

DATE 03/22/2004

Columbia County Building Permit

This Permit Expires One Year From the Date of Issue

PERMIT

000021645

APPLICANT KARA SUTTON PHONE 386 418-3592
 ADDRESS P.O. BOX 508 ALACHUA FL 32616
 OWNER SWEENEY CONSTRUCTION PHONE 386 418-3592
 ADDRESS 212 SW WILSHIRE DRIVE LAKE CITY FL 32055
 CONTRACTOR SWEENEY CONSTRUCTION PHONE _____
 LOCATION OF PROPERTY 90W, TL ON 252B, CROSS 247, TL CALLAWAY DRIVE, TR PHEASANT WAY, TR ON WILSHIRE DR. 2ND LOT ON LEFT
 TYPE DEVELOPMENT SFD, UTILITY ESTIMATED COST OF CONSTRUCTION 76700.00
 HEATED FLOOR AREA 1534.00 TOTAL AREA 2015.00 HEIGHT 00 STORIES 1
 FOUNDATION CONC WALLS FRAMED ROOF PITCH 6/12 FLOOR SLAB
 LAND USE & ZONING RSF2 MAX. HEIGHT 19
 Minimum Set Back Requirements: STREET-FRONT 25.00 REAR 15.00 SIDE 10.00
 NO. EX.D.U. 0 FLOOD ZONE X DEVELOPMENT PERMIT NO. _____

PARCEL ID 15-4S-16-03023-381 SUBDIVISION CALLAWAY
 LOT 81 BLOCK _____ PHASE _____ UNIT 3 TOTAL ACRES .50

000000239 B CBC044706 Kara Sutton
 Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor
 PERMIT 04-0281-N BK HD Y
 Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: ONE FOOT ABOVE THE ROAD

Check # or Cash 6052**FOR BUILDING & ZONING DEPARTMENT ONLY**

Temporary Power _____ Foundation _____ Monolithic _____ (footer/Slab)
 date/app. by _____ date/app. by _____ date/app. by _____
 Under slab rough-in plumbing _____ Slab _____ Sheathing/Nailing _____
 date/app. by _____ date/app. by _____ date/app. by _____
 Framing _____ Rough-in plumbing above slab and below wood floor _____
 date/app. by _____ date/app. by _____ date/app. by _____
 Electrical rough-in _____ Heat & Air Duct _____ Peri. beam (Lintel) _____
 date/app. by _____ date/app. by _____ date/app. by _____
 Permanent power _____ C.O. Final _____ Culvert _____
 date/app. by _____ date/app. by _____ date/app. by _____
 M/H tie downs, blocking, electricity and plumbing _____ Pool _____
 date/app. by _____ date/app. by _____ date/app. by _____
 Reconnection _____ Pump pole _____ Utility Pole _____
 date/app. by _____ date/app. by _____ date/app. by _____
 M/H Pole _____ Travel Trailer _____ Re-roof _____
 date/app. by _____ date/app. by _____ date/app. by _____

BUILDING PERMIT FEE \$ 385.00 CERTIFICATION FEE \$ 10.08 SURCHARGE FEE \$ 10.08
 MISC. FEES \$.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ _____ WASTE FEE \$ _____
 FLOOD ZONE DEVELOPMENT FEE \$ _____ CULVERT FEE \$ 25.00 **TOTAL FEE** 480.16

INSPECTORS OFFICE L. Webb & G.T. CLERKS OFFICE CH

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

This Permit Must Be Prominently Posted on Premises During Construction

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION, IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVENIENCE, PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

239/21645 City Water

Columbia County
Building Permit Application

Culvert
Permit

Date 3-12-2004

Application No. 0403.42

Applicants Name & Address Kara Sutton
Sweeney Building Construction, Inc. Phone 386-418-3592
PO BOX 508 Alachua, FL 32016

Owners Name & Address Same as above Phone _____

Fee Simple Owners Name & Address _____ Phone _____

Contractors Name & Address Kenneth Sweeney, Sweeney Bldg. Construction Phone 386-418-3592
PO BOX 508 Alachua, FL 32016

Legal Description of Property Callaway Unit 3 plat Book 7 Page 145 Lot 81

Location of Property 212 SW Wilshire Drive Lake City, FL
90 west, left on 252-B, cross over 247, left @ Callaway drive, r on Phoebe

Tax Parcel Identification No. 15-45-16-03-23-281 Estimated Cost of Construction \$ 122,000

Type of Development Single Family Residence Number of Existing Dwellings on Property 0

Comprehensive Plan Map Category RESIDENTIAL LOW DENSITY Zoning Map Category RSF-2

Building Height 19' Number of Stories 1 Floor Area 1904 sq ft Total Acreage in Development .5049 acres

Distance From Property Lines (Set Backs) Front 33' Side 24' Rear 115' Street 30'

Flood Zone "X" per plat Certification Date 2004 - Jan. 16 Development Permit N/A

Bonding Company Name & Address N/A

Architect/Engineer Name & Address In House

Mortgage Lenders Name & Address Capital City Bank 301 Metropolitan Blvd. Tallahassee, FL

Application is hereby made to obtain a permit to do the 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 will be performed to meet the standards of all laws regulating construction in this jurisdiction.

OWNERS AFFIDAVIT: I hereby certify that all the foregoing information is accurate and all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Kara Sutton
Owner or Agent (including contractor)

Kenneth C. Sweeney
Contractor Sweeney Building Construction, Inc.
CBC044706
Contractor License Number

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to (or affirmed) and subscribed before me
this 11 day of March 2004 by Kara Sutton

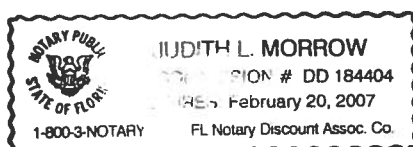
STATE OF FLORIDA
COUNTY OF COLUMBIA

Sworn to (or affirmed) and subscribed before me
this _____ day of _____ by _____

Judith L. Morrow

Personally Known ☒ OR Produced Identification

Personally Known _____ OR Produced Identification



Mrs. Barbara Sweeney
Sweeney Building Construction, Inc.
P.O. Box 508
Alachua, Florida 32616

RE: Callaway III Subdivision
Lake City, Florida

Dear Mrs. Sweeney:

In conjunction with your purchase of seven (7) lots in the referenced subdivision, please accept this letter as confirmation that Callaway Land Trust hereby authorizes you to proceed with permitting and applications with Columbia County Building & Zoning, Columbia County Health Department and The City of Lake City as required for construction.

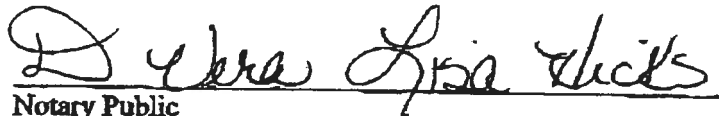
Should you have any questions concerning this matter, please advise.

Sincerely,



Daniel Crapps, Trustee

Sworn and Subscribed to this 18 day of March, 2004.



Notary Public



Vera Lisa Hicks
My Commission DD131707
Expires August 23, 2006



STATE OF FLORIDA
DEPARTMENT OF HEALTH

APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number 04-0281N

PART II - SITE PLAN

Scale: Each block represents 5 feet and 1 inch = 50 feet.

See Attached

See Attached

Notes:

Site Plan submitted by:

Lara Sutton

Signature

Plan Approved ☒

Not Approved ☐

Title

Date 3-9-04

by *[Signature]*

Columbia

County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

04-0281N

ADDRESS:

Scale - 1" = 20'

SW WILSHIRE DRIVE

Drainage ditch 91-1

Electric

City Water Lateral (Potable)

DRIVE

25' SB

24'

23'

95'

24'

43'

PROPOSED RESIDENCE

46'

SEPTIC SYSTEM

①

②

VACANT LOT

237.00'

10' SB

115'

VACANT LOT

158.95'

10' SB

15' SB

166.17'

XBM

3-9-04

M. J.

CALLAWAY UNIT 3 LOT 82
PARCEL: 15-4S-03023-382
ADDRESS

SW WILSHIRE DRIVE

City
WATER
LATERAL
(POTABLE)

VACANT LOT

X
BM

158.95'

10' SB

15' SB

189.6'

115'

25' SB

13'

36'

PROPOSED
RESIDENCE

41'

8'

SEPTIC
SYSTEM

0.2%
Slope

Approved

3-8-04

MSU

Electric

10' SB

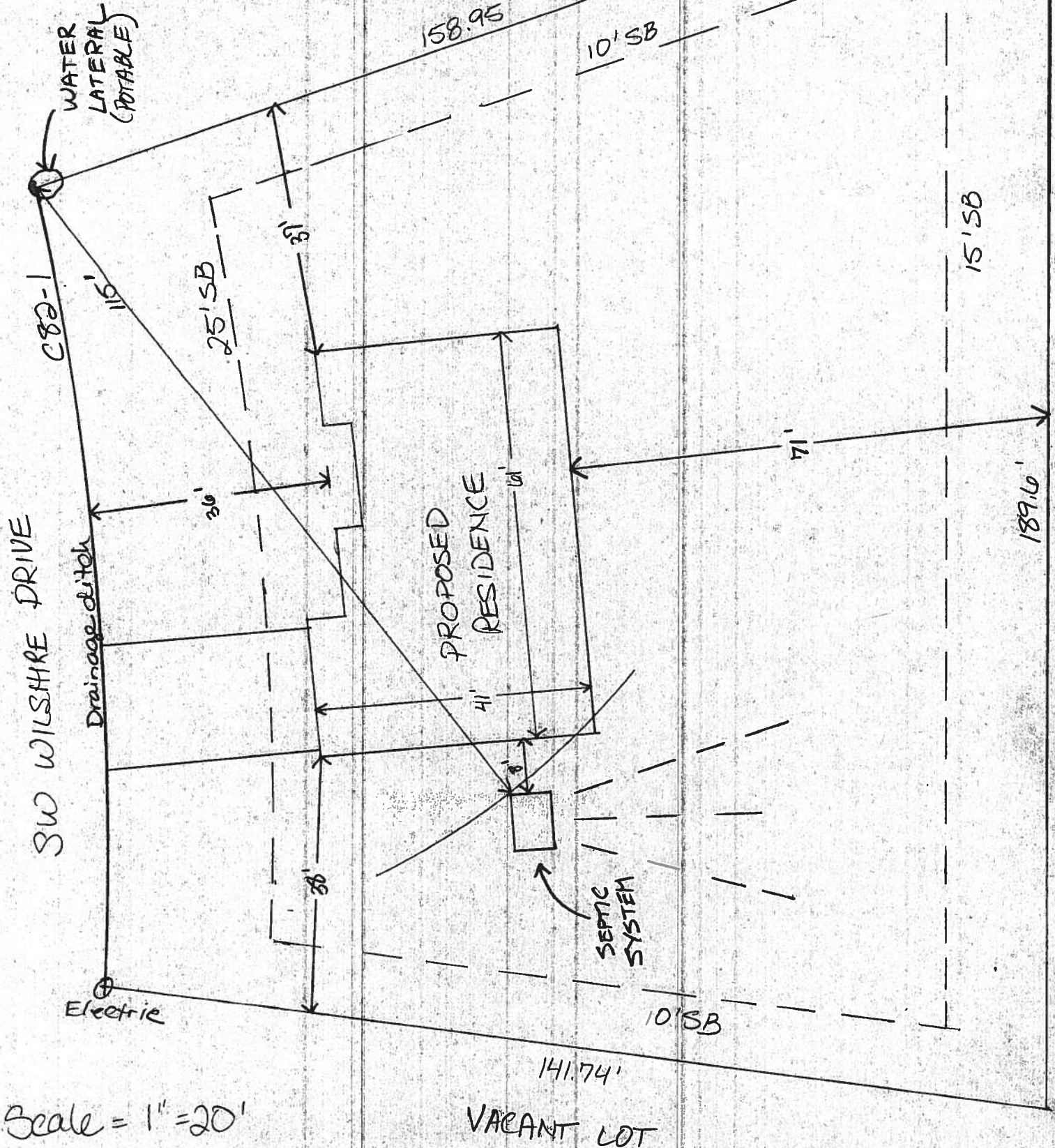
141.74'

VACANT LOT

Scale = 1" = 20'

CALLAWAY UNIT 3 LOT 82
PARCEL: 15-43-116-02023-382
ADDRESS: 228 SW Wilshire Dr.

VACANT LOT



FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Community Affairs
Residential Whole Building Performance Method A

Project Name: CAMBRIDGE	Builder: KEN SWEENEY CONST.
Address:	Permitting Office:
City, State:	Permit Number: 21645
Owner: CAMBRIDGE	Jurisdiction Number: 221000
Climate Zone: North	

<p>1. New construction or existing New <input type="checkbox"/></p> <p>2. Single family or multi-family Single family <input type="checkbox"/></p> <p>3. Number of units, if multi-family 1 <input type="checkbox"/></p> <p>4. Number of Bedrooms 3 <input type="checkbox"/></p> <p>5. Is this a worst case? Yes <input type="checkbox"/></p> <p>6. Conditioned floor area (ft²) 1534 ft² <input type="checkbox"/></p> <p>7. Glass area & type Single Pane Double Pane <input type="checkbox"/></p> <p style="margin-left: 20px;">a. Clear glass, default U-factor 0.0 ft² 160.0 ft² <input type="checkbox"/></p> <p style="margin-left: 20px;">b. Default tint 0.0 ft² 0.0 ft² <input type="checkbox"/></p> <p style="margin-left: 20px;">c. Labeled U or SHGC 0.0 ft² 0.0 ft² <input type="checkbox"/></p> <p>8. Floor types <input type="checkbox"/></p> <p style="margin-left: 20px;">a. Slab-On-Grade Edge Insulation R=0.0, 176.0(p) ft <input type="checkbox"/></p> <p style="margin-left: 20px;">b. N/A <input type="checkbox"/></p> <p style="margin-left: 20px;">c. N/A <input type="checkbox"/></p> <p>9. Wall types <input type="checkbox"/></p> <p style="margin-left: 20px;">a. Frame, Wood, Exterior R=13.0, 996.0 ft² <input type="checkbox"/></p> <p style="margin-left: 20px;">b. Frame, Wood, Exterior R=13.0, 198.0 ft² <input type="checkbox"/></p> <p style="margin-left: 20px;">c. N/A <input type="checkbox"/></p> <p style="margin-left: 20px;">d. N/A <input type="checkbox"/></p> <p style="margin-left: 20px;">e. N/A <input type="checkbox"/></p> <p>10. Ceiling types <input type="checkbox"/></p> <p style="margin-left: 20px;">a. Under Attic R=30.0, 1534.0 ft² <input type="checkbox"/></p> <p style="margin-left: 20px;">b. Under Attic R=19.0, 220.0 ft² <input type="checkbox"/></p> <p style="margin-left: 20px;">c. N/A <input type="checkbox"/></p> <p>11. Ducts <input type="checkbox"/></p> <p style="margin-left: 20px;">a. Sup: Unc. Ret: Unc. AHJ: Garage Sup. R=6.0, 88.0 ft <input type="checkbox"/></p> <p style="margin-left: 20px;">b. N/A <input type="checkbox"/></p>	<p>12. Cooling systems <input type="checkbox"/></p> <p style="margin-left: 20px;">a. Central Unit Cap: 36.0 kBtu/hr <input type="checkbox"/></p> <p style="margin-left: 40px;">SEER: 10.00 <input type="checkbox"/></p> <p style="margin-left: 20px;">b. N/A <input type="checkbox"/></p> <p style="margin-left: 20px;">c. N/A <input type="checkbox"/></p> <p>13. Heating systems <input type="checkbox"/></p> <p style="margin-left: 20px;">a. Natural Gas Cap: 50.0 kBtu/hr <input type="checkbox"/></p> <p style="margin-left: 40px;">AFUE: 0.80 <input type="checkbox"/></p> <p style="margin-left: 20px;">b. N/A <input type="checkbox"/></p> <p style="margin-left: 20px;">c. N/A <input type="checkbox"/></p> <p>14. Hot water systems <input type="checkbox"/></p> <p style="margin-left: 20px;">a. Natural Gas Cap: 50.0 gallons <input type="checkbox"/></p> <p style="margin-left: 40px;">EF: 0.66 <input type="checkbox"/></p> <p style="margin-left: 20px;">b. N/A <input type="checkbox"/></p> <p style="margin-left: 20px;">c. Conservation credits <input type="checkbox"/></p> <p style="margin-left: 40px;">(HR-Heat recovery, Solar DHP-Dedicated heat pump)</p> <p>15. HVAC credits <input type="checkbox"/></p> <p style="margin-left: 20px;">(CF-Ceiling fan, CV-Cross ventilation, HF-Whole house fan, PT-Programmable Thermostat, MZ-C-Multizone cooling, MZ-H-Multizone heating)</p>
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Glass/Floor Area: 0.10

Total as-built points: 21249

Total base points: 24387

PASS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: SUNCONST INSULATORS

DATE: 7/15/13

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT: _____

DATE: _____

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.



BUILDING OFFICIAL: _____

DATE: _____

Code Compliance Checklist

Residential Whole Building Performance Method A - Details

ADDRESS: , , ,

PERMIT #:

6A-21 INFILTRATION REDUCTION COMPLIANCE CHECKLIST

COMPONENTS	SECTION	REQUIREMENTS FOR EACH PRACTICE	CHECK
Exterior Windows & Doors	606.1.ABC.1.1	Maximum: 3 cfm/sq.ft. window area; .5 cfm/sq.ft. door area.	
Exterior & Adjacent Walls	606.1.ABC.1.2.1	Caulk, gasket, weatherstrip or seal between: windows/doors & frames, surrounding wall; foundation & wall sole or sill plate; joints between exterior wall panels at corners; utility penetrations; between wall panels & top/bottom plates; between walls and floor. EXCEPTION: Frame walls where a continuous infiltration barrier is installed that extends from, and is sealed to, the foundation to the top plate.	
Floors	606.1.ABC.1.2.2	Penetrations/openings > 1/8" sealed unless backed by truss or joint members. EXCEPTION: Frame floors where a continuous infiltration barrier is installed that is sealed to the perimeter, penetrations and seams.	
Ceilings	606.1.ABC.1.2.3	Between walls & ceilings: penetrations of ceiling plane of top floor; around shafts, chases, soffits, chimneys, cabinets sealed to continuous air barrier; gaps in gyp board & top plate; attic access. EXCEPTION: Frame ceilings where a continuous infiltration barrier is installed that is sealed at the perimeter, at penetrations and seams.	
Recessed Lighting Fixtures	606.1.ABC.1.2.4	Type IC rated with no penetrations, sealed; or Type IC or non-IC rated, installed inside a sealed box with 1/2" clearance & 3" from insulation; or Type IC rated with < 2.0 cfm from conditioned space, tested.	
Multi-story Houses	606.1.ABC.1.2.5	Air barrier on perimeter of floor cavity between floors.	
Additional Infiltration reqts	606.1.ABC.1.3	Exhaust fans vented to outdoors, dampers; combustion space heaters comply with NFPA, have combustion air.	

6A-22 OTHER PRESCRIPTIVE MEASURES (must be met or exceeded by all residences.)

COMPONENTS	SECTION	REQUIREMENTS	CHECK
Water Heaters	612.1	Comply with efficiency requirements in Table 6-12. Switch or clearly marked circuit breaker (electric) or cutoff (gas) must be provided. External or built-in heat trap required.	
Swimming Pools & Spas	612.1	Spas & heated pools must have covers (except solar heated). Non-commercial pools must have a pump timer. Gas spa & pool heaters must have a minimum thermal efficiency of 78%.	
Shower heads	612.1	Water flow must be restricted to no more than 2.5 gallons per minute at 80 PSIG.	
Air Distribution Systems	610.1	All ducts, fittings, mechanical equipment and plenum chambers shall be mechanically attached, sealed, insulated, and installed in accordance with the criteria of Section 610. Ducts in unconditioned attics: R-6 min. insulation.	
HVAC Controls	607.1	Separate readily accessible manual or automatic thermostat for each system.	
Insulation	604.1, 602.1	Ceilings-Min. R-19. Common walls-Frame R-11 or CBS R-3 both sides. Common ceiling & floors R-11.	

WATER HEATING & CODE COMPLIANCE STATUS

Residential Whole Building Performance Method A - Details

ADDRESS: , , ,

PERMIT #:

BASE				AS-BUILT					
WATER HEATING									
Number of Bedrooms	X	Multiplier	= Total	Tank Volume	EF	Number of Bedrooms	X Tank Ratio	X Multiplier	X Credit = Total Multiplier
3		2746.00	8238.0	50.0	0.66	3	1.00	1453.55	1.00 4360.6
				As-Built Total:					
				4360.6					

CODE COMPLIANCE STATUS

BASE					AS-BUILT				
Cooling Points	+	Heating Points	+	Hot Water Points = Total Points	Cooling Points	+	Heating Points	+	Hot Water Points = Total Points
8374		7774		8238 24387	8064		8824		4361 21249

PASS



WINTER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: , , ,

PERMIT #:

BASE				AS-BUILT							
GLASS TYPES											
.18 X Conditioned X BWPM = Points Floor Area											
				Type/SC	Overhang Ornt Len Hgt			Area X WPM X WOF = Points			
.18	1534.0	12.74	3517.8	Double, Clear	W	2.0	6.0	50.0	20.73	1.04	1080.7
				Double, Clear	N	2.0	6.0	16.0	24.58	1.00	395.1
				Double, Clear	E	2.0	6.0	94.0	18.79	1.06	1873.5
				As-Built Total:		160.0			3349.3		
WALL TYPES Area X BWPM = Points				Type R-Value Area X WPM = Points							
Adjacent	0.0	0.00	0.0	Frame, Wood, Exterior				13.0	996.0	3.40	3386.4
Exterior	1194.0	3.70	4417.8	Frame, Wood, Exterior				13.0	198.0	3.40	673.2
Base Total:				As-Built Total:		1194.0			4059.6		
DOOR TYPES Area X BWPM = Points				Type Area X WPM = Points							
Adjacent	18.0	11.50	207.0	Exterior Wood				36.0	12.30		442.8
Exterior	36.0	12.30	442.8	Adjacent Wood				18.0	11.50		207.0
Base Total:				As-Built Total:		54.0			649.8		
CEILING TYPES Area X BWPM = Points				Type R-Value Area X WPM X WCM = Points							
Under Attic	1534.0	2.05	3144.7	Under Attic				30.0	1534.0	2.05 X 1.00	3144.7
				Under Attic				19.0	220.0	2.70 X 1.00	594.0
Base Total:				As-Built Total:		1754.0			3738.7		
FLOOR TYPES Area X BWPM = Points				Type R-Value Area X WPM = Points							
Slab	176.0(p)	8.9	1566.4	Slab-On-Grade Edge Insulation				0.0	176.0(p)	18.80	3308.8
Raised	0.0	0.00	0.0								
Base Total:				As-Built Total:		176.0			3308.8		
INFILTRATION Area X BWPM = Points				Area X WPM = Points							
	1534.0	-0.59	-905.1					1534.0	-0.59		-905.1
Winter Base Points: 12391.4				Winter As-Built Points: 14201.1							
Total Winter X System = Heating Points Multiplier Points				Total X Cap X Duct X System X Credit = Heating Component Ratio Multiplier Multiplier Multiplier Points (DM x DSM x AHU)							
12391.4 0.6274 7774.4				14201.1 1.000 (1.069 x 1.168 x 1.00) 0.497 1.000 8824.5 14201.1 1.00 1.250 0.497 1.000 8824.5							

SUMMER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: , , ,

PERMIT #:

BASE				AS-BUILT							
GLASS TYPES											
.18 X Conditioned X BSPM = Points Floor Area				Overhang Type/SC Ornt Len Hgt Area X SPM X SOF = Points							
.18	1534.0	20.04	5533.4	Double, Clear	W	2.0	6.0	50.0	38.52	0.85	1636.1
				Double, Clear	N	2.0	6.0	16.0	19.20	0.90	276.5
				Double, Clear	E	2.0	6.0	94.0	42.06	0.85	3353.1
				As-Built Total:				160.0			6285.7
WALL TYPES											
Area X BSPM = Points				Type R-Value Area X SPM = Points							
Adjacent	0.0	0.00	0.0	Frame, Wood, Exterior			13.0	996.0	1.50		1494.0
Exterior	1194.0	1.70	2029.8	Frame, Wood, Exterior			13.0	198.0	1.50		297.0
Base Total:				As-Built Total:				1194.0			1791.0
DOOR TYPES											
Area X BSPM = Points				Type Area X SPM = Points							
Adjacent	18.0	2.40	43.2	Exterior Wood				36.0	6.10		219.6
Exterior	36.0	6.10	219.6	Adjacent Wood				18.0	2.40		43.2
Base Total:				As-Built Total:				54.0			262.8
CEILING TYPES											
Area X BSPM = Points				Type R-Value Area X SPM X SCM = Points							
Under Attic	1534.0	1.73	2653.8	Under Attic			30.0	1534.0	1.73 X 1.00		2653.8
				Under Attic			19.0	220.0	2.34 X 1.00		514.8
Base Total:				As-Built Total:				1754.0			3168.6
FLOOR TYPES											
Area X BSPM = Points				Type R-Value Area X SPM = Points							
Slab	176.0(p)	-37.0	-6512.0	Slab-On-Grade Edge Insulation			0.0	176.0(p)	-41.20		-7251.2
Raised	0.0	0.00	0.0								
Base Total:				As-Built Total:				176.0			-7251.2
INFILTRATION											
Area X BSPM = Points				Area X SPM = Points							
1534.0 10.21 15662.1				1534.0 10.21 15662.1							
Summer Base Points: 19630.0				Summer As-Built Points: 18899.0							
Total Summer X System = Cooling Points Multiplier Points				Total X Cap X Duct X System X Credit = Cooling Component Ratio Multiplier Multiplier Multiplier Points (DM x DSM x AHU)							
19630.0 0.4266 8374.2				18899.0 1.000 (1.090 x 1.147 x 1.00) 0.341 1.000 8064.3 18899.0 1.00 1.250 0.341 1.000 8064.3							

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE SCORE* = 83.2

The higher the score, the more efficient the home.

CAMBRIDGE, . . .

1. New construction or existing	New	12. Cooling systems	
2. Single family or multi-family	Single family	a. Central Unit	Cap: 36.0 kBtu/hr
3. Number of units, if multi-family	1		SEER: 10.00
4. Number of Bedrooms	3	b. N/A	
5. Is this a worst case?	Yes	c. N/A	
6. Conditioned floor area (ft ²)	1534 ft ²		
7. Glass area & type	Single Pane Double Pane	13. Heating systems	
a. Clear - single pane	0.0 ft ² 160.0 ft ²	a. Natural Gas	Cap: 50.0 kBtu/hr
b. Clear - double pane	0.0 ft ² 0.0 ft ²		AFUE: 0.80
c. Tint/other SHGC - single pane	0.0 ft ² 0.0 ft ²	b. N/A	
d. Tint/other SHGC - double pane		c. N/A	
8. Floor types		14. Hot water systems	
a. Slab-On-Grade Edge Insulation	R=0.0, 176.0(p) ft	a. Natural Gas	Cap: 50.0 gallons
b. N/A			EF: 0.66
c. N/A		b. N/A	
9. Wall types		c. Conservation credits	
a. Frame, Wood, Exterior	R=13.0, 996.0 ft ²	(HR-Heat recovery, Solar	
b. Frame, Wood, Exterior	R=13.0, 198.0 ft ²	DHP-Dedicated heat pump)	
c. N/A		15. HVAC credits	
d. N/A		(CF-Ceiling fan, CV-Cross ventilation,	
e. N/A		HF-Whole house fan,	
10. Ceiling types		PT-Programmable Thermostat,	
a. Under Attic	R=30.0, 1534.0 ft ²	MZ-C-Multizone cooling,	
b. Under Attic	R=19.0, 220.0 ft ²	MZ-H-Multizone heating)	
c. N/A			
11. Ducts			
a. Sup: Unc. Ret: Unc. AH: Garage	Sup. R=6.0, 88.0 ft		
b. N/A			

I certify that this home has complied with the Florida Energy Efficiency Code For Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: _____ City/FL Zip: _____



***NOTE:** The home's estimated energy performance score is only available through the FLA/RES computer program. This is not a Building Energy Rating. If your score is 80 or greater (or 86 for a US EPA/DOE EnergyStarTM designation), your home may qualify for energy efficiency mortgage (EEM) incentives if you obtain a Florida Energy Gauge Rating. Contact the Energy Gauge Hotline at 321/638-1492 or see the Energy Gauge web site at www.fsec.ucf.edu for information and a list of certified Raters. For information about Florida's Energy Efficiency Code For Building Construction, contact the Department of Community Affairs at 850/487-1824.

EnergyGauge® (Version: FLRCSB v3.30)

GAINESVILLE-ALACHUA COUNTY ASSOCIATION OF REALTORS® INC
DEPOSIT RECEIPT AND PURCHASE AND SALE AGREEMENT

1. Parties: Calloway Land Trust ("SELLER")
 and Sweeney Building Construction, Inc ("BUYER")
 hereby agree that SELLER shall sell and BUYER shall buy the following described Real Property and Personal Property (collectively "Property") pursuant to the terms and conditions of this Deposit Receipt and Purchase and Sale Agreement and any riders and addenda ("Agreement")

2. Description
 a. Legal description of the Real Property located in Columbia County, Florida: _____
lots 81, 82, 84, 85, 87, 88 and 89 Calloway III
 b. Street Address, city, zip of Property: _____
 c. Personal Property includes existing (check all that apply): ☐ range(s), ☐ refrigerator(s), ☐ dishwasher(s), ☐ ceiling fan(s), ☐ light fixture(s), and ☐ window treatments unless specifically excluded below. Other items included are:
NONE
 d. Items of Personal Property (and leased items, if any) excluded are: _____

3. Purchase and Sales Price: \$ 167,300.00
 Payable as follows:
 a. Deposit held in escrow by Advance Homestead Title (Escrow Agent) in the amount of \$ 7,000.00
 b. Additional escrow deposit to be made to _____ within _____ days after Effective Date. _____ \$ 0
 c. New mortgage financing with a Lender in the amount of _____ \$ 0
 d. Assumable Mortgage/Seller Financing _____ \$ 0
 e. Other: _____ \$ 0
 f. Balance payable (Cash at Closing (US cash, certified or cashiers check) _____ \$ 160,300.00

TOTAL PURCHASE AND SALE PRICE \$ 167,300.00

4. ADDITIONAL TERMS AND CONDITIONS
See attached exhibit "A"

5. **RIDERS:** Additional riders are attached to this Agreement and are made a part hereof. (CHECK those riders, which are applicable)

<input type="checkbox"/> Condominium Assn.	<input checked="" type="checkbox"/> Community Disclosure Summary	<input type="checkbox"/> FHAVA
<input type="checkbox"/> Lead-Based Paint	<input type="checkbox"/> Assumable Mortgage	<input type="checkbox"/> "As Is"
<input type="checkbox"/> New Construction Insulation	<input type="checkbox"/> Comprehensive Rider Addenda	<input type="checkbox"/> Addenda

6. **CLOSING DATE/TIME OF POSSESSION:** This transaction shall be closed and the deed and other closing papers delivered on see exhibit "A" or such earlier date as may be mutually agreed upon, unless extended by other provisions of this Agreement. If BUYER is unable to obtain Hazard, Wind, Flood or Homeowner's insurance because insurance underwriting has been suspended, BUYER may delay Closing for up to five (5) days from the scheduled closing date to obtain such coverage. If coverage is still unavailable, either Party may elect to terminate this Agreement. BUYER shall use all reasonable efforts to obtain insurance coverage. BUYER shall take possession at the date and time of closing unless otherwise stipulated in this Agreement or an addendum to this Agreement.

BUYER DS () () and SELLER DU () () acknowledge receipt of this page, which is Page 1 of 7

7. **TIME FOR ACCEPTANCE/FACSIMILE/EFFECTIVE DATE:** If this Agreement is not executed by and delivered to all parties hereto, OR FACT OF EXECUTION communicated in writing between the parties, on or before Feb. 23, 2004, the aforesaid deposit(s) shall, at the option of the BUYER, be returned to BUYER and this offer withdrawn. A facsimile copy of this Agreement and any signatures thereon shall be considered for all purposes as originals. **UNLESS OTHERWISE STATED, THE TIME FOR ACCEPTANCE OF ANY COUNTEROFFERS SHALL BE TWO (2) DAYS FROM THE DATE THE COUNTEROFFER IS DELIVERED.** The date of this Agreement ("Effective Date") will be the date when the last one of the BUYER and SELLER has signed or initialed this offer or the final counteroffer. If such date is not otherwise set forth in this Agreement, then the Effective Date shall be the date determined above for acceptance of this offer or, if applicable, the final counteroffer.

8. **FINANCING**

- A. ☒ **Cash:** This is a cash transaction with no contingencies for financing
- B. ☐ **New Financing:** This Agreement is contingent upon the BUYER obtaining loan approval for said loan within _____ (_____) days from the Effective Date at an interest rate not to exceed _____ percent (_____%), if a fixed rate mortgage, or _____ percent (_____%) for the initial period of an adjustable rate mortgage; term of _____ (_____) years; and in the principal amount of not less than _____ Dollars (\$_____). BUYER shall make application within _____ (_____) days from the Effective Date, and use reasonable diligence to obtain loan approval, including furnishing all documents and information required by the Lender, and, thereafter, to satisfy terms and conditions of the loan approval and close the loan. Failure to do so shall constitute a breach hereunder. If BUYER fails to obtain loan approval or to waive BUYER'S right hereunder within said time, either party may cancel this Agreement in writing, and all deposit(s) paid by BUYER shall be refunded to BUYER.
- ☐ **Purchase Money Note and Mortgage to SELLER:** It is understood and agreed by the parties hereto that the BUYER will give and the SELLER will take back a purchase money (first, second, etc.) mortgage encumbering the Property, payable to the SELLER, in the amount of \$_____, bearing interest at the rate of _____ % per annum, for a term of _____ years, said mortgage to be amortized by monthly payments of principal and interest in the approximate amount of \$_____, with the first such payment becoming due and payable thirty (30) days after closing and with subsequent payments due on the same day of each month thereafter until all sums have been paid in full. All such payments are to be credited first to accrued interest and the balance to principal

The purchase money note and mortgage shall provide for a thirty (30) day grace period in the event of default if it is a first mortgage and a fifteen (15) day grace period if it is a second mortgage, shall provide for right of prepayment in whole or in part without penalty, and shall be otherwise in form and content in accordance with covenants established by the Eighth Judicial Circuit Bar Association. Said note and mortgage shall provide that in the event any installment is more than fifteen (15) days delinquent, the holder may assess a late charge of five percent (5%) of the late installment payment, or Ten Dollars (\$10) whichever is greater, which late payment shall be due with the late installment payment, and in any event, shall be due no later than the due date of the next installment payment. Failure to pay the late charge when due shall constitute a default under the promissory note and mortgage. Said mortgage shall require all prior liens and encumbrances to be kept in good standing and shall forbid modifications of or future advances under prior mortgage(s).

The purchase money mortgage and note (check one)

- ☐ shall be fully assumable
- ☐ shall not be assumable, directly or indirectly, and shall include a standard due on sale clause prohibiting sale or transfer other than by descent and distribution in case of death or for a lease of three years or less not containing an option to purchase
- ☐ shall be assumable on these conditions: _____

9. **EVIDENCE OF TITLE:** SELLER, at SELLER'S expense, shall provide an ALTA Owner's Title Insurance Commitment in the amount of the purchase price. If BUYER is required to furnish a mortgagee title insurance policy, SELLER agrees that SELLER'S title agent will offer BUYER the option of obtaining a simultaneous issue mortgagee policy at BUYER'S expense.

Title evidence to be furnished within (Check One)

- ☐ _____ (_____) days from the Effective Date of this Agreement or
- ☒ ten (10) days prior to closing

10. **EXAMINATION OF TITLE:** The Title Commitment shall be issued by a Florida licensed title insurer agreeing to issue BUYER, upon recording of the deed to BUYER, an owner's policy of title insurance in the amount of the purchase price, insuring BUYER'S marketable title to the Real Property, subject only to the matters contained in Paragraph 16 and those to be discharged by SELLER at or before Closing. Marketable title shall be determined according to applicable Title Standards adopted by authority of the Florida Bar and in accordance with law. BUYER shall have 5 days from date of receiving the Title Commitment to examine it, and if title is found defective, notify SELLER in writing specifying defect(s), which renders title unmarketable. SELLER shall have thirty days from receipt of notice to remove the defects, failing which BUYER shall, within 5 days after expiration of said period, deliver written notice to SELLER either: (1) extending the time for a reasonable period mutually acceptable to the parties; (2) waiving the defect(s) or (3) requesting a refund of deposit(s) paid

BUYER (SS) (_____) (_____) and SELLER (P) (_____) (_____) acknowledge receipt of this page, which is Page 2 of 7

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which shall be returned to BUYER, thereby releasing BUYER and SELLER from all further obligations under this Agreement. If BUYER fails to so notify SELLER, BUYER shall be deemed to have accepted the tile in its existing condition. SELLER shall use diligent efforts to correct defect(s) within the time provided. Reasonable diligence will not include requirement of SELLER to bring an action at law or equity to cure said defect(s). Upon the defects being cured and notice of that fact being delivered to BUYER or BUYER'S Agent, this transaction shall then be closed within ten (10) days of the delivery of the notice. If SELLER delivers Title Commitment to BUYER less than 5 days prior to Closing, BUYER may extend Closing so that BUYER shall have up to 5 days from date of receipt to examine same in accordance with this provision.

11. **WOOD DESTROYING ORGANISMS:** BUYER, at BUYER's expense, may have the Property inspected by a Florida Certified Pest Control Operator ("Operator") at least 10 days prior to Closing to determine if there is any visible active Wood Destroying Organism Infestation or visible damage from Wood Destroying Organism Infestation, excluding fences and _____

N/A If either or both are found, BUYER may, within 5 days from date of written notice thereof, have cost of treatment of active infestation estimated by the Operator and all damage inspected and cost of repairs estimated by an appropriately licensed contractor or mutually acceptable person. If any repairs are required pursuant to this provision, a copy of said inspection report and estimate shall be delivered to SELLER within 5 days following inspection. The repairs and treatment shall be made by an appropriately licensed person or firm, or mutually acceptable person. If active infestation or damage is found to be present, the SELLER shall bear the total cost of remedying such active infestation and repair of damage, except as otherwise herein provided, except BUYER shall be responsible for damage caused by wood-destroying organisms where the cost of repair is less than One Hundred Dollars (\$100). Should the cost of such treatment and repair exceed N/A Dollars (\$ _____), the SELLER may elect to terminate this Agreement in writing and all rights and liabilities of all parties shall terminate and all deposits shall be returned to BUYER, unless the BUYER elects to proceed with the transaction taking the above amount as a credit at closing. "Wood Destroying Organisms" shall be deemed to include all wood destroying organisms required to be reported under the Florida Pest Control Act, as amended.

12. **ASSIGNABILITY:** BUYER (Check one only)

- ☐ May assign this Agreement and thereby be released from any further liability under this Agreement;
☐ May assign this Agreement but not be released from liability under this Agreement;
☒ May not assign this Agreement

13. **SELLERS WARRANTIES / INSPECTION / REPAIR:** Except as otherwise disclosed by Seller, SELLER warrants that (a) the ceiling, roof (including the fascia and soffits) and exterior and interior walls and foundation of the Property do not have any visible evidence of leaks, water damage or structural damage. Cracked roof tiles, curling or worn shingles, or limited roof life shall not be considered defects SELLER must repair or replace, so long as there is no evidence of actual leaks, leakage or structural damage, but missing tiles will be SELLER's responsibility to replace or repair. If repairs or replacements are required to comply with the foregoing warranty (a), SELLER shall pay up to an amount not to exceed N/A Dollars (\$ N/A). SELLER further warrants that (b) the septic tank, pool, all major appliances, heating, cooling, electrical, plumbing systems and machinery are in Working Condition. If repairs or replacements are required to comply with the foregoing warranty (b), SELLER shall pay up to an amount not to exceed N/A Dollars (\$ N/A). All repairs shall be made by an appropriately licensed person or firm, or mutually acceptable person. SELLER makes no warranties as to conformity with current applicable building code requirements. BUYER may inspect, or at BUYER's expense, have a firm or individual specializing in home inspections and holding an occupational license for such purpose (if required) or an appropriately licensed Florida contractor make inspections of those items within _____ days after the Effective Date, (the "Inspection Period"). BUYER shall report in writing to SELLER such items that do not meet the above standards as to defects within 24 hours after the expiration of the Inspection Period. Unless BUYER timely reports such defects, BUYER shall be deemed to have waived SELLER's warranties as to defects not reported. SELLER is not required to make repairs or replacements of a Cosmetic Condition unless caused by a defect SELLER is responsible to repair or replace. If the cost for such repairs or replacements exceeds the amounts provided under (a) or (b), BUYER or SELLER may elect to pay such excess, failing which either party may cancel this Agreement and BUYER's binder deposit shall be returned. SELLER shall, upon reasonable notice, provide utilities service and access to the Property for inspections, including a walk-through prior to Closing, to confirm that all items of Personal Property are on the Real Property and, subject to the foregoing, that all required repairs and replacements have been made and, that the Property, including but not limited to, lawn, shrubbery and pool, if any, has been maintained in the condition existing as of the Effective Date, ordinary wear and tear excepted. For purposes of this Agreement: (1) "Working Condition" means operating in the manner in which the item was designed to operate; (2) "Cosmetic Condition" means aesthetic imperfections that do not affect the Working Condition of the item, including, but not limited to: pitted marcite or other pool finishes; missing or torn screens; fogged windows; tears, worn spots, or discoloration of floor coverings, wallpaper, or window treatments; nail holes, scratches, dents, scrapes, chips or caulking in the ceilings, walls, flooring, fixtures, or mirrors; and minor cracks in floors, tiles, windows, driveways, sidewalks, or pool decks.

14. ☐ **ADDITIONAL INSPECTIONS** (Check if applicable): In addition to the home inspection allowed under Paragraph 13, BUYER may also conduct such additional inspections and tests of the Property and the improvements as the BUYER shall deem necessary, including, but not limited to emergency studies, soil tests, structural inspections, review of zoning and land use requirements and environmental and radon tests. Such tests shall be completed during the Inspection Period and shall be conducted by a firm or individual specializing in such inspections and holding an occupational license for such purpose (if

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required) or by an appropriately licensed Florida contractor. If BUYER determines that any other bonafide condition or defect of the property as disclosed by such home inspections, additional inspections or other tests are unacceptable to BUYER, then BUYER shall report to SELLER, in writing, such condition(s) or defect(s) within 24 hours after the expiration of the "Inspection Period" as set forth in Paragraph 13. SELLER shall have three (3) days from the date of notice to agree to remedy such condition(s) or defect(s). If SELLER notifies BUYER, in writing, within the three (3) day period that SELLER refuses to remedy the condition(s) or defect(s), BUYER shall then have one (1) day from receipt of such notice to, in writing, either agree to complete the purchase without the condition(s) or defect(s) being remedied by the SELLER or elect to terminate this Agreement in which event the BUYER's binder deposit(s) shall be returned to BUYER.

15. **MAINTENANCE:** Between the Effective Date of this Agreement and the closing, SELLER shall maintain the Real and Personal Property in the condition herein warranted, reasonable wear and tear excepted, and shall maintain the lawn and shrubbery in substantially the same condition as exists on the Effective Date of this Agreement. The Property will be swept clean and SELLER's personal items removed on or before the Closing Date.
16. **RESTRICTIONS, EASEMENTS AND LIMITATIONS:** The BUYER shall take title subject to: comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision, outstanding oil, gas and mineral rights of record without right of entry, public utility easements of record, taxes for the year of closing and subsequent years, assumed mortgage(s) and purchase money mortgages, if any, other: _____ provided, however, that there exists at closing no violation of the foregoing and that the foregoing do not affect the marketability of title, and they do not prevent the use of the Property for _____ purpose(s).
17. **UTILITIES:** SELLER represents subject property is served by (check if applicable)
☒ Central Water system ☐ Well ☐ Central wastewater system
☒ Septic tank **Buyer to provide** ☐ None of the above
18. **CONVEYANCE:** SELLER shall convey title to the Property by statutory warranty, trustee, personal representative or guardian deed, as appropriate to the status of SELLER, free and clear of all encumbrances and liens of whatsoever nature, except taxes for the current year, and except as herein otherwise provided. The SELLER shall also deliver to the BUYER a lien and possession affidavit at closing, sufficient to remove lien and possession exceptions from title insurance coverage. If SELLER is a "foreign person" as defined by the Foreign Investment in Real Property Tax Act ("FIRPTA"), the parties shall comply with that Act. The parties shall comply with the provisions of FIRPTA and applicable regulations which could require SELLER to provide additional cash at closing to meet withholding requirements, and a FIRPTA Rider or equivalent may be attached to this Agreement. Conveyance of title shall be to: _____
19. **FLOOD ZONE REPRESENTATION:** Flood Zone "A" is the designation for property that may be subject to more than a minimal risk of flooding. SELLER represents that the improvements (or the effective buildable area of unimproved property) are: (Check One)
☐ within flood zone "A" ☒ not within flood zone "A" ☐ flood zone status is unknown to SELLER
 If SELLER has not represented the improvements (or effective buildable area) to be within Flood Zone "A", and the BUYER produces evidence prior to Closing that Flood Zone "A" is in fact applicable, the BUYER shall have the option to declare this Agreement terminated and shall thereupon be entitled to a refund of all deposits. Should BUYER close on the Property without obtaining evidence of flood zone status, the BUYER shall be deemed to have waived all objections as to flood zone regardless of the representation set forth in this paragraph.
20. **DISCLOSURES:**
- A. **Special Assessments:** Property is (check one) ☒ not subject to ☐ is subject to a special assessment lien imposed by a public body payable in installments which continue beyond Closing and, if so, specify who shall pay amounts due after Closing: ☐ SELLER ☐ BUYER ☐ Other (see addendum)
- B. **Radon Gas:** Radon is a naturally occurring radioactive gas that when accumulated in a building in sufficient quantities may present health risks to person who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon or radon testing may be obtained from your County Public Health Unit.
- C. **Energy Efficiency Rating System:** BUYER acknowledges receipt of the Florida Building Energy-Efficiency Rating System Brochure.
- D. **Lead-Based Paint:** If the real property includes pre-1978 residential housing then a lead-based paint rider is mandatory.
- E. **Community Disclosure:** If the Real Property is located in a "Community" as defined as such by Section 689.26, Florida Statutes, BUYER SHOULD NOT EXECUTE THIS AGREEMENT UNTIL BUYER HAS RECEIVED AND READ THE COMMUNITY DISCLOSURE SUMMARY FORM. If the Disclosure Summary required by Florida Statutes has not been provided to the prospective purchaser before executing this Contract (Agreement) for sale, this Contract (Agreement) is voidable by BUYER by delivering to SELLER or SELLER'S Agent written notice of the BUYER'S intention to cancel within three (3) days after receipt of the Disclosure Summary or prior to closing, whichever occurs first. Any purported waiver of this voidable right has no effect. BUYER'S right to void this Contract (Agreement) shall terminate at closing.

BUYER (08) () () and SELLER () () () acknowledge receipt of this page, which is Page 4 of 7

NA F.

Condominium Disclosure: If the Real Property is located in a condominium which is subject to rules and regulations of a condominium association as defined by Chapter 718, Florida Statutes, BUYER SHOULD NOT EXECUTE THIS AGREEMENT UNTIL BUYER HAS RECEIVED AND READ THE CONDOMINIUM ASSOCIATION DISCLOSURE. If the BUYER is not in receipt of the following documents as described in 718.503(2)(c)(2), F.S. then THIS AGREEMENT IS VOIDABLE BY BUYER BY DELIVERING WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, AFTER THE DATE OF EXECUTION OF THIS AGREEMENT BY THE BUYER AND RECEIPT BY BUYER OF A CURRENT COPY OF THE DECLARATION OF CONDOMINIUM, ARTICLES OF INCORPORATION, BYLAWS, RULES OF THE ASSOCIATION, AND A COPY OF THE MOST RECENT YEAR-END FINANCIAL INFORMATION IF SO REQUESTED IN WRITING. ANY PURPORTED WAIVER OF THESE VOIDABLE RIGHTS SHALL BE OF NO EFFECT. BUYER MAY EXTEND THE TIME FOR CLOSING FOR A PERIOD OF NOT MORE THAN 3 DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, AFTER THE BUYER RECEIVES THE DECLARATION, ARTICLES OF INCORPORATION, BYLAWS AND RULES IF REQUESTED IN WRITING. BUYER'S RIGHT TO VOID THIS AGREEMENT SHALL TERMINATE AT CLOSING.

- G. **Mold:** The presence of Mold in a home or building may cause health problems. If BUYER is concerned, BUYER should seek appropriate professional advice.
- H. **Closing Costs:** Upon closing of the sale of real property, SELLER and/or BUYER may be required to pay closing costs such as, but not limited to: document preparation fees, attorney's fees, title insurance, taxes, escrow fees, documentary stamp and intangible taxes, recording fees, discount points, survey charges, termite inspection fees, mortgage transfer fees and other such costs assumed by the SELLER and/or BUYER.
- I. BUYER ☒ acknowledges ☐ does not acknowledge receipt of brokerage relationship disclosure
BUYER'S INITIALS: BJB.

21. **TYPEWRITTEN OR HANDWRITTEN PROVISIONS:** Typewritten or handwritten provisions, riders and addenda shall control all printed provisions of this Agreement in conflict with them.

22. **EXPENSES:**

SELLER shall pay for the following expenses:

- A. Real Estate sale commissions
B. State documentary stamps to be affixed to deed
C. Preparation of instruments required of SELLER
D. Owner's title insurance
E. SELLER's attorney fee
F. _____
G. _____

BUYER shall pay for the following expenses:

- A. Recording fee to record deed.
B. All expenses relative to all notes and mortgages, or a contract for deed, including preparation, recording, documentary stamps, intangible tax & mortgagee title insurance.
C. Transfer costs of any existing mortgage(s)
D. Survey, if any
E. Termite inspection
F. BUYER's attorney fee
G. _____
H. _____

23. **STANDARDS FOR REAL ESTATE TRANSACTIONS**

- A. **SURVEY:** BUYER, at BUYER's expense, may, not less than five (5) days prior to closing, have the Real Property surveyed and the survey certified by a registered Florida surveyor. If the survey discloses encroachments on the Real Property or that improvements located thereon encroach on setback lines, easements, lands of others or violate any restrictions, contract covenants or applicable governmental regulations, the same shall constitute a title defect. SELLER agrees to provide BUYER with copies of existing surveys SELLER has, if any, within five (5) days from the Effective Date.
- B. **PRORATIONS:** All taxes for the current year, rents, insurance premiums, association assessments and interest on existing mortgages to be assumed (if any) shall be prorated as of the Closing Date with BUYER paying for the day of closing. If part of the purchase price is to be evidenced by the assumption of a mortgage requiring deposit of funds in escrow for payment of taxes, insurance of other charges, BUYER agrees to reimburse SELLER for escrowed funds assigned to BUYER at closing. All mortgage payments shall be current at the time of closing. If Closing occurs at a date when the current year's millage is not fixed and current year's assessment is available, taxes will be prorated based upon such assessment and prior year's millage. A tax proration based on an estimate shall, at the request of either party, be readjusted upon receipt of the tax bill, on condition that a statement to that effect is signed at Closing.
- C. **WARRANTIES:** SELLER warrants that there are no facts or defects known to SELLER materially affecting the value of the real property which are not readily observable by BUYER or which have not been disclosed to BUYER in writing.
- D. **DESTRUCTION OF PREMISES:** If any improvements located on the Property at the time of execution of this Agreement are damaged by fire or other casualty prior to closing and can be substantially restored within a period not to exceed 45 days after the anticipated Closing Date, SELLER shall so restore the improvements and the closing date shall be extended accordingly. If such restoration cannot be completed within said period of time, this Agreement, at the option of the BUYER, shall terminate and all deposit(s) shall be returned to BUYER. All risk of loss prior to closing shall be borne by the SELLER.



BUYER (BJB) () () and SELLER (P) () () acknowledge receipt of this page, which is Page 5 of 7

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- E. ESCROW:** Any escrow agent ("Agent") receiving funds or equivalent is authorized, and agrees by acceptance of them, to deposit them promptly, hold same in escrow and, subject to clearance, disburse them in accordance with the terms and conditions of this Agreement. At SELLER'S option, failure of clearance of funds shall be considered a default. If in doubt as to the Agent's duties or liabilities under the provisions of this Agreement, Agent may, at Agent's option, continue to hold the subject matter of the escrow until the parties mutually agree to its disbursement or until a judgment of a court of competent jurisdiction shall determine the rights of the parties, or Agent may deposit said escrowed funds with the clerk of the circuit court having jurisdiction of the dispute. Upon notifying all parties concerned of such action, all liability of the Agent shall fully terminate, except to the extent of accounting for any items previously delivered out of escrow. If Agent is a licensed real estate broker, Agent will comply with provisions of Chapter 475, F.S. (1987), as amended. Any suit between BUYER and SELLER where Agent is made a party because of acting as Agent hereunder, or in any suit wherein Agent interpleads the subject matter of the escrow, Agent shall recover reasonable attorney's fees and costs incurred, with the fees and costs to be charged and assessed as court costs in favor of the prevailing party. The Parties agree that the Agent shall not be liable to any party or person for misdelivery to BUYER or SELLER of items subject to this escrow, unless such misdelivery is due to willful breach of this Agreement or the gross negligence of Agent.
- F. DISBURSEMENT OF CLOSING PROCEEDS:** Disbursement of closing proceeds shall be made as soon after closing as final title certification and examination have been made, but which shall be no later than five (5) business days after closing.
- G. FAILURE OF PERFORMANCE:** If BUYER fails to perform this Agreement within the time specified (including payment of all deposits hereunder), the deposit(s) paid by BUYER may be retained by or for the account of SELLER as agreed upon liquidated damages, consideration for the execution of this Agreement and in full settlement of any claims, whereupon BUYER and SELLER shall be relieved of all obligations under this Agreement, or SELLER, at SELLER'S option, may proceed in equity to enforce SELLERS' rights under this Agreement. If, for any reason other than failure of SELLER to make SELLER'S title marketable after diligent effort, SELLER fails, neglects or refuses to perform this Agreement, the BUYER may seek specific performance or elect to receive the return of BUYER'S deposit(s) without thereby waiving any action for damages resulting from SELLER'S breach.
- H. OTHER AGREEMENTS:** No prior or present agreements or representations shall be binding upon BUYER or SELLER unless included in this Agreement. No modification to or change in this Agreement shall be valid or binding upon the parties unless in writing and executed by the parties intended to be bound by it.
- I. NOTICES AND RECORDINGS:** This Agreement shall bind and inure to the benefit of the parties and their successors in interest. Whenever the context permits, singular shall include plural and one gender shall include all. All notices must be in writing and may be made by mail, personal delivery or electronic media. A legible facsimile copy of this Agreement and any signatures thereon shall be considered for all purposes as an original. Neither this Agreement nor any notice of it shall be recorded in any public records.
- J. ATTORNEY'S FEES/COSTS:** In any litigation arising out of this Agreement, the prevailing party in such litigation, which, for purposes of this Standard, shall include SELLER, BUYER and any real estate brokers acting in agency or nonagency relationships authorized by Chapter 475, F.S., as amended, shall be entitled to recover from the non-prevailing party reasonable attorney's fees, costs and expenses, including reasonable attorney's fees, costs and expenses incurred in any appeal.
- K. LEGAL ACCESS:** SELLER warrants and represents that there is insurable legal access to the Real Property sufficient for the intended use as described herein.
- L. TIME:** Time periods herein of less than six (6) days shall, in the computation, exclude Saturdays, Sundays and state or national legal holidays, and any time period provided for herein which shall end on a Saturday, Sunday, or legal holiday shall extend to 5:00 p.m. of the next business day. Failure of any party to perform any covenant of this Agreement within the time limits set forth for performance of such covenant shall not be considered a material breach excusing performance unless such failure results in a material loss to the aggrieved party.
- M. LEASES:** If the Property or any portion thereof is leased, SELLER shall, not less than 15 days before closing, furnish to BUYER copies of all written leases and estoppel letters from each tenant specifying the nature and duration of the tenant's occupancy, rental rates; and advanced rent and security deposits paid by a tenant. If SELLER is unable to obtain such letter from each tenant, the same information shall be furnished by SELLER to BUYER in writing within that time period in the form of a SELLER'S affidavit and BUYER may thereafter contact tenants to confirm such information. If the terms of the leases differ materially from SELLER'S representations, BUYER may terminate this Agreement by delivering written notice to SELLER within 3 days of receipt of leases, estoppel letter and information, SELLER shall, at closing, deliver and assign all original leases to BUYER.

BUYER () () () and SELLER () () () acknowledge receipt of this page, which is Page 6 of 7

N. SPECIAL ASSESSMENTS / IMPACT FEES:

1. Unless as otherwise set forth in Paragraph 20A, certified, confirmed and ratified special assessment liens imposed by public bodies as of Closing are to be paid by SELLER. Pending liens as of Closing shall be assumed by BUYER. If the improvement has been substantially completed as of Effective Date, any pending lien shall be considered certified, confirmed or ratified and SELLER shall, at Closing, be charged an amount equal to the last estimate or assessment for the improvement by the public body.
2. Notwithstanding the above, BUYER acknowledges that BUYER shall be responsible for all water and wastewater flow base, connection charges and impact fees, if any, associated with BUYER placing any improvements on the Property.

THIS IS A LEGALLY BINDING AGREEMENT AND SHALL NOT BE RECORDED UNLESS OTHERWISE AGREED TO BETWEEN THE PARTIES. IF NOT FULLY UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE. DO NOT SIGN UNTIL ALL BLANKS ARE COMPLETED. YOUR REALTOR® RECOMMENDS THAT YOU OBTAIN TITLE INSURANCE OR A TITLE OPINION FROM YOUR ATTORNEY.

Barbara J. Sweeney 2/19/04 [Signature] 2/19/04
BUYER Date SELLER Date

BUYER Date SELLER Date

BUYER Date SELLER Date

Deposit(s) under Paragraph III (a) received (Checks are subject to clearance): _____

By: _____ Escrow Agent
_____, as authorized agent of Escrow Agent

SELLER ☒ acknowledges ☐ does not acknowledge receipt of brokerage relationship disclosure.
SELLER'S INITIALS: [Signature]

Brokers: The brokers named below are the listing and cooperating brokers in connection with this Agreement:

Name: <u>Daniel Crapps Agency INC</u> Listing Broker	<u>REMAX PROFESSIONALS, INC</u> Cooperating Broker, if any
Name: <u>SPARKS CRAPPS</u> Listing Salesperson (Print)	<u>Barbara J. Sweeney</u> Selling Salesperson, if any (Print)

Exhibit "A"

Buyer is a licensed Real Estate Broker-Salesperson at ReMax Professionals, Inc., acting as a principal on her own behalf.

Buyer to close on 5 lots of their choice within 60 days of acceptance and the remaining 2 lots within 90 days from acceptance.

The purchase price for each lot is \$23,900.00 and Buyer may close on the lots individually.

Seller will credit Buyer \$200.00 at each lot closing and Buyer will purchase Title Insurance and or Title Opinion, and close at Advanced Title and Settlement in Gainesville, Florida. Buyer will pay for any overnight mail charges and or courier fees for closing documents to be sent to Seller and from Seller back to the Title Company.

Seller will provide Buyer with a copy of the recorded plat for Calloway III and a copy of the Homeowners Association documents within 10 days from acceptance.

Seller will pay 5% of the purchase price at each lot closing to ReMax Professionals, Inc.

BS
0 ✓

Mrs. Barbara Sweeney
Sweeney Building Construction, Inc.
P.O. Box 508
Alachua, Florida 32616

RE: Callaway III Subdivision
Lake City, Florida

Dear Mrs. Sweeney:

In conjunction with your purchase of seven (7) lots in the referenced subdivision, please accept this letter as confirmation that Callaway Land Trust hereby authorizes you to proceed with permitting and applications with Columbia County Building & Zoning, Columbia County Health Department and The City of Lake City as required for construction.

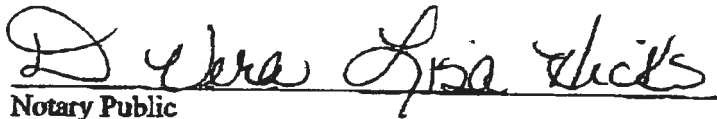
Should you have any questions concerning this matter, please advise.

Sincerely,



Daniel Crapps, Trustee

Sworn and Subscribed to this 18 day of March, 2004.


Notary Public

Vera Lisa Hicks
My Commission DD131707
Expires August 23, 2006

Mrs. Barbara Sweeney
Sweeney Building Construction, Inc.
P.O. Box 508
Alachua, Florida 32616

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Lake City, Florida

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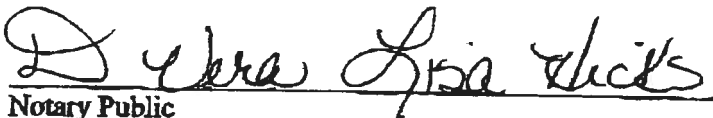
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Daniel Crapps, Trustee

Sworn and Subscribed to this 18 day of March, 2004.


Notary Public

Vera Lisa Hicks
My Commission DD131707
Expires August 23, 2006



CURRENT INFORMATION ON PRESSURE TREATED LUMBER

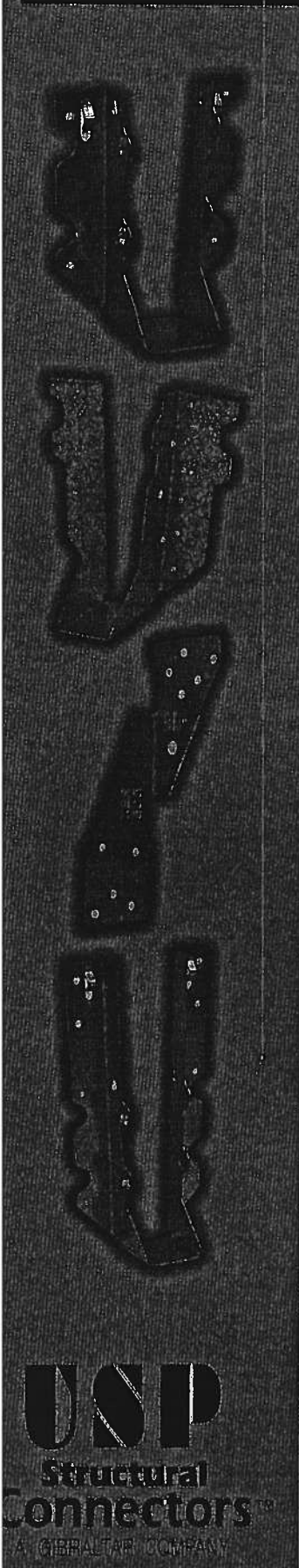
As you may know, CCA treated lumber is no longer produced for interior applications. Your quotes will reflect two new types of pressure treated lumber that is going to be used as CCA is phased out for it's previous uses.

1. **Borate Treated:** Interior application only, blue in color no adverse effect with current fasteners.
2. **ACQ Treated:** Can be used as either interior or exterior, brown in color, requires either Stainless or Hot Dipped Galvanized fasteners. Cannot come in contact with steel or aluminum, as in windows.

We are all in the process of learning the effects of these changes and more information will be coming as it is available. Of course you have surmised that the prices for the two new treatments are more than our current PT pricing. Please call me if you have any questions.

Thank you for your business.

CORROSION PROTECTION NEWS



USP Structural Connectors™ is a leader in manufacturing structural connectors. We want to make sure that you and your customers are offered the appropriate products to build the safest and strongest structure. In addition to stainless steel and hot-dip galvanized, USP offers a line of Triple Zinc G-185 connectors which can be used with the new treated wood in many types of applications.

The purpose of this communication is to educate and inform our customers about the industry changes to pressure treated wood and associated use of connectors and fasteners. Your customers will be asking for the new treated wood and we want to make sure you receive the most appropriate information about what types of connectors and fasteners you should use.

Consumers purchasing treated lumber should refer to the chemical supplier of the treated lumber for more detailed information. For specific information about applications of these connectors, as well as their product life in corrosive environments and other product warranty information, please refer to the USP Structural Connectors™ Product Catalog or visit our website at www.USPconnectors.com.

Why Is CCA Treated Lumber not going to be manufactured after December 31, 2003?

Historically Chromated Copper Arsenate (CCA) has been the most commonly used type of preservative to treat wood. Recent studies have shown the CCA "leaches" (is released) from treated wood by rainwater. This can leave a residue of arsenic on the wood surface and may contaminate the soil in proximity to the wood structure. As a result, concerns have been raised related to the potential for arsenic poisoning. In response, the treated wood chemical suppliers, in cooperation with the Environmental Protection Agency (EPA), have voluntarily agreed to stop producing CCA treated wood for residential and some commercial use by January 1, 2004. CCA treated wood will still be produced, but only for industrial, highway, and agricultural applications.

What are the predominant types of new alternative wood preservatives available?

Alkaline Copper Quaternary (ACQ) uses ethanolamine or ammonia to act as the carrier solution. Typical brand names are Preserve, Preserve Plus, NatureWood, and AC2.

Copper Azole Type A and B (CBA-A and CA-B) are next generation copper based preservatives. One brand name for these treatments is Natural Select Wood.

Sodium Borate (SBX) utilizes boron as an active ingredient. Typical brands are Timbor, EnviroSafe Plus, Advance Guard®, and SmartGUARD. Borates may not be approved for exterior applications. Consult the treated wood supplier.

Why should we consider Triple Zinc Products instead of the standard G60 products?

Standard G60 products have limited corrosion resistance. When used in contact with some of the new wood preservatives the G60 products could experience accelerated corrosion as a result of the new formulas used to treat the wood. Corrosion is a multifaceted phenomenon dependent on many variables. Most of these variables are related to the environment the steel is placed in. Corrosion can occur leading to loss of strength and reduced connector load carrying capability due to exposure to ocean air or salt spray, chemicals used in fire retardant and preservative treat wood, acid rain, agricultural chemicals and fertilizers, animal wastes, swimming pool chemicals, and even common outdoor exposure with alternating wet and dry conditions. Of course, there are many more possible corrosive environments not mentioned here.

Triple Zinc G-185 contains roughly three times the amount of zinc as the standard G60 galvanizing. This provides additional protection against corrosion attributed to the new wood preservatives. Unfortunately, we are unable to predict the service life of particular connectors in selected environments. We can, however, provide a relative level of protection information regarding corrosion resistance.

Continued on next page →

USP

Structural

Connectors™

A GIBRALTAR COMPANY

What effect do the preservatives have on Structural Connectors and Fasteners?

In general, connectors, including anchors and fasteners, installed in corrosive environments or exposed to corrosive materials, or chemicals, can be damaged possibly resulting in the reduction of load capacity. While G60 connectors have historically performed well when properly installed in less corrosive environments, during 2004 USP is transitioning to G90 as a minimum level of galvanization on our standard product line. This transition will provide additional corrosion protection in our standard product line.

The results of our corrosion testing have shown that ACQ and CA-B preservative treatments tend to corrode at a greater rate than CCA. The SBX and DOT preservatives tend to corrode at a slower rate than CCA. The relative results of these tests are summarized in the chart shown below. For ACQ and CA-B wood preservatives, USP recommends the use of Triple Zinc G-185 as a minimum level of corrosion protection. The fasteners used with Triple Zinc G-185 connectors should be hot-dip galvanized. Stainless steel connectors and fasteners will provide the best level of corrosion protection.

With all wood preservatives, other potential environmental factors should be considered when selecting an appropriate level of corrosion protection. Often it is difficult to control the type of wood preservative that will be in contact with a connector. USP recommends the use of Triple Zinc G-185 connectors in all outdoor applications and with treated wood, unless the preservative used and the surrounding environment can be anticipated and controlled.

What is the physical difference between the standard G60 connector and the Triple Zinc G-185 connector?

The difference between USP's standard G60 connectors and Triple Zinc G-185 connectors is in the amount of zinc coating on each product. G60 connectors are made from hot-dip galvanized steel having a minimum of 0.60 ounces per square foot of zinc coating. Triple Zinc G-185 connectors are made from hot-dip

galvanized steel coated with roughly three times the G60 amount of zinc, offering enhanced protection from corrosion. The appearance of the standard G60 steel connector and the Triple Zinc G-185 connector, however, are very similar.

What do I need to do to prepare for the transition from the standard G60 products to the Triple Zinc G-185 connectors?

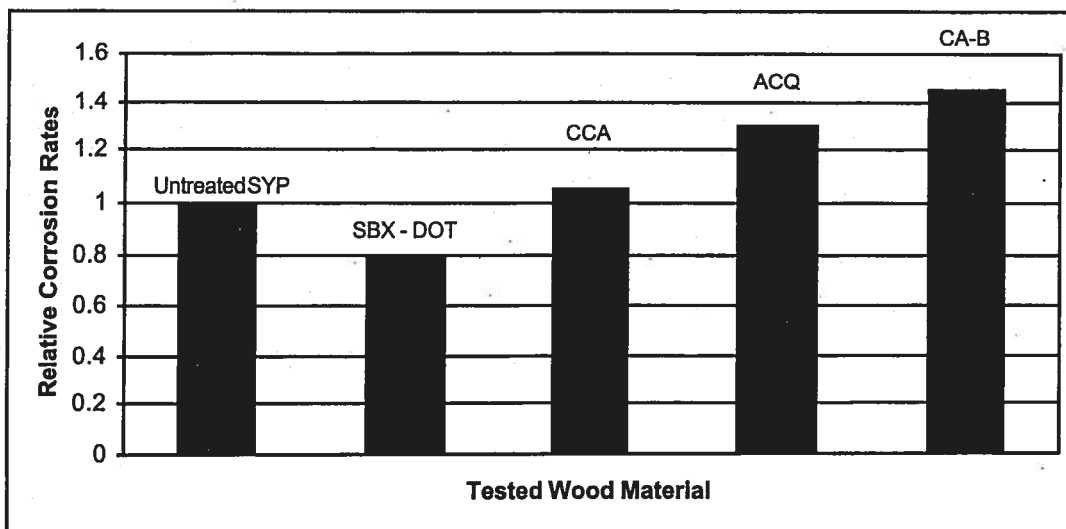
While you can sell any existing inventory using CCA wood treatments through December 31, 2004, we recommend you prepare to sell the new wood treatments by developing a transition plan today. As you make the transition from CCA to the new treated lumber, you should also make the transition to the appropriate structural connectors recommended for use with the new treated lumber.

USP Structural Connectors offers an extensive product-line of Triple Zinc structural connectors that we recommend as a minimum for use with the wood treatments. USP Structural Connectors has also developed special packaging to differentiate the standard connectors from the Triple Zinc connectors. The Triple Zinc connectors are identified with a green label on cartons, green bin cards on retail displays and green writing on each product identification sticker. A consumer brochure is also available that educates consumers on the topic.

We recommend that you contact your USP Technical Sales Representative to develop a plan for making the transition to the required structural connectors for the new treated lumber. This will ensure that you are providing your customers the most appropriate materials for their construction projects.

What products are available in Triple Zinc from USP?

USP's corrosion resistant product offering enables you to increase your profits. We have expanded our triple zinc product line to include the most common used connectors in outdoor applications for use with treated wood. This product offering is shown on page 3.



USP Structural Connectors™ Triple Zinc (G-185) Product Offerings

(as of 1-12-04)

Holdowns/Foundation Anchors

FA3-TZ
LTS20B-TZ
PA18-TZ
PA23-TZ
PA28-TZ
PA35-TZ
ST1-TZ
ST2-TZ
TA51-TZ
TA71-TZ
TDX2-TZ

Embedded Truss Anchors

HLPTA75-TZ
HTA16-18TZ
HTA20-18TZ
HTA24-TZ
TA20-TZ
TA20R-TZ
TA22-TZ
TA24-TZ
TAPL16-TZ

Hurricane/Seismic Anchors

HHCP2-TZ
LFTA6-TZ
RT3-TZ
RT4-TZ
RT5-TZ
RT7-TZ
RT7A-TZ
RT10-TZ
RT15-TZ
RT16-TZ
RT16-2TZ
RT20-TZ

Column/Post Bases

D44-TZ
D46-TZ
D66-TZ
EBG44-TZ
PA44-TZ
PA44E-TZ
PA46-TZ
PA46E-TZ
PA66-TZ
PA66E-TZ
PAT35-TZ
PAU44-TZ
PAU46-TZ
PAU66-TZ
WAS44-TZ
WAS46-TZ
WAS66-TZ
WE44-TZ
WE46-TZ
WE66-TZ

Column/Post Caps

C44-TZ
C46-TZ
C66-TZ
EPCM4416-TZ
EPCM4616-TZ
PB44-6TZ
PB66-6TZ
PBES44-TZ
PBES66-TZ
PBS44-TZ
PBS66-TZ
PCM44-TZ
PCM4416-TZ
PCM46-TZ
PCM4616-TZ
PCM66-TZ
PCM6616-TZ

Joist Hangers

HUS26-TZ
HUS28-TZ
HUS28-2IFTZ
HUS210-TZ
HUS210-2IFTZ
JUS24-TZ
JUS26-TZ
JUS26-2TZ
JUS28-TZ
JUS28-2TZ
JUS28-3TZ
JUS210-TZ
JUS210-2TZ
JUS210-3TZ
JUS214-2TZ
JUS44-TZ
JUS46-TZ
JUS48-TZ
JUS410-TZ
JUS414-TZ
LSSH210-TZ
LSSH31-TZ
SKH26R/L-TZ
SKH28R/L-TZ
SKH210R/L-TZ
TMU26-TZ

Truss Hangers

HJC26-TZ
HTHJ26-18TZ
MSH29-TZ
MSH218-2TZ
MSH222-2TZ
MSH418-TZ
MSH422-TZ
SBP4-TZ
SBP6-TZ
THD26-TZ
THD26-2TZ
THD28-TZ
THD28-2TZ
THD210-2TZ
THDH28-2TZ

Framing Plates & Angles

A3-TZ
AC5-TZ
AC7-TZ
AC9-TZ
JA1-TZ
MP3-TZ
MP34-TZ
MP4F-TZ
MP5-TZ
MP7-TZ
MP9-TZ
MPA1-TZ
MPA1F-TZ

Stud Plate Ties

RSPT4-TZ
SPT4-TZ
SPT6-TZ
SPT8-TZ
SPT22-TZ
SPT24-TZ
SPTH4-TZ
SPTH6-TZ
SPTH8-TZ

Straps

KRPS18-TZ
KRPS22-TZ
MSTA9-TZ
MSTA12-TZ
MSTA15-TZ
MSTA18-TZ
MSTA21-TZ
MSTA24-TZ
MSTA30-TZ
MSTA36-TZ
RS150-TZ
RT24F-TZ

Twist Straps

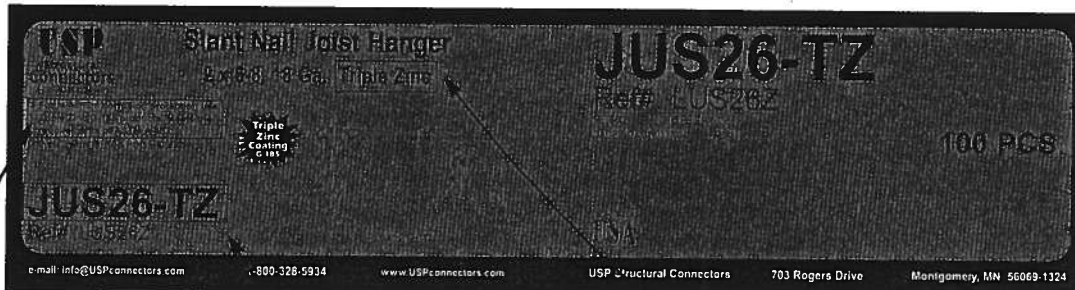
LTW12-TZ
LTW18-TZ
MTW12-TZ
MTW16-TZ
MTW20-TZ
MTW30-TZ
RT24T-TZ

Miscellaneous

DC50-TZ
ERB24-TZ
FB14-TZ
FB16-TZ
FB23-TZ
FB240-TZ
FRB24-TZ
FRB-TZ
ICPL58-TZ
L6-TZ
PRT2-TZ
SCA9-TZ
SCA10-TZ
SDJT14-TZ
SDPT5-TZ
SDPT7-TZ
T6-TZ

USP Structural Connectors™ clearly differentiates our Triple Zinc products from the Standard G60 products. These are examples of our Triple Zinc carton labels, bin cards for retail displays, and individual product labels.

Carton Label



USP recommendation and standards that are met with the Triple Zinc coating.

Part number is referenced with a TZ at the end for Triple Zinc products.

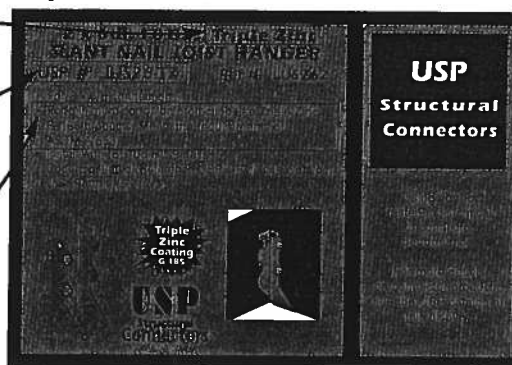
Triple Zinc is called out after product description.

Triple Zinc Bin Card

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USP recommendation and standards met with Triple Zinc coating.



Product Corrosion Advisory Bin Card

Product Corrosion Advisory

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USP
Structural
Connectors

For more details on connector products, see the USP catalog at this display

USP
Structural
Connectors™
A DENZEL COMPANY

Individual Product Label



Part number is referenced with a TZ at the end for Triple Zinc products.

Triple Zinc G-185 is referenced above the bar code.



CURRENT INFORMATION ON PRESSURE TREATED LUMBER


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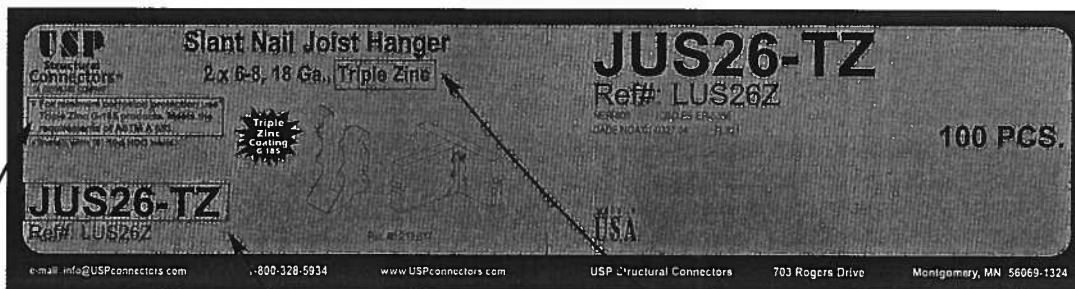
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Continued on next page →

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Carton Label



USP recommendation and standards that are met with the Triple Zinc coating.

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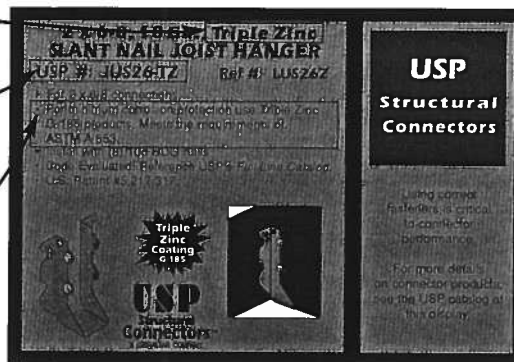
Triple Zinc is called out after product description.

Triple Zinc Bin Card

Triple Zinc is called out after product description.

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USP recommendation and standards met with Triple Zinc coating.



Product Corrosion Advisory Bin Card

Product Corrosion Advisory

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USP
Structural
Connectors

For more details on connector products, see the USP catalog at this display

USP
Structural
Connectors™
A DOW CORNING COMPANY

Individual Product Label



Part number is referenced with a TZ at the end for Triple Zinc products.

Triple Zinc G-185 is referenced above the bar code.

USP Structural Connectors™ Triple Zinc (G-185) Product Offerings

(as of 1-12-04)

Holdowns/Foundation Anchors

FA3-TZ
LTS20B-TZ
PA18-TZ
PA23-TZ
PA28-TZ
PA35-TZ
ST1-TZ
ST2-TZ
TA51-TZ
TA71-TZ
TDX2-TZ

Embedded Truss Anchors

HLPTA75-TZ
HTA16-18TZ
HTA20-18TZ
HTA20-TZ
HTA24-TZ
TA20-TZ
TA20R-TZ
TA22-TZ
TA24-TZ
TAPL16-TZ

Hurricane/Seismic Anchors

HHCP2-TZ
LFTA6-TZ
RT3-TZ
RT4-TZ
RT5-TZ
RT7-TZ
RT7A-TZ
RT10-TZ
RT15-TZ
RT16-TZ
RT16-2TZ
RT20-TZ

Column/Post Bases

D44-TZ
D46-TZ
D66-TZ
EBG44-TZ
PA44-TZ
PA44E-TZ
PA46-TZ
PA46E-TZ
PA66-TZ
PA66E-TZ
PAT35-TZ
PAU44-TZ
PAU46-TZ
PAU66-TZ
WAS44-TZ
WAS46-TZ
WAS66-TZ
WE44-TZ
WE46-TZ
WE66-TZ

Column/Post Caps

C44-TZ
C46-TZ
C66-TZ
EPCM4416-TZ
EPCM4616-TZ
PB44-6TZ
PB66-6TZ
PBES44-TZ
PBES66-TZ
PBS44-TZ
PBS66-TZ
PCM44-TZ
PCM4416-TZ
PCM46-TZ
PCM4616-TZ
PCM66-TZ
PCM6616-TZ

Joist Hangers

HUS26-TZ
HUS28-TZ
HUS28-2IFTZ
HUS210-TZ
HUS210-2IFTZ
JUS24-TZ
JUS26-TZ
JUS26-2TZ
JUS28-TZ
JUS28-2TZ
JUS28-3TZ
JUS210-TZ
JUS210-2TZ
JUS210-3TZ
JUS214-2TZ
JUS44-TZ
JUS46-TZ
JUS48-TZ
JUS410-TZ
JUS414-TZ
LSSH210-TZ
LSSH31-TZ
SKH26R/L-TZ
SKH28R/L-TZ
SKH210R/L-TZ
TMU26-TZ

Truss Hangers

HJC26-TZ
HTHJ26-18TZ
MSH29-TZ
MSH218-2TZ
MSH222-2TZ
MSH418-TZ
MSH422-TZ
SBP4-TZ
SBP6-TZ
THD26-TZ
THD26-2TZ
THD28-TZ
THD28-2TZ
THD210-2TZ
THDH28-2TZ

Framing Plates & Angles

A3-TZ
AC5-TZ
AC7-TZ
AC9-TZ
JA1-TZ
MP3-TZ
MP34-TZ
MP4F-TZ
MP5-TZ
MP7-TZ
MP9-TZ
MPA1-TZ
MPA1F-TZ

Stud Plate Ties

RSPT4-TZ
SPT4-TZ
SPT6-TZ
SPT8-TZ
SPT22-TZ
SPT24-TZ
SPTH4-TZ
SPTH6-TZ
SPTH8-TZ

Straps

KRPS18-TZ
KRPS22-TZ
MSTA9-TZ
MSTA12-TZ
MSTA15-TZ
MSTA18-TZ
MSTA21-TZ
MSTA24-TZ
MSTA30-TZ
MSTA36-TZ
RS150-TZ
RT24F-TZ

Twist Straps

LTW12-TZ
LTW18-TZ
MTW12-TZ
MTW16-TZ
MTW20-TZ
MTW30-TZ
RT24T-TZ

Miscellaneous

DC50-TZ
ERB24-TZ
FB14-TZ
FB16-TZ
FB23-TZ
FB240-TZ
FRB24-TZ
FRB-TZ
ICPL58-TZ
L6-TZ
PRT2-TZ
SCA9-TZ
SCA10-TZ
SDJT14-TZ
SDPT5-TZ
SDPT7-TZ
T6-TZ

What effect do the preservatives have on Structural Connectors and Fasteners?

In general, connectors, including anchors and fasteners, installed in corrosive environments or exposed to corrosive materials, or chemicals, can be damaged possibly resulting in the reduction of load capacity. While G60 connectors have historically performed well when properly installed in less corrosive environments, during 2004 USP is transitioning to G90 as a minimum level of galvanization on our standard product line. This transition will provide additional corrosion protection in our standard product line.

The results of our corrosion testing have shown that ACQ and CA-B preservative treatments tend to corrode at a greater rate than CCA. The SBX and DOT preservatives tend to corrode at a slower rate than CCA. The relative results of these tests are summarized in the chart shown below. For ACQ and CA-B wood preservatives, USP recommends the use of Triple Zinc G-185 as a minimum level of corrosion protection. The fasteners used with Triple Zinc G-185 connectors should be hot-dip galvanized. Stainless steel connectors and fasteners will provide the best level of corrosion protection.

With all wood preservatives, other potential environmental factors should be considered when selecting an appropriate level of corrosion protection. Often it is difficult to control the type of wood preservative that will be in contact with a connector. USP recommends the use of Triple Zinc G-185 connectors in all outdoor applications and with treated wood, unless the preservative used and the surrounding environment can be anticipated and controlled.

What is the physical difference between the standard G60 connector and the Triple Zinc G-185 connector?

The difference between USP's standard G60 connectors and Triple Zinc G-185 connectors is in the amount of zinc coating on each product. G60 connectors are made from hot-dip galvanized steel having a minimum of 0.60 ounces per square foot of zinc coating. Triple Zinc G-185 connectors are made from hot-dip

galvanized steel coated with roughly three times the G60 amount of zinc, offering enhanced protection from corrosion. The appearance of the standard G60 steel connector and the Triple Zinc G-185 connector, however, are very similar.

What do I need to do to prepare for the transition from the standard G60 products to the Triple Zinc G-185 connectors?

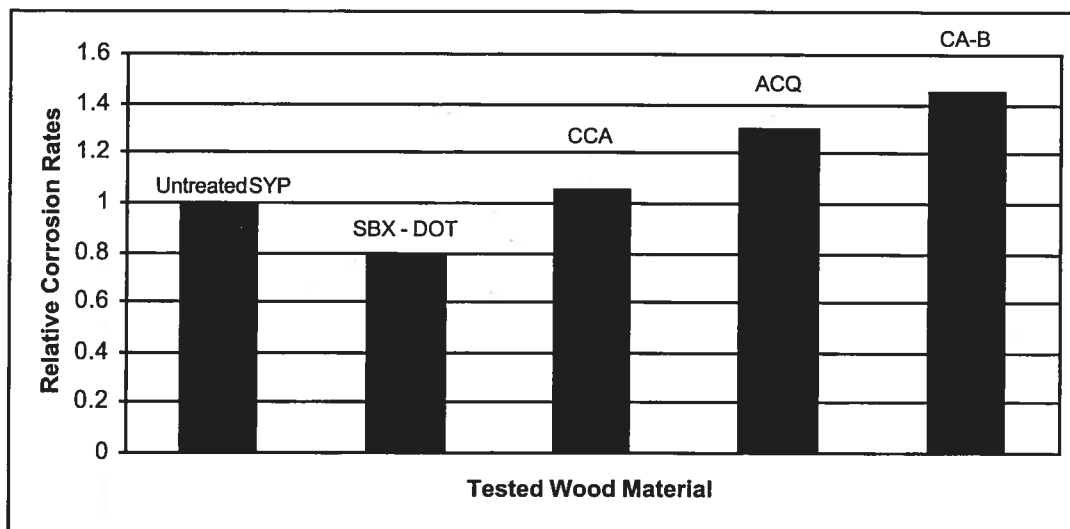
While you can sell any existing inventory using CCA wood treatments through December 31, 2004, we recommend you prepare to sell the new wood treatments by developing a transition plan today. As you make the transition from CCA to the new treated lumber, you should also make the transition to the appropriate structural connectors recommended for use with the new treated lumber.

USP Structural Connectors offers an extensive product-line of Triple Zinc structural connectors that we recommend as a minimum for use with the wood treatments. USP Structural Connectors has also developed special packaging to differentiate the standard connectors from the Triple Zinc connectors. The Triple Zinc connectors are identified with a green label on cartons, green bin cards on retail displays and green writing on each product identification sticker. A consumer brochure is also available that educates consumers on the topic.

We recommend that you contact your USP Technical Sales Representative to develop a plan for making the transition to the required structural connectors for the new treated lumber. This will ensure that you are providing your customers the most appropriate materials for their construction projects.

What products are available in Triple Zinc from USP?

USP's corrosion resistant product offering enables you to increase your profits. We have expanded our triple zinc product line to include the most common used connectors in outdoor applications for use with treated wood. This product offering is shown on page 3.



Columbia County Building Department Culvert Permit

Culvert Permit No.
000000239

DATE 03/22/2004 PARCEL ID # 15-4S-16-03023-381
APPLICANT KARA SUTTON PHONE 386 418-3592
ADDRESS P.O. BOX 508 ALACHUA FL 32616
OWNER KARA SUTTON PHONE 386 418-3592
ADDRESS 212 SW WILSHIRE DRIVE LAKE CITY FL 32055
CONTRACTOR SWEENEY BUILDING COSTRUCTION PHONE 386 418-3592
LOCATION OF PROPERTY 90W, TL ON 252B, CROSS OVER 247, TL AT CALLAWAY RIVE,
TR ON PLASANT AY, TR ON WILSHIRE DR, 2ND LOT ON LEFT

SUBDIVISION/LOT/BLOCK/PHASE/UNIT CALLAWAY 81 3

SIGNATURE

Kara Sutton

INSTALLATION REQUIREMENTS



Culvert size will be 18 inches in diameter with a total length of 32 feet, leaving 24 feet of driving surface. Both ends will be mitered 4 foot with a 4 : 1 slope and poured with a 4 inch thick reinforced concrete slab.

INSTALLATION NOTE: Turnouts will be required as follows:

- a) a majority of the current and existing driveway turnouts are paved, or;
- b) the driveway to be served will be paved or formed with concrete.

Turnouts shall be concrete or paved a minimum of 12 feet wide or the width of the concrete or paved driveway, whichever is greater. The width shall conform to the current and existing paved or concreted turnouts.



Culvert installation shall conform to the approved site plan standards.



Department of Transportation Permit installation approved standards.



Other _____

ALL PROPER SAFETY REQUIREMENTS SHOULD BE FOLLOWED
DURING THE INSTALATION OF THE CULVERT.

135 NE Hernando Ave., Suite B-21
Lake City, FL 32055
Phone: 386-758-1008 Fax: 386-758-2160

Amount Paid 25.00



UNIVERSAL



ENGINEERING SCIENCES
Consultants in: Geotechnical Engineering
Environmental Sciences • Construction Materials Testing

4475 S.W. 35th Terrace • Gainesville, Florida 32608 • (352) 372-3392

Form # 000021645

REPORT ON IN-PLACE DENSITY TESTS

CLIENT: Sweeney Coast

PROJECT: Collins Sub.

212 S.W. Wilshire Jr. Lot 81

AREA TESTED: Fill & prop Bldg. (AD) (under)

COURSE: F/G

TYPE OF TEST: D-4922

DATE TESTED: 4/5/04

NOTE: The below tests DO NOT meet the minimum of maximum density. 55 & compaction requirements

REMARKS:

LOCATION OF TESTS		DRY DEN.	MAX. DEN.	8 MAX. DEN.	8 MOIST.	OPT. MOIST.
- Lot 81 -			112.6			11.3
App. Cnt. of (AD)		108.5		96.4	8.0	
App. Cnt. of E. END of (AD)		108.3		76.2	8.2	
App. Cnt. of W. END of (AD)		108.0		95.9	8.6	



TERMITE AND PEST CONTROL

5602 N.W. 13th STREET
GAINESVILLE, FLORIDA 32653-2198

P.O. BOX 5875
GAINESVILLE, FLORIDA 32627-5875

PHONE (352) 373-3642
FAX (352) 373-9037

21645

CERTIFICATE OF PROTECTIVE TREATMENT

Builder: Sweeney Const Date: 4-7-04 Time: AM PM

Site Location: 212 SW Wilshire Dr

Area Treated: Living Entry, Garage, Patio

Product Used: Onsan TC Chemical Used: Chlorpyrifos

% Concentration: 50% # Gallons Used: 240

Applicator: Sweeney

Advanced Title and Settlement Services, LLC
THIS INSTRUMENT WAS PREPARED INCIDENTAL TO
AND RETURN TO:
Kathy Blake
Advanced Title and Settlement Services, LLC
3600 N.W. 43rd Street, Suite #E-1
Gainesville, FL 32606
File No: 041886-09
Property Appraisers Parcel I.D. (Folio) Number(s):
15-45-16-03023-099; need cut out

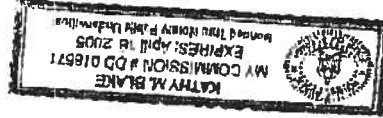
To whom it may concern:
The undersigned hereby informs all concerned th
in accordance with section 713.13 of the Florida Statutes
COMMENT.
Legal Description of property (include Street Address
Lot 81, of Callaway Unit Three, according to the plat the
Public Records of Columbia County, Florida.
212 SW Wilshire Drive
Lake City FL 32024
General description of improvements Single Family

Owner: SWEENEY BUILDING CONSTRUCTION
Address: P.O. Box 508 Alachua, FL 32616
Owner's Interest in site of the Improvement
Fee Simple title holder (if other than owner)
Name
Address
Contractor Sweeney Building Construction, Inc.
Address: P.O. Box 508, Alachua, FL 32616

Surety (if any)
Address
Any person making a loan for the construction of the in
Name Capital City Bank
Address 1301 Metropolitan Boulevard Tallahassee
Person within the State of Florida designated by owner
served:
Name
Address
In addition to himself, owner designates the following pers
Section 713.13 (1) (h), Florida Statutes. (Fill in at Owner's
Name
Address

STATE OF Florida
COUNTY OF Alachua
Sworn to and subscribed before me this 7th day of May
Personally Known X OR Produced Identification

Sworn
By:
Sign



(NOTARY SEAL)

Printed Name of Notary Public
Kathy M. Blake

COLUMBIA COUNTY OFFICE CALLENDAR

OCCUPANCY

COLUMBIA COUNTY, FLORIDA

Department of Building and Zoning Inspection

This Certificate of Occupancy is issued to the below named permit holder for the building and premises at the below named location, and certifies that the work has been completed in accordance with the Columbia County Building Code.

Parcel Number 15-4S-16-03023-381

Building permit No. 000021645

Use Classification SFD, UTILITY

Fire: 28.35

Permit Holder SWEENEY CONSTRUCTION

Waste: 61.25

Owner of Building SWEENEY CONSTRUCTION

Total: 89.60

Location: CALLAWAY, LOT 81 (212 SW WILSHIRE DR.)

Date: 05/28/2004



[Signature]

Building Inspector

POST IN A CONSPICUOUS PLACE
(Business Places Only)