gleason Place, L.P.**, a Georgia limited partnership, whose address is 3632 Wheeler Road, Augusta, Georgia 30909, hereinafter called the "Grantor", to **Lake City Place, LP**, a Georgia limited partnership, whose address is 3632 Wheeler Road, Augusta, Georgia 30909, hereinafter called the "Grantee":

(Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns, wherever the context so admits or requires.)

Whereas: By Personal Representatives Deed from Clifton Grover York a/k/a C.G. York dated June 10, 1999, as recorded in the Public Records of Columbia County, Florida at Book 882, Page 408 and by Quitclaim Deed from York Marine Enterprises, Inc. dated June 10, 1999, as recorded in the Public Records of Columbia County, Florida at Book 882, Page 407, Grantor obtained title to a parcel of land located in Columbia County, Florida, as described in said deeds (the "Shopping Center"); and

Whereas: Grantor has entered into a Lease (as Landlord) with OfficeMax, Inc. (as Tenant) which Lease is evidenced by a Memorandum of Lease dated August 1, 1999 and recorded in the Public Records of Columbia County, Florida (the "OfficeMax Lease"); and

Whereas: By virtue of the OfficeMax Lease, Grantor has leased (a) an approximately 23,500 square foot building (located on the portion of the Shopping Center to be retained by Grantor hereunder), (b) a non-exclusive easement and right to use all facilities serving the Shopping Center and intended for public or common use, including, but not limited to, all entrances, exits, driveways, service drives and parking areas, and (c) the exclusive right to use those portions of the truck dock(s), truck ramp(s) and related facilities located outside but adjacent to the approximately 23,500 square foot building (the "OfficeMax Demised Premises"); and

Whereas: Grantor desires to grant to Grantee and Grantor hereby reserve unto itself, and its successors, assigns, tenants and designees the non-exclusive easement and right to use, in common

with Grantee and its tenants and designees, all facilities serving the Shopping Center (not included in the OfficeMax Demised Premises for the exclusive use of OfficeMax) including those for ingress, egress, cross access, driveways, roadways, cross parking (provided the parking ratio within the Shopping Center is maintained at or above 5.0 parking spaces per 1,000 square feet of buildings), utilities, storm water retention, detention and drainage.

Witnesseth: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land (the "Outparcel") situate in Columbia County, State of Florida, and being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof.

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

Together with a non-exclusive easement and right to use, in common with Grantor and its tenants and designees, all facilities (the "Facilities") serving the Shopping Center (not included in the OfficeMax Demised Premises for the exclusive use of OfficeMax) including those for ingress, egress, cross access, driveways, roadways, parking, utilities, storm water retention, detention and drainage, on an over all portions of the Shopping Center.

Subject to a reservation of a non-exclusive easement and right to use, in common with Grantee, its successors, assigns, tenants and designees, the Facilities serving the Outparcel including those for ingress, egress, cross access, driveways, roadways, cross parking, utilities, storm water retention, detention and drainage, on an over all portions of the Outparcel.

Grantor and Grantee shall each be responsible to reasonably maintain the Facilities located within its respective property; provided, however, Grantor shall be responsible for maintaining the Facilities within the Outparcel until such time as the Outparcel is further developed. In the event either Grantor or Grantee fails to reasonably maintain and repair the Facilities located within its respective property, after notice and a 60 day right to cure, the other party hereto may enter upon the non-conforming property and make such repairs, and all reasonable costs therefore shall constitute a lien upon such property, which lien may be enforced under Florida law.

Subject to a restriction that Grantee shall not develop the Outparcel to the extent that the parking ratio within the Shopping Center falls below 5.0 parking spaces per 1,000 square feet of buildings located within the Shopping Center.

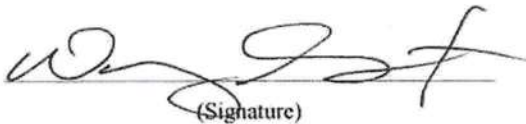
To Have and to Hold, the same in fee simple forever.

And, the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it 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 for real estate taxes for the year 2001 and subsequent years.


IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name by its duly authorized general partner the day and year first above written.

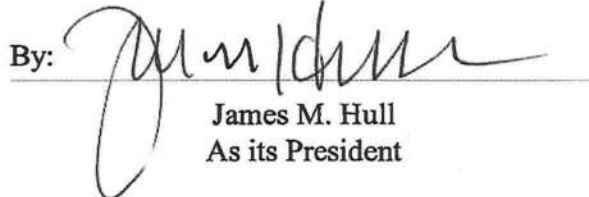
GLEASON PLACE, L.P., a Georgia limited partnership

By: **GLEASON GENERAL PARTNER, INC.**, a Georgia corporation, as its General Partner


(Signature)

Wayne Grovenstein
(Print Name)


(Signature)
John W. Gibson
(Print Name)

By: 
James M. Hull
As its President

STATE OF GEORGIA)
)
COUNTY OF RICHMOND)

The foregoing instrument was acknowledged before me this 14th day of December, 2001, by James M. Hull, as President of Gleason General Partner, Inc., a Georgia corporation, the General Partner of Gleason Place, L.P., a Georgia limited partnership, on behalf of the partnership. He/She is personally known to me.



NOTARY PUBLIC:

Sign Laurie A. Underwood
Print Laurie A. Underwood
Notary Public, Columbia County, Georgia
My commission expires: 7-15-05

Inst:2001024502 Date:12/31/2001 Time:08:34:53

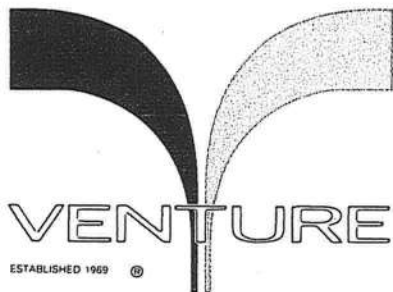
Doc Stamp-Deed : 700.00

EXHIBIT "A"

DC, P. DeWitt Cason, Columbia County B:942 P:2501

ALL that lot, tract or parcel of land, with any improvements thereon, situate, lying and being in Columbia County, Florida and being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, and run thence South 89°08'14" West, along the south line of said Southwest 1/4, 842.71 feet to the point of beginning; thence continue South 89°08'14" West, along said South line, 354.44 feet; thence North 06°02'43" East, 441.86 feet; thence South 83°28'20" East, 128.88 feet; thence North 06°02'43" East, 184.73 feet to the Southerly right-of-way line of U.S. Highway # 90; thence South 84°02'46" East, along said Southerly right-of-way line, 191.02 feet; thence South 02°46'16" West, 584.62 feet to the point of beginning.



5660 Peachtree Industrial Blvd.
Norcross, GA 30071
P.O. Box 4175
Norcross, GA 30091-4175
770 441-6555
Telefax: 770 441-9813
www.ventureconstruction.com

Alabama	Missouri
Arizona	Montana
Arkansas	Nebraska
California	Nevada
Colorado	New Hampshire
Connecticut	New Jersey
Delaware	New York
District of Columbia	North Carolina
Florida	Ohio
Georgia	Oklahoma
Idaho	Pennsylvania
Illinois	Rhode Island
Indiana	South Carolina
Iowa	South Dakota
Kansas	Tennessee
Kentucky	Texas
Louisiana	Utah
Maine	Vermont
Maryland	Virginia
Massachusetts	West Virginia
Michigan	Wisconsin
Minnesota	Wyoming
Mississippi	

RE: AUTHORIZED AGENT FOR PERMITTING LICENSING

To Whom It May Concern:

I hereby authorize purchase of building permit, and other related permits, licenses, etc., in the name of Venture Construction Company signed by the following:

Keith Smith
George Sprague
Russ Verdi

I certify that the above persons are employed by Venture Construction Company and I understand that I am fully responsible and liable for all acts performed under said permits.

VENTURE CONSTRUCTION COMPANY

L. F. Hollingsworth, Executive V.P.

STATE OF Georgia

COUNTY OF Gwinnett

Acknowledged before me, this 1 day of May, 20 14, by
L.F. Hollingsworth, Executive Vice President of Venture Construction Company
a Georgia corporation, on behalf of the corporation. He is personally known
to me and did not take an oath.

NOTARY PUBLIC

My Commission Expires

Notary Public, Gwinnett County, Georgia
My Commission Expires May 24, 2015

GENERAL CONTRACTORS

Atlanta Division: 5660 Peachtree Industrial Blvd., Norcross, GA 30071, P.O. Box 4175, Norcross, GA 30091-4175, 770 441-2404, Telefax: 770 441-6556
Greensboro Division: 4-A Terrace Way, Greensboro, NC 27403, 336 852-1946, Telefax: 336 852-2094
Memphis Division: 3085 Stage Post Drive, Suite 1, Bartlett, TN 38133, 901 372-5766, Telefax: 901 372-6831
Nashville Division: 508 Autumn Springs Court, Suite 2A, Franklin, TN 37067, 615 778-0402, Telefax: 615 778-0001
Richmond Division: 151 Le Gordon Drive, Suite 200, Midlothian, VA 23114, 804 379-3610, Telefax: 804 379-2185
Tampa Division: 105 North Falkenburg Road, Suite A, Tampa, FL 33619, 813 689-7983, Telefax: 813 681-2415



Commercial and Industrial Construction

Laurie Hodson

From: Laurie Hodson
Sent: Thursday, May 01, 2014 4:41 PM
To: 'Keith Smith'
Subject: RE: Mattress Firm Lake City

Keith,

Yes this will work. With this letter you may sign for the contractor, just have your signature notarized. Have Certificate of Insurance faxed or emailed listing Columbia County Building Department as the certificate holder.

The Subcontractors you are having sign the form should fax or email this information to me...

1. Copy of state license
2. Certificate of Insurance, same as above (if they are W/C exempt- send copy of exemption card)
3. Contact phone number if it is different than on the sub-form

Thanks for your help,

Laurie Hodson

Laurie Hodson, Office Manager

Columbia County Building & Zoning Department

135 NE Hernando Ave, Suite B-21,

Lake City, FL 32055

Office: (386) 758-1007

Fax: (386) 758-2160

laurie_hodson@columbiacountyfla.com



From: Keith Smith [<mailto:KeithS@ventureconstruction.com>]
Sent: Thursday, May 01, 2014 4:31 PM
To: Laurie Hodson
Subject: Mattress Firm Lake City

Laurie,

I think this is what you are looking for in terms of the licensing and letter of authorization. Let me know if it isn't.

Thanks,

Keith Smith
Assistant Vice President
Venture Construction Company
Memphis Division
3085 Stage Post Drive
Suite 1
Bartlett, TN 38133
O: 901-372-5766 F: 901-372-6831 C: 901-493-1527

From: Tracey Miller
Sent: Thursday, May 01, 2014 3:19 PM
To: Keith Smith
Subject:

Here you go...enjoy your drinks☺

Tracey Miller
Banking/Licensing
www.ventureconstruction.com
Phone: 770-441-6555
Fax: 1-866-383-2801

Columbia County Property Appraiser

CAMA updated: 3/7/2014

2013 Tax Year

Tax Collector

Tax Estimator

Property Card

Parcel List Generator

Parcel: 36-3S-16-02617-004

<< Next Lower Parcel Next Higher Parcel >>

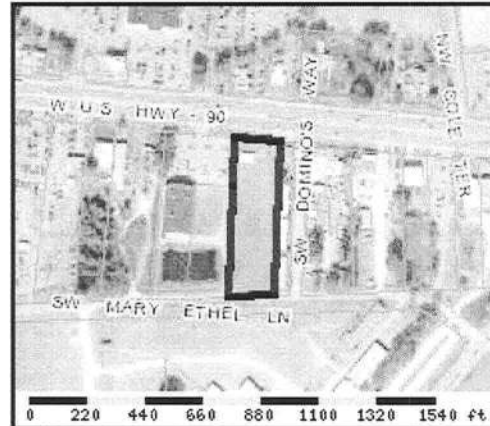
Interactive GIS Map

Print

Owner & Property Info

Search Result: 1 of 1

Owner's Name	LAKE CITY PLACE LP		
Mailing Address	P O BOX 204227 AUGUSTA, GA 30917		
Site Address	295 SW MARY ETHEL LN		
Use Desc. (code)	VACANT COM (001000)		
Tax District	2 (County)	Neighborhood	36316
Land Area	2.459 ACRES	Market Area	06
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
(THAT PORTION OF THE FOLLOWING DESC LYING OUTSIDE CITY LIMITS COMM SE COR OF SW1/4, RUN W 842.71 FT FOR POB, CONT W 354.44 FT, N 6 DEG E 441.46 FT, S 83 DEG E 128.88 FT, N 6 DEG E 184.73 FT TO S R/W OF US-90, S 84 DEG E ALONG R/W 191.02 FT, S 584.62 FT TO POB. ORB 882-407, 882-408, 942-2498, ORDINANCE NO 99-853			



Property & Assessment Values

2013 Certified Values		
Mkt Land Value	cnt: (0)	\$572,978.00
Ag Land Value	cnt: (2)	\$0.00
Building Value	cnt: (0)	\$0.00
XFOB Value	cnt: (0)	\$0.00
Total Appraised Value		\$572,978.00
Just Value		\$572,978.00
Class Value		\$0.00
Assessed Value		\$572,978.00
Exempt Value		\$0.00
Total Taxable Value	Cnty: \$572,978 Other: \$572,978 Schl: \$572,978	

2014 Working Values

NOTE:
2014 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

[Show Working Values](#)

Sales History

[Show Similar Sales within 1/2 mile](#)

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
12/14/2001	942/2498	WD	I	U	03	\$100,000.00
6/10/1999	882/408	PR	I	Q		\$1,250,000.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
NONE						

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
001000	VACANT COM (MKT)	62075 SF - (0000001.425AC)	1.00/1.00/1.00/1.00	\$8.25	\$512,118.00

permits 31967 & 32255

COLUMBIA COUNTY 9-1-1 ADDRESSING

P. O. Box 1787, Lake City, FL 32056-1787

PHONE: (386) 758-1125 * FAX: (386) 758-1365 * Email: ron_croft@columbiacountyfla.com

Addressing Maintenance

To maintain the Countywide Addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for assigning and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Service Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County.

DATE REQUESTED: 3/20/2014 DATE ISSUED: 3/31/2014

ENHANCED 9-1-1 ADDRESS:

2392 W US HIGHWAY 90

LAKE CITY FL 32055

PROPERTY APPRAISER PARCEL NUMBER:

36-3S-16-02617-004

Remarks:

ADDRESS FOR PROPOSED STRUCTURE ON PARCEL.

Address Issued By: SIGNED: / RONAL N. CROFT
Columbia County 9-1-1 Addressing / GIS Department

NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION INFORMATION BE FOUND TO BE IN ERROR, THIS ADDRESS IS SUBJECT TO CHANGE.

2811

L.C. place, Lp



COLUMBIA COUNTY FIRE RESCUE

Life Safety Services

P.O. BOX 1529 Lake City, Florida 32056
Office (386) 754-7071 Fax (386) 754-7064

Fire Chief
David L. Boozer

04 April 2014

TO: Troy Crews
Columbia County Building and Zoning

FROM: David L. Boozer
Fire Chief / Fire Marshal

RE: Application 1403-50
Lake City Place LP

A plan review was performed of the proposed construction of the Lake City Place LP building to be located on US 90 West. This building was classified under Chapter 36, New Mercantile, of the Florida Fire Prevention Code, 2007 Edition. I recommend Approval of the building with the following conditions;

- Mark building with Light Weight Truss Symbols according to the Florida Fire Marshals rule 69A-3.012 for Uniform Code building or 69A60.008 for Minimum Code

Should you require any additional information, please feel free to contact my office.

Sincerely,

David L. Boozer

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

36-35-16-02617-004

Clerk's Office Stamp

Inst: 201412007714 Date: 5/21/2014 Time: 11:53 AM
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B: 1275 P: 29

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): Section 36 township 3 South Range 11 East (36-35-16-02617-004)
a) Street (job) Address: 2434 U.S. HWY. 90 WEST, Columbia County, FL. 32055
2. General description of improvements: New Retail Building & Site work.
3. Owner Information
a) Name and address: Lake City Place, LP / 1190 Interlake Parkway / Aug. Ga. 30909
b) Name and address of fee simple titleholder (if other than owner)
c) Interest in property owner
4. Contractor Information
a) Name and address: Venture Construction
b) Telephone No.: 901-372-5766 Fax No. (Opt.)
5. Surety Information
a) Name and address: N/A
b) Amount of Bond: N/A
c) Telephone No.: N/A Fax No. (Opt.)
6. Lender
a) Name and address: N/A
b) Phone No. N/A
7. Identity of person within the State of Florida designated by owner upon whom notices or other documents may be served:
a) Name and address: Janice Duimany
b) Telephone No.: Fax No. (Opt.)
8. In addition to himself, owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
a) Name and address: Janice Duimany / 2469 W US. Highway 90 / Lake City, FL. 32055
b) Telephone No.: 386-155-4848 Fax No. (Opt.) N/A
9. Expiration date of Notice of Commencement (the expiration date is one year from the date of recording unless a different date is specified): May 19th, 2015

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY; A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF COLUMBIA

10. Wayne Grovenstein
Signature of Owner or Owner's Authorized Office/Director/Partner/Manager

Wayne Grovenstein, limited partner
Printed Name

The foregoing instrument was acknowledged before me, a Florida Notary, this 20th day of May, 2014, by:
Wayne Grovenstein as limited partner (type of authority, e.g. officer, trustee, attorney
fact) for Lake City Place, L.P. (name of party on behalf of whom instrument was executed).

Personally Known ☒ OR Produced Identification _____ Type _____

Notary Signature Caroline Brady Notary Stamp or Seal:



11. Verification pursuant to Section 92.525, Florida Statutes. Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Wayne Grovenstein
Signature of Natural Person Signing (in line #10 above.)

Secretary of State
Corporations Division
315 West Tower
#2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CONTROL NUMBER : 0152011
EFFECTIVE DATE : 12/03/2001
JURISDICTION : GEORGIA
REFERENCE : 0045
PRINT DATE : 12/03/2001
FORM NUMBER : 327

R. E. HANNA, III
111 PARK AVE., SW
AIKEN, SC 29801

CERTIFICATE OF LIMITED PARTNERSHIP FILING

I, Cathy Cox, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that the domestic limited partnership

LAKE CITY PLACE, LP
A DOMESTIC LIMITED PARTNERSHIP

has filed, as of the effective date stated above, its Certificate of Limited Partnership with the Secretary of State and has paid all fees as required by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on the date set forth above.



Cathy Cox
Secretary of State



CATHY COX
Secretary of State

OFFICE OF SECRETARY OF STATE
CORPORATIONS DIVISION

315 West Tower, #2 Martin Luther King, Jr. Drive
Atlanta, Georgia 30334-1530
(404) 656-2817

Registered agent, officer, entity status information via the Internet
<http://www.sos.state.ga.us/corporations>

WARREN RARY
Director

QUINTILIS B. ROBINSON
Deputy Director

CERTIFICATE OF LIMITED PARTNERSHIP
GEORGIA LIMITED PARTNERSHIP
TRANSMITTAL FORM

DO NOT WRITE IN SHADED AREA - SOS USE ONLY

DOCKET #	PENDING #	CONTROL #
DOCKET CODE	DATE FILED	AMOUNT RECEIVED
TYPE CODE	EXAMINER	JURISDICTION CODE

NOTICE TO APPLICANT: PRINT PLAINLY OR TYPE REMAINDER OF THIS FORM

1.	013060642 Limited Partnership Name Reservation Number LAKE CITY PLACE, LP Limited Partnership Name		
2.	R. E. HANNA, III, ESQ. Applicant/Attorney 111 PARK AVE, SW Address AIKEN SC 29801 City State Zip Code		803/648-4213 Telephone Number
3.	3632 WHEELER ROAD Principal Office Mailing Address AUGUSTA GA 30909 City State Zip Code		
4.	JAMES M. HULL Name of Registered Agent in Georgia 3632 WHEELER ROAD Registered Office Street Address in Georgia AUGUSTA RICHMOND GA 30909 City County State Zip Code		
5.	For Limited Partnerships formed prior to July 1, 1988 ONLY: Date Formed: County: Book No: Page No:		
6.	NOTICE: THIS FORM DOES NOT REPLACE THE CERTIFICATE OF LIMITED PARTNERSHIP REQUIRED BY TITLE 14 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED. Mail or deliver this Transmittal Form, the original and one copy of the Certificate of Limited Partnership, and the filing fee of \$60.00 to the Secretary of State at the above address. Filing fees are NON-refundable I understand that the information on this form will be entered in the Secretary of State business entity database, and I verify that the above information is true and correct to the best of my knowledge. R.E. Hanna III Authorized Signature 11-30-01 Date		

Request certificates and reserve names via the Internet: <http://www.sos.state.ga.us/corporations/request.htm>

CERTIFICATE OF LIMITED PARTNERSHIP
OF
LAKE CITY PLACE, LP

I.

The name of the limited partnership is

LAKE CITY PLACE, LP

hereinafter referred to as the "Partnership".

II.

The latest date on which the Partnership is to dissolve is January 1, 2035.

III.

The purpose of the Partnership is limited to owning and operating a retail shopping mall known as Gleason Place or Lake City Place located at 4280 U.S. Highway 90 West, Lake City, Columbia County, Florida (the "Property") and activities incidental thereto.

IV.

The sole general partner (the "General Partner") of the Partnership is LAKE CITY MALL MANAGER, INC., a Georgia corporation, with a business address of 3632 Wheeler Road, Augusta, Georgia 30909.

V.

Notwithstanding any other provisions of this Certificate or any documents governing the formation, management, or operation of the Partnership to the contrary and so long as any obligations secured by a first priority mortgage, deed of trust or deed to secure debt incurred in connection with any financing of the Property (a "Security Instrument") remain outstanding and not discharged in full, without the consent of all partners, the General Partner shall have no authority on behalf of the Company to:

- (i) incur any debt, secured or unsecured, direct or contingent (including guaranteeing any obligation), other than obligations secured by the Security Instrument, except unsecured trade and operational debt incurred with trade creditors in the ordinary course of its business of owning and operating the Property in such amounts as are normal and reasonable under the circumstances, provided that such debt is not

evidenced by a note and is paid when due and provided in any event the outstanding principal balance of such debt shall not exceed at any one time one percent (1%) of the outstanding obligations secured by the Security Instrument;

- (ii) seek the dissolution or winding up, in whole or in part, of the Partnership;
- (iii) merge into or consolidate with any person or entity or dissolve, terminate or liquidate, in whole or in part, transfer or otherwise dispose of all or substantially all of its assets or change its legal structure;
- (iv) file a voluntary petition or otherwise initiate proceedings to have the Partnership adjudicated bankrupt or insolvent, or consent to the institution of bankruptcy or insolvency proceedings against the Partnership, or file a petition seeking or consenting to reorganization or relief of the Partnership as debtor under any applicable federal or state law relating to bankruptcy, insolvency, or other relief for debtors with respect to the Partnership; or seek or consent to the appointment of any trustee, receiver, conservator, assignee, sequestrator, custodian, liquidator (or other similar official) of the Partnership or of all or any substantial part of the properties and assets of the Partnership, or make any general assignment for the benefit of creditors of the Partnership, or admit in writing the inability of the Partnership to pay its debts generally as they become due or declare or effect a moratorium on the Partnership debt or take any action in furtherance of any such action; or
- (v) amend, modify or alter Articles III, IV, V, VI, VII, VIII of this Certificate.

Notwithstanding the foregoing and so long as any obligation secured by the Security Instrument remains outstanding and not discharged in full, the General Partner shall have no authority

(1) to take any action in items (i) through (v) above unless such action has been approved by a unanimous vote of the General Partner's Board of Directors, including the Independent Director, as defined in the General Partner's Articles of Incorporation, or (2) to take any action in items (i) through (iii) and (v) without the written consent of the holder of the Security Instrument.

So long as any obligation secured by the Security Instrument remains outstanding and not discharged in full, the Partnership shall have a corporate general partner having articles of incorporation containing the restrictions and items set forth in Articles III, II, V, and VI of the General Partner's Articles of Incorporation as of the date hereof, and the Partnership shall have no other general partners.

VI.

All property owned by the Partnership shall be owned by the Partnership as an entity and, insofar as permitted by applicable law, no partner shall have any ownership interest in any Partnership property in its individual name or right, and each partner's interest in the Partnership shall be personal property for all purposes.

VII.

The Partnership has not and shall not:

- (a) acquire or own any material asset other than (i) the Property, and (ii) such incidental personal property as may be necessary for the operation of the Property;
- (b) fail to preserve its existence as an entity duly organized, validly existing and in good standing (if applicable) under the laws of the jurisdiction of its organization or formation, or without the prior written consent of the holder of the Security Instrument, amend, modify, terminate or fail to comply with the provisions of this Certificate of Limited Partnership or the Partnership's Partnership Agreement;
- (c) own any subsidiary or make any investment in or acquire the obligations or securities of any other person or entity without the consent of the holder of the Security Instrument;
- (d) commingle its assets with the assets of any of its principal(s), affiliates, or of any other person or entity or transfer any assets to any such person or entity other than distributions on account of equity interests in the Partnership permitted by the Security Instrument and properly accounted for;
- (e) allow any person or entity to pay its debts and liabilities (except for a Guarantor or Indemnitor (as defined in the Security Instrument)) or fail to pay its debts and liabilities solely from its own assets;
- (f) fail to maintain its records, books of account and bank accounts separate and apart from those of the partners, members, principals and affiliates of the Partnership, the affiliates of a partner or member of the Partnership and any other person or entity or fail to prepare and maintain its own financial statements in accordance with generally accepted accounting principles and susceptible to audit, or if such financial statements are consolidated fail to cause such financial statements to contain footnotes disclosing that the Property is actually owned by the Partnership;
- (g) enter into any contract or agreement with any partner, member, principal or affiliate of the Partnership or any guarantor of all or a portion of the obligations secured by the Security Instrument or any partner, member, principal or affiliate thereof, except upon terms and conditions that are intrinsically fair and substantially similar to those that would be available on an arms-length basis with third parties other than any partner, member, principal or affiliate of the Partnership, as the case may be, any guarantor or any partner, member, principal or affiliate thereof;

- (h) fail to correct any known misunderstandings regarding the separate identity of the Partnership;
- (i) hold itself out to be responsible or pledge its assets or credit worthiness for the debts of another person or entity or allow any person or entity to hold itself out to be responsible or pledge its assets or credit worthiness for the debts of the Partnership (except for a Guarantor or Indemnitor (as defined in the Security Instrument));
- (j) make any loans or advances to any third party, including any partner, member, principal or affiliate of the Partnership, or any partner, member, principal or affiliate thereof;
- (k) fail to file its own tax returns or to use separate contracts, purchase orders, stationary, invoices and checks;
- (l) fail either to hold itself out to the public as a legal entity separate and distinct from any other entity or person or to conduct its business solely in its own name in order not (i) to mislead others as to the identity with which such other party is transacting business, or (ii) to suggest that the Partnership is responsible for the debts of any third party (including any partner, member, principal or affiliate of the Partnership or any partner, member, principal or affiliate thereof);
- (m) fail to allocate fairly and reasonably among the Partnership and any third party (including, without limitation, any guarantor) any overhead for common employees, shared office space or other overhead and administrative expenses;
- (n) allow any person or entity to pay the salaries of its own employees or fail to maintain a sufficient number of employees for its contemplated business operations;
- (o) fail to maintain adequate capital for the normal obligations reasonably foreseeable in a business of its size and character and in light of its contemplated business operations;
- (p) share any common logo with or hold itself out as or be considered as a department or division of (i) any partner, principal, member or affiliate of the Partnership, (ii) any affiliate of a partner, principal, member or affiliate of the Partnership or (iii) any other person or entity or allow any person or entity to identify the Partnership as a department or division of that person or entity;
- (q) conceal assets from any creditor, or enter into any transaction with the intent to hinder, delay or defraud creditors of the Partnership or the creditors of any other person or entity; or

- (r) fail to conduct its business so that the assumptions made with respect to the Partnership and the General Partner in any "substantive non-consolidation" opinion letter delivered in connection with the origination of financing secured by a Security Instrument shall be true and correct in all respects.

VIII.

The bankruptcy, death, dissolution, liquidation, termination or adjudication of incompetency of a partner shall not cause the termination or dissolution of the Partnership and the business of the Partnership shall continue. Upon any such occurrence, the trustee, receiver, executor, administrator, committee, guardian or conservator of such partner shall have all the rights of such partner for the purpose of settling or managing its estate or property, subject to satisfying conditions precedent to the admission of such assignee as a substitute partner. The transfer by such trustee, receiver, executor, administrator, committee, guardian or conservator of any Partnership interest shall be subject to all of the restrictions hereunder to which such transfer would have been subject if such transfer had been made by such bankrupt, deceased, dissolved, liquidated, terminated or incompetent partner.

IX.

Notwithstanding any provision hereof to the contrary, any indemnification claim against the Partnership arising under this Certificate, the Partnership Agreement or the laws of the state of organization of the Partnership shall be fully subordinate to any obligations of the Partnership arising under the Security Instrument or any other Loan Document (as defined therein), and shall only constitute a claim against the Partnership to the extent of, and shall be paid by the Partnership in monthly installments only from, the excess of net operating income for any month over all amounts then due under the Security Instrument and the other Loan Documents.

X.

Only the General Partner may execute legal documents and legally bind the Partnership.

XI.

The mailing address of the Partnership's principal place of business is as follows:

3632 WHEELER ROAD
AUGUSTA, GA 30909

XII.

The initial registered agent and initial registered office of Partnership are as follows:

JAMES M. HULL
3632 WHEELER ROAD
AUGUSTA, GA 30909

XIII.

The Partnership is organized pursuant to the provisions of the Georgia Revised Limited Partnership Act, O.C.G.A. § 14-9-1 et seq.

XIV.

This Certificate of Limited Partnership is effective upon its filing.

IN WITNESS WHEREOF, the undersigned general partner executes this Certificate of Limited Partnership on the 30th day of November, 2001.

GENERAL PARTNER

LAKE CITY MALL MANAGER, INC.,
a Georgia corporation

By: _____

James M. Hull
As its President



COLUMBIA COUNTY FIRE RESCUE

Life Safety Services

P.O. BOX 1529 Lake City, Florida 32056
Office (386) 754-7071 Fax (386) 754-7064

Fire Chief
David L. Boozer

04 April 2014

TO: Troy Crews
Columbia County Building and Zoning

FROM: David L. Boozer
Fire Chief / Fire Marshal

RE: Application 1403-50
Lake City Place LP

A plan review was performed of the proposed construction of the Lake City Place LP building to be located on US 90 West. This building was classified under Chapter 36, New Mercantile, of the Florida Fire Prevention Code, 2007 Edition. I recommend Approval of the building with the following conditions;

- Mark building with Light Weight Truss Symbols according to the Florida Fire Marshals rule 69A-3.012 for Uniform Code building or 69A60.008 for Minimum Code

Should you require any additional information, please feel free to contact my office.

Sincerely,

David L. Boozer

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
GENERAL USE PERMITSD-040-05
MAINTENANCE
05/00
Page 1 of 2

Date: <u>4/16/14</u>	Permit No.: <u>14-K-292-0003</u>
Name of Applicant or Authorized Agent: <u>Eric Bowen</u>	
Entity (if applicable): <u>Lake City Place, LP</u>	
(If entity, furnish contact information for responsible representative)	
Address: <u>1190 Interstate Parkway</u>	Zip Code: <u>30909</u>
City/State: <u>Augusta, Ga.</u>	Telephone No.: <u>706-863-2222</u>
Email Address: <u>ebowen@hullstreygibson.com</u>	<u>706-833-4806</u>

Activity / Project Site		
County: <u>Columbia</u>	State Road: <u>S.R. #10</u>	Section: <u>29010</u>
From Mile Post: <u>7.667+-</u> to Mile Post: <u>7.678+-</u>		
Construction Proposed or Underway: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> FM Project No.: _____		
Name of Municipality if Work is within Limits: _____		
Description of Work Activity: <u>Removal of Existing Driveway, Installation of sidewalk, fine grading & grassing</u>		

General Provisions
<ol style="list-style-type: none"> 1. Attach any pertinent plans or drawings. 2. Attach notification letters sent to any Utilities both aerial and underground that will be potentially impacted. 3. The designated FDOT Engineer shall be notified 48 hours prior to beginning of work. Contact <u>Aaron Trippensee</u> at <u>(386) 961-7180</u>. 4. All work, materials and equipment shall be subject to inspection and approval by FDOT. Applicants certification of work at completion is required. 5. The permittee shall be responsible to place and display safety devices and proper maintenance of traffic in accordance with the latest version of the Department's Design Standards, Index series 600, or an alternative plan signed and sealed by a professional Engineer and attached with the permit. 6. All FDOT property shall be restored to its original condition. Any damage to FDOT property as a result of this work shall be repaired and restored in a manner acceptable to the FDOT at the sole expense of the permittee.

FLORIDA DEPARTMENT OF TRANSPORTATION

RICK SCOTT
GOVERNOR

ANANTH PRASAD
SECRETARY



PERMITTEE: Eric Bowen

SEC NO: 29010

STATE RD: 10 M.P. Beg 7.6677.678 +-

PROJ. DESCRIPTION: Rem con apron/ replace w/ F-c & g / s/walk

PERMIT NO: 14-K-292-0003

Maintenance Engineer or Permits Coordinator Approval

Troy Register, Permits' Coordinator

THE FOLLOWING ARE ADDITIONAL SPECIAL PERMIT PROVISIONS THAT ARE A LEGAL PART OF THIS PERMIT & DO APPLY TO THE ABOVE REFERENCED PERMIT, IF SO MARKED MUST BE COMPLIED WITH IN ADDITIONAL TO THE GENERAL PROVISIONS.

1. XXX All portions of the FDOT right-of-way disturbed during construction under this permit shall be mulched seeded and /or 2 feet of grass sod placed adjacent to the driving lane, or as called for under the approved permit & per FDOT specifications.
2. XXX Permitted shall restore wildflowers disturbed during permitted construction with new seed to be (amount and method) determined by Mr. Dick Bush, District Landscaping Engineer. Seed shall be delivered to Lake City Maintenance, Permits Office before commencement of permitted placement.
3. XXX The Permitted will contact the appropriate city, county, state government agency; a minimum of forty-eight (48) hours in advance of starting excavation within the area of any signalized intersection.
4. XXX The Permitted can be required to physically relocate (move), as so indicated under this permit at a future date due to proposed future or on-going FDOT roadway construction planned within the limits of the permitted area.
5. XXX Existing utilities may be located within the construction area. Prior to permit approval, permitted shall locate and notify all utilities within the proposed limits of construction and or permitted area and obtain detailed information from the utility owners as to possible conflicts between utilities and permit tee's work. Permitted shall be responsible for pre & post permit coordination, and all adjustments and shall be solely responsible for resolving any conflicts of utilities, either before or during or after the final permitting. The Permitted shall be solely responsible for any and all damages to existing utilities and/or damage to third parties caused by interference with or damage to existing utilities. The Permitted shall show positive proof that all utility owners with existing interest in the area permitted, have been previously contacted in advance of final permit approval.
6. XXX No business is to be done on FDOT right-of-ways, if vehicles are to be serviced on roadside with pumps, Pump islands must be located at least twelve (12) feet from right-of-way line.
7. XXX Driveway permits are granted to permit access to abutting property only. Parking on right-of-way may be restricted or prohibited.
8. XXX The erection of signs on or overhanging the right-of-way of state roads is not permitted. The connection of any type of subsurface drainage to FDOT storm drains or ditches is prohibited unless by permit or as shown in the general or special provisions of the referenced permit.
9. XXX All Construction and/or Maintenance on the Department's right-of-way shall conform to Federal Manual on Uniform Traffic Control Devices (MUTCD), the Department's most current manual of the Roadway and Traffic Design Standards Specifications for Road and Bridge Construction.
10. XXX Pre and Final Inspections are required by FDOT Permits Office and the assigned inspector.
11. XXX A pre-construction review of the construction planned under the permit shall be mandatory. The Permit tee shall make contact with the Lake City, Permits Office at (904) 961-7180 or 961-7193, a minimum of 48 hours in advance of the Permit tee's planned start date so as to arrange a mutually time to meet. Failure by the Permit tee to meet this requirement can be reason for revocation of the approved permit.
12. XXX If proposed permitted work limits are within a State Roadway Construction Area that is proposed or underway then the permit tee shall schedule commencement date and all planned work under this permit with the State DOT's contract representative in charge of on-site project operational responsibilities.
13. XXX Final approved permit shall adhere to the signed and sealed plans, with no plan substitutions once approved.

Troy Crews

From: Eric Bowen [ebowen@hullstoreygibson.com]
Sent: Tuesday, April 15, 2014 9:32 AM
To: Troy Crews
Subject: FW: Lake City Mattress Firm

Troy,
See response from Architect below. Thanks

Eric Bowen
(706) 833-4886 | Contact
(706) 434-1736 | Office
(706) 855-4058 | Fax
1190 Interstate Parkway
Augusta, Ga. 30909
ebowen@charteracq.com

From: Amir Yacoub [<mailto:amir@oliveriarchitects.com>]
Sent: Tuesday, April 15, 2014 9:30 AM
To: Eric Bowen
Subject: RE: Lake City Mattress Firm

Eric,
Florida product approval numbers are as follows;

- Windows (FL# 8712.1)
- Doors FL# (7019.1)
- Roofing (FL# 1559.1)

If you have any questions, please call.

Thank You.

Amir A. Yacoub
Project Manager
amir@oliveriarchitects.com



OLIVERI ARCHITECTS

32707 US Highway 19 Palm Harbor, FL 34684
727.781.7525 • Phone
727.781.6623 • Fax
www.oliveriarchitects.com

"Faith is the most powerful of all forces of humanity. And when you have it, nothing can get you down."