



Columbia County Gateway to Florida

App # 54716

FOR PLANNING USE ONLY

Application # STUP 2205-24
Application Fee 200.00
Receipt No. 758130
Filing Date 5-9-2022
Completeness Date 5-9-2022

Special Temporary Use Permit Application

A. PROJECT INFORMATION

1. Project Name: Jesus Contreras
2. Address of Subject Property: 4355 SW CR 18, Fort White, FL 32038
3. Parcel ID Number(s): 36-6S-16-04075-002
4. Future Land Use Map Designation: A3
5. Zoning Designation: A-3
6. Acreage: 10.01
7. Existing Use of Property: vacant
8. Proposed Use of Property: RV
9. Proposed Temporary Use Requested: RV - 6 month temporary RV

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Kelly Bishop Title: Agent
Company name (if applicable): A&B Construction
Mailing Address: 5412 SW Dorton St.
City: Fort White State: FL Zip: 32038
Telephone: (888) 447-2311 Fax: () Email: Rockyford@windstream.net

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.

Property Owner Name (title holder): Jesus Contreras
Mailing Address: 5717 Hillsborough St.
City: Wimauma State: FL Zip: 33598
Telephone: (813) 953-7134 Fax: () Email:

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: _____
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: ☐ Yes _____ ☒ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☒ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: ☐ Yes _____ ☒ No _____
Variance Application No. V _____
Special Exception: ☐ Yes _____ ☒ No _____
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

Certain uses are of short duration and do not create excessive incompatibility during the course of the use. Therefore, the Land Development Regulation Administrator is authorized to issue temporary use permits for the following activities, after a showing that any nuisance or hazardous feature involved is suitably separated from adjacent uses; excessive vehicular traffic will not be generated on minor residential streets; and a vehicular parking problem will not be created:

1. In any zoning district: special events operated by non-profit, eleemosynary organizations.
2. In any zoning district: Christmas tree sales lots operated by non-profit, eleemosynary organizations.
3. In any zoning district: other uses which are similar to (1) and (2) above and which are of a temporary nature where the period of use will not extend beyond thirty (30) days.
4. In any zoning district: mobile homes or travel trailers used for temporary purposes by any agency of municipal, County, State, or Federal government; provided such uses shall not be or include a residential use.
5. In any zoning district: mobile homes or travel trailers used as a residence, temporary office, security shelter, or shelter for materials of goods incident to construction on or development of the premises upon which the mobile home or travel trailer is located. Such use shall be strictly limited to the time construction or development is actively underway. In no event shall the use continue more than twelve (12) months without the approval of the Board of County Commissioners and the Board of County Commissioners shall give such approval only upon finding that actual construction is continuing.

6. In agricultural, commercial, and industrial districts: temporary religious or revival activities in tents.
7. In agricultural districts: In addition to the principal residential dwelling, two (2) additional mobile homes may be used as an accessory residence, provided that such mobile homes are occupied by persons related by the grandparent, parent, step-parent, adopted parent, sibling, child, stepchild, adopted child or grandchild of the family occupying the principal residential use. Such mobile homes are exempt from lot area requirements. A temporary use permit for such mobile homes may be granted for a time period up to five (5) years. The permit is valid for occupancy of the specified family member as indicated on Family Relationship Affidavit and Agreement which shall be recorded in the Clerk of the Courts by the applicant.

The Family Relationship Affidavit and Agreement shall include but not be limited to:

- a. Specify the family member to reside in the additional mobile home;
- b. Length of time permit is valid;
- c. Site location of mobile home on property and compliance with all other conditions not conflicting with this section for permitting as set forth in these land development regulations. Mobile homes shall not be located within required yard setback areas and shall not be located within twenty (20) feet of any other building;
- d. Responsibility for non ad-valorem assessments;
- e. Inspection with right of entry onto the property by the County to verify compliance with this section. The Land Development Regulation Administrator, and other authorized representatives are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this Section and;
- f. Shall be hooked up to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
- g. Recreational vehicles (RV's) as defined by these land development regulations are not allowed under this provision (see Section 14.10.2#10).
- h. Requirements upon expiration of permit. Unless extended as herein provided, once a permit expires the mobile home shall be removed from the property within six (6) months of the date of expiration.

The property owner may apply for one or more extensions for up to two (2) years by submitting a new application, appropriate fees and family relationship residence affidavit agreement to be approved by the Land Development Regulations administrator.

Previously approved temporary use permits would be eligible for extensions as amended in this section.

8. In shopping centers within Commercial Intensive districts only: mobile recycling collection units. These units shall operate only between the hours of 7:30 a.m. and 8:30 p.m. and shall be subject to the review of the Land Development Regulation Administrator. Application for permits shall include written confirmation of the permission of the shopping center owner and a site plan which includes distances from buildings, roads, and property lines. No permit shall be valid for more than thirty (30) days within a twelve (12) month period, and the mobile unit must not remain on site more than seven (7) consecutive days. Once the unit is moved off-site, it must be off-site for six (6) consecutive days.
9. In any zoning district: A temporary business, as defined within these Land Development Regulations. At least sixty (60) days prior to the commencement date of the temporary permit, the applicant shall submit an application to the County, which shall include the following information.
 - a. The name and permanent address or headquarters of the person applying for the permit;
 - b. If the applicant is not an individual, the names and addresses of the business;
 - c. The names and addresses of the person or persons which will be in direct charge of conducting the temporary business;
 - d. The dates and time within which the temporary business will be operated;
 - e. The legal description and street address where the temporary business will be located;
 - f. The name of the owner or owners of the property upon which the temporary business will be located;
 - g. A written agreement containing the permission from the owner of the property for its use for a temporary business must be attached to and made a part of the application for the permit;

- h. A site plan showing display areas, plans for access and egress of vehicular traffic, any moveable interim structures, tents, sign and banner location and legal description of the property must accompany the application for the temporary use permit; and
- i. A public liability insurance policy, written by a company authorized to do business in the State of Florida, insuring the applicant for the temporary permit against any and all claims and demands made by persons for injuries or damages received by reason of or arising out of operating the temporary business. The insurance policy shall provide for coverage of not less than one million dollars (\$1,000,000.00) for damages incurred or claims by more than one person for bodily injury and not less than two million dollars (\$2,000,000.00) for damages incurred or claims by more than one person for bodily injury and fifty thousand dollars (\$50,000.00) for damages to property for one person and one hundred thousand dollars (\$100,000.00) for damages to property claimed by more than one person. The original or duplicate of such policy, fully executed by the insurer, shall be attached to the application for the temporary permit, together with adequate evidence that the premiums have been paid.

The sales permitted for a temporary business, as defined with these land development regulations, including, but not limited to, promotional sales such as characterized by the so-called "sidewalk sale", "vehicle sale", or "tent sale", shall not exceed three (3) consecutive calendar days.

There must be located upon the site upon which the temporary business shall be conducted public toilet facilities which comply with the State of Florida code, potable drinking water for the public, approved containers for disposing of waste and garbage and adequate light to illuminate the site at night time to avoid theft and vandalism.

If the application is for the sale of automobiles or vehicles, the applicant shall provide with the application a copy of a valid Florida Department of Motor Vehicle Dealers license and Department of Motor Vehicle permit to conduct an "offsite" sale. If any new vehicles are to be displayed on the site, a copy of the factory authorization to do so will be required to be filed with the application.

No activities, such as rides, entertainment, food, or beverage services shall be permitted on the site in conjunction with the operation of the temporary business.

Not more than one (1) sign shall be located within or upon the property for which the temporary permits is issued, and shall not exceed sixteen (16) square feet in surface area. No additional signs, flags, banners, balloons or other forms of visual advertising shall be permitted. The official name of the applicant and its permanent location and street address, together with its permanent telephone number, must be

posted on the site of the property for which the temporary permit is issued and shall be clearly visible to the public.

Any applicant granted a temporary permit under these provisions shall also comply with and abide by all other applicable federal, State of Florida, and County laws, rules and regulations.

Only one (1) tent, not to exceed three hundred fifty (350) square feet in size shall be permitted to be placed on the site of the temporary business and such tent, if any, shall be properly and adequately anchored and secured to the ground or to the floor of the tent.

No person or entity shall be issued more than one (1) temporary permit during each calendar year.

The temporary permit requested by an applicant shall be issued or denied within sixty (60) days following the date of the application therefore is filed with the Land Development Regulation Administrator.

10. In agriculture and environmentally sensitive area districts: a single recreational vehicle as described on permit for living, sleeping, or housekeeping purposes for one-hundred eighty (180) consecutive days from date that permit is issued, subject to the following conditions:
 - a. Demonstrate a permanent residence in another location.
 - b. Meet setback requirements.
 - c. Shall be hooked up to or have access to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
 - d. Upon expiration of the permit the recreational vehicle shall not remain on property parked or stored and shall be removed from the property for 180 consecutive days.
 - e. Temporary RV permits are renewable only after one (1) year from issuance date of any prior temporary permit.

Temporary RV permits existing at the effective date of this amendment may be renewed for one (1) additional temporary permit in compliance with the land development regulations, as amended. Recreational vehicles as permitted in this section are not to include RV parks.

Appropriate conditions and safeguards may include, but are not limited to, reasonable time limits within which the action for which temporary use permit is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the special permit is granted, shall be deemed a violation of these land development regulations and punishable as provided in Article 15 of these land development regulations.

Additional Requirements for a complete application:

1. Legal Description with Tax Parcel Number.
2. Proof of Ownership (i.e. deed).
3. Agent Authorization Form (signed and notarized).
4. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
5. Fee. The application fee for a Special Temporary Use Permit Application is based upon the Temporary Use requested. No application shall be accepted or processed until the required application fee has been paid.
 - a. For Items (1) through (6) above, the application fee is \$100.00
 - b. For Item (7) above, the application fee is \$450.00 or \$200.00 for a two year renewal
 - c. For Item (8) above, the application fee is \$250.00
 - d. For Item (9) above, the application fee is \$500.00 for temporary sales of motor vehicles or \$250.00 for non-seasonal good or general merchandise
 - e. For Item(10) above, the application fee is \$200

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Kenny Bishop

Applicant/Agent Name (Type or Print)

Kenny Bishop

Applicant/Agent Signature

4/18/22

Date

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Kelly Bishop
(Name of Person to Act as my Agent)

for A&B Construction Inc.
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for RV Permit
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Jesus Contreras/Kelly Bishop

Applicant/Owner's Title: Property owner / Agent

On Behalf of: A&B Const. Inc.
(Company Name, if applicable)

Telephone: 386-497-2311 Date: 4/29/22

Applicant/Owner's Signature: [Signature]

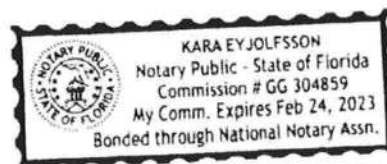
Print Name: Jesus Contreras

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 29 day of April, 20 22, by Jesus Contreras, whom is personally known by me F OR produced identification FIDL
Type of Identification Produced FIDL

[Signature]
(Notary Signature)

(SEAL)



Florida



1 CONTRERAS
2 JESUS

3 DOB

10 EXP

17 REST B

SEX

16 HGT

9a END NONE

1a ISS

5 DID

Operation of a motor vehicle constitutes
consent to any sobriety test required by law.

CLASS A

Prepared By and Return To:
Blue Sky Timber-Land Co.
P.O. Box 1733
Lake City, FL 32056

CONSIDERATION: 64,995
REC: 44
DOC STAMPS: 455
DOC STAMPS: 220.50
INTANG: 126

AGREEMENT FOR DEED

This AGREEMENT FOR DEED, made this 28 day of February, A.D. 2017 between Blue Sky Timber-Land Co., A Florida Corporation, whose mailing address is P.O. Box 1733, Lake City, FL 32056, hereinafter referred to as "Seller", and Jesus Contreras, a single man, whose mailing address is 5717 Hillsborough St., Wimauma, FL 33598, hereinafter referred to as "Purchaser".

References herein to the Purchaser and any pronouns relative thereto shall include the masculine, feminine, and neuter gender and the singular and plural number, wherever the context requires.

WITNESSETH, that if the Purchaser, (who hereby agrees to Purchase from the Seller) shall first make the payments and perform the covenants hereinafter mentioned on their part to be made and performed, the Seller hereby agrees to sell to the purchaser, covenants and agrees to convey and assure to said Purchaser, their heirs, executors, administrators or assigns, in fee simple, clear of all encumbrances whatever, by a good and sufficient Warranty Deed, the following described property, situated in the County of Columbia, State of Florida, known and described as follows, to wit:

Lot 2 of Blue Sky Estates Subdivision (hereinafter referred to as "property"), an unrecorded subdivision, parcel is more particularly described in Exhibit "A" attached and made a part hereof.. This AGREEMENT FOR DEED (also commonly known as Contract for Deed) hereinafter referred to as "AGREEMENT" (synonymous with contract) given subject to utility and road easements of record and Deed Restrictions recorded in ORB 1326, Page 2592, Columbia County, Florida.

Tax ID #: A portion of 36-6S-16-04075-000

The agreed upon price and terms are as follows:

1. Purchase Price	\$64,995.00
2. Cash Down Payment (The annual percentage rate does not take into account your cash down payment)	\$1,995.00
3. Amount Financed (The amount of credit provided to you on your behalf)	\$63,000.00
4. FINANCE CHARGE (The dollar amount the credit will cost you if only stated monthly payments are made)	\$93,824.00
5. Total of Payments (The amount you will have paid when you have made all scheduled stated monthly payments)	\$156,824.00
6. Total Sales Price (The total price of your purchase on credit, including your cash down payment of \$1995, your finance charge of \$93,824.00 and other amounts financed \$0.00.)	\$158,819.00
7. ANNUAL PERCENTAGE RATE (The cost of your credit as a yearly rate)	8.9%

Purchaser expects to pay the Seller the Total of Payments (Line 5 above) in 298 equal monthly payments of \$525 with interest, commencing on April 15, 2017 and continuing on the same day of each successive month thereafter until all principal and accrued interest has been paid in full, with a final payment of \$374. The Finance Charge begins to accrue from March 15, 2017. Purchaser shall have the right to prepay all or any part of the balance remaining due at any time without penalty.

Amount Received on February 28, 2017:
\$ 2000 ☒ Cash
\$ ☐ Check #
\$ ☐ Money Order/Cashier's Check

Additional information about nonpayment, default, the right to accelerate the maturity of the obligation, is contained elsewhere in this agreement.

Purchaser is required to make monthly payments for prorated property taxes along with the monthly principal and interest payments. The beginning monthly prorated property tax payment is \$60 which is based on the current year's taxes. Purchaser understands this amount may not cover his entire share of the yearly tax bill and any shortfall will be due by the typical March 31 deadline. Monthly payments for prorated property taxes will be adjusted annually. Purchaser understands and agrees that monthly payments for prorated property taxes are mandatory. In the event the payment for monthly prorated property taxes becomes 30 days late, this entire Agreement for Deed shall be considered in default. Payments for monthly prorated property taxes are nonrefundable in the event this Agreement is terminated for any reason.

Purchaser may not cut or remove any merchantable timber from the property without written consent of the Seller during the term of this AGREEMENT or during the term of any mortgage given to Seller as provided herein. In the event Seller grants permission to cut or remove timber, all money derived from the sale thereof shall be applied against the remaining balance in inverse order. The Purchaser covenants and agrees not to permit, commit, or suffer any waste, impairment or deterioration of the property or any part thereof, and will keep any improvements and the premises in good repair and condition through the life of this AGREEMENT, and will keep all improvements fully insured with the Seller named as joint loss payee. Purchaser agrees to comply with all applicable restrictions and laws concerning the use of the property.

Inst: 202212005895 Date: 03/25/2022 Time: 4:06PM
Page 1 of 5 B: 1462 P: 2058, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC

Deputy Clerk Doc Stamp-Deed: 455.00 Doc Stamp-Mort: 220.50
Tax: 126.00

Upon payment in full for said property, or sooner, if required by other conditions herein, Seller shall deliver Warranty Deed, conveying title to above described property to Purchaser free and clear of all encumbrances except restrictions, reservations, outstanding mineral rights, easements and limitations of record or as common to the subdivision or as shown on any recorded plats thereof, taxes for the year this AGREEMENT is entered into and subsequent years, and any liens, encumbrances or title defects placed on record by or against Purchaser.

Should Purchaser, at any time, reduce the principal balance owed to Seller by 20% of the purchase price then at the Purchaser's option and request and expense, Seller will convert this Agreement for Deed to a Warranty Deed, Mortgage, and Note form of purchase. The Purchaser will pay the costs to prepare and record the Warranty Deed. Purchaser will pay the documentary stamps, intangible tax, and recording fees for the mortgage and note. At the time of conveying the warranty deed to Purchaser, at the request and expense of the Purchaser, Seller will have a Title Insurance Policy issued to Purchaser. The National and Florida Associations for Realtors and Attorneys recommend Purchasers to hire an attorney to represent them in real estate transactions and to obtain a warranty deed and Title Insurance Policy. At the Seller's option, the Seller may record this AGREEMENT at any time. Upon receipt of 12 timely monthly payments (as shown on page 1 of this AGREEMENT), this AGREEMENT will be recorded by Seller if requested by Purchaser, and Purchaser will pay for all costs required to record this AGREEMENT in the public records of the County in which the property is located provided that this AGREEMENT is not in default at the time of such request.

It is understood and agreed that the Purchaser is of legal age. This Agreement constitutes the entire agreement between the parties. Purchaser agrees that no representations, oral or implied, have been made to Purchaser to induce them to enter into this AGREEMENT other than those expressly herein set forth. No waiver of any provision hereof shall constitute a continuing waiver of such provision or any other provision then or thereafter unless reduced to writing and expressly made a modification hereof. The Purchaser hereby expressly waives all claims for damages because of any representation made by any person whomsoever other than as contained in this agreement, and Seller shall not be responsible or liable for any inducement, promise, representation, agreement, condition or stipulation not specifically set forth herein. This agreement is subject to prior sale until signed by Seller and subject to seller's approval.

The Purchaser shall be permitted to go into possession of the property covered by this AGREEMENT immediately upon Seller signing this AGREEMENT. The Purchaser agrees to pay all taxes, assessments and impositions levied or assessed against said property subsequent to the date hereof, at the time the same shall become due and payable, and if same shall not be promptly paid, the Seller, its heirs, legal representatives, or assigns may at its sole and exclusive option at any time pay the same and the amount of the taxes assessments and impositions, shall be added to the amount of the Purchase Price still due and payable and every payment so made by the Seller shall draw interest at the highest legal rate. The Seller may, at any time, pay the Property Taxes and Assessments without waiving or affecting any right under this AGREEMENT and the full amount becomes immediately due and payable and shall, at Seller's option, bear interest from the date thereof until paid at the maximum legal rate per annum and, together with such interest, shall be secured by the lien of this AGREEMENT.

The time of payment shall be of the essence, and in the event of any default of payment of any of the purchase money as and when it becomes due, or in performance of any other obligations assumed by the Purchaser in this AGREEMENT, including the payment of Property Taxes and Assessments, and in the event that the default shall continue for a period of thirty (30) days, then the Seller may, at its sole and exclusive option and without notice of demand, declare the entire unpaid balance under this AGREEMENT together with accrued interest immediately due and payable. Said principal sum and said accrued interest shall both bear interest at the maximum legal rate from such default until paid or Seller may rescind this AGREEMENT, retaining the cash consideration paid for it as liquidated damages and this AGREEMENT then shall become null and void and the Seller shall have the right to re-enter and immediately take possession of the property covered by this AGREEMENT, its premises and every part thereof. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default. In the event that it is necessary for the Seller to enforce this AGREEMENT by foreclosure proceedings, or otherwise, all costs of the proceedings, including a reasonable attorney's fee, shall be paid by the Purchaser.

Installments not paid within Ten (10) days after becoming due under the terms of this AGREEMENT shall be subject to, and it is agreed Seller shall collect, a late charge in the amount of Five Percent (5%) of the monthly payment per month upon such delinquent installments. Any payments made by check which is returned unpaid by the bank will require Purchaser to pay a \$35.00 penalty for such dishonored check.

This AGREEMENT and the rights and interests hereunder are not transferrable by Purchaser without written consent of Seller, and then only upon the same terms and conditions herein continued. In this event this Agreement is assigned, sold, devised, transferred, quit-claimed, or in any way conveyed to another Purchaser, without such written consent of Seller, then in that event, all of the then remaining balance shall become immediately due and collectable. Consent of Seller shall not be unreasonably denied, provided the AGREEMENT is not in default.

It is hereby understood and agreed that SELLER has the right to sell, assign, hypothecate this Agreement and the obligations of PURCHASER will inure to the benefit of any assignee or purchaser of SELLER's interest. If Seller fails to deliver title as required by this AGREEMENT, Buyer's remedies shall be limited to recovery of all monies paid to Seller.

It is hereby understood and agreed the property herein is being sold and purchased subject to restrictions, reservations and limitations affecting the use of the property common to the subdivision or shown on the plat or survey, if applicable, which are now of record, or were delivered or disclosed to Purchaser upon his execution of this AGREEMENT, and also subject to any existing easements for utilities, and to zoning requirements or easements of any governmental authority which may exist now or in the future, and to any governmental sovereignty claims regarding submerged land, if any, and the Purchasers agree to comply with the same.

The PURCHASERS agree that no labor will be performed or materials furnished to this property without such items being fully paid for at the time said work is done or materials furnished unless prior approved by Seller. PURCHASERS shall make no improvement to nor place any fixtures nor personal property on this property nor take possession of this property prior to the time this AGREEMENT is executed by the SELLER.

The Purchaser signify that they have personally inspected the property being purchased prior to entering into this agreement. Additionally, the Purchaser has been provided the opportunity to review the property survey and inspect all property corners. The Purchaser accepts the property "as is" without warranty, expressed or implied, except warranties of title as specifically set forth herein. Existing fences, if any, may not necessarily conform with legal description of Purchaser's property. Before clearing or placing improvements on the property, the Purchaser should survey the property to verify the location of the property boundaries. Location of physical characteristics on the survey, including the 100 year flood line, if any, are approximate only and are not warranted by Seller. Seller makes no express or implied warranties regarding Riparian rights or Littoral rights.

Purchaser acknowledges having made a personal inspection of the subject property prior to approving this AGREEMENT and found it to be as represented. Purchaser further agrees that the property is suitable for the purpose for which it is being purchased. Purchaser acknowledges that the purchase of real estate involves uncertainties and complexities which may affect the value of the property. The property, including improvements thereon if any, are being sold and purchased (as is) and Seller disclaiming any warranty, expressed or implied, except as specifically set forth herein.

Radon is a naturally occurring radioactive gas that, when accumulated in a building in sufficient quantities, may present health risks to persons 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 and radon testing may be obtained from your county public health unit.

All construction is complete. The initial survey of the property has been completed, and restaking or resurveying shall be the responsibility of the Purchaser. Private wells and private septic tanks shall be the responsibility of Purchaser. Obtaining any desired electric and telephone service through the appropriate utilities shall also be the responsibility of Purchaser, the cost of which and associated usage minimums depend upon the length of line extensions necessary to reach the desired service point. Any required driveways or culverts to provide access from ingress and egress roadways shall be provided and maintained by the Purchaser. No fill or obstruction of any nature shall be placed within any ditch, drainage system or roadway without appropriate prior approval. Contact the appropriate governmental agencies for the latest restrictions prior to any improvements, activities or alternations within, along or near any drainage ditches, streams, ponds, lakes, wetlands, flood prone areas, or other environmentally sensitive and/or regulated areas which may be located on and effect the use of the subject property.

The salesperson is by this document giving written notice to Purchaser that salesperson is the agent and representative of the Seller. Purchaser acknowledges receiving this notice prior to entering into this agreement.

The provisions of this Agreement shall survive any closing hereunder. This AGREEMENT constitutes the entire agreement between the parties hereto and shall inure to the benefit of, and be binding upon, their heirs, personal representatives, successors and assigns.

IT IS MUTUALLY AGREED, by and between the parties hereto, that the time of each payment shall be an essential part of this AGREEMENT, and that all Covenants and Agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.


Purchaser acknowledges receipt of this AGREEMENT. This AGREEMENT shall not be binding until signed by the Seller or authorized agent of Seller, and shall be construed under the laws of the State of Florida.

In the event of termination of this AGREEMENT due to Purchaser's breach, the Purchaser shall be tenant at sufferance and shall not be entitled to any notice to vacate, and will vacate the premises immediately and will hold Seller harmless from any and all liabilities in the event it becomes necessary to enforce any of the covenants of this AGREEMENT, and the Purchaser agrees to pay any and all attorney fees and costs incurred in collection therewith. Seller may alternatively pursue any other remedy available at law or equity.


BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

IN WITNESS WHEREOF, the parties of these presents have hereunto set their hands and seals the day and year first above written. Before I (we) signed this AGREEMENT, I (we) received a copy of the restrictions, the Schedule A, and I (we) personally inspected the above referenced property.

PURCHASER(S):


Witness 1 Signature
Alejandro Ellis
Witness 1 Printed Name

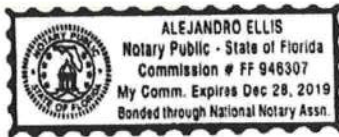

Jesus Contreras (L.S.)

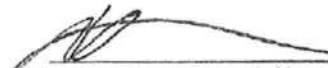

Witness 2 Signature
Tyler Williamson
Witness 2 Printed Name

Purchaser Acknowledgment

STATE OF Florida
COUNTY OF Alachua

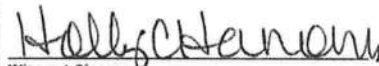
The foregoing instrument was acknowledged before me this 28th day of February, 2017, by Jesus Contreras who have produced Florida Driver License as identification.

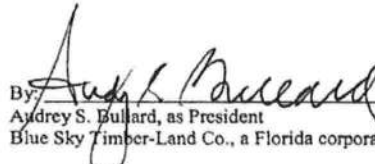


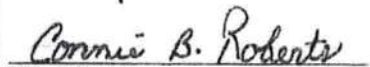

Notary Public

State of Florida
County of Alachua

SELLER


Witness 1 Signature
Holly C. Hanover
Witness 1 Printed Name

By  (L.S.)
Audrey S. Bullard, as President
Blue Sky Timber-Land Co., a Florida corporation


Witness 2 Signature
Connie B. Roberts
Witness 2 Printed Name

Seller Acknowledgment

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 7 day of March, 2017, by Audrey S. Bullard, as President, Blue Sky Timber-Land Co., a Florida corporation who has produced as identification or (☒) is personally known to me



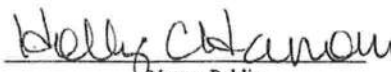

Notary Public

Exhibit A
Legal Description
Lot 2 Blue Sky Estates

DESCRIPTION:

Friday, August 05, 2016

LOT 2

COMMENCE at the Northeast corner of the South 1/2 of the Northwest 1/4 of Section 36, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 89°16'40" West along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 1907.92 feet to the POINT OF BEGINNING; thence South 00°22'26" West along a line parallel to the West line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 1198.10 feet to a point on a curve concave to the North having a radius of 28597.89 feet and a central angle of 00°43'35"; thence Westerly along the arc of said curve, being the North Right-of-Way line of County Road No. 18, a distance of 362.63 feet; thence North 00°22'26" East along a line parallel to the West line of the South 1/2 of the Northwest 1/4 of Section 36 a distance of 1210.05 feet to a point on the North line of said South 1/2 of the Northwest 1/4 of Section 36; thence North 89°16'40" East along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 362.20 feet to the POINT OF BEGINNING. Containing 10.01 acres, more or less.

SUBJECT TO: Utility Easements across the East 10.00 feet and the West 10.00 feet thereof.

TOGETHER WITH & SUBJECT TO: A 60 x 60 common driveway Easement adjacent to the Northerly Right-of-Way Line of SW County Road No. 18 and centered on the common property line of the lot described above and the adjacent lands lying to the West.

PREPARED BY:

Donald F. Lee & Associates
140 NW Ridgewood Avenue
Lake City, Florida 32055
Donald@dflla.com

Columbia County Tax Collector

generated on 4/29/2022 9:45:25 AM EDT

Tax Record

Last Update: 4/29/2022 9:45:25 AM ET

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R04075-000	REAL ESTATE	2021

Payment History					
Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2021	19738	11/30/2021	1800486.0001	\$5,718.17	\$5,489.44
	Owner Name	BLUE SKY TIMBER-LAND CO			
	Paid By	Blue Sky Timber-Land Company			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2020	36688	11/25/2020	3001271.0004	\$5,619.55	\$5,394.77
	Owner Name	BLUE SKY TIMBER-LAND CO			
	Paid By	BLUE SKY TIMBER-LAND CO			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2019	36471	11/27/2019	1201392.0001	\$6,247.49	\$5,997.59
	Owner Name	BLUE SKY TIMBER-LAND CO			
	Paid By	BLUE SKY TIMBER LAND CO			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2018	36387	11/29/2018	1201234.0001	\$5,851.26	\$5,617.21
	Owner Name	BLUE SKY TIMBER-LAND CO			
	Paid By	BLUE SKY			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2017	36212	11/29/2017	2701750.0001	\$6,162.47	\$5,915.97
	Owner Name	BLUE SKY TIMBER-LAND CO			
	Paid By	BLUE SKY TIMBER-LAND			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2016	36152	11/29/2016	1201265.0009	\$542.25	\$520.56
	Owner Name	BLUE SKY TIMBER-LAND CO			
	Paid By	BLUE SKY TIMBER			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2015	36103	11/16/2015	3100566.0001	\$527.71	\$527.71
	Owner Name	ARNOLD PATRICIA WEEKS &			
	Paid By	alan goforth & pat arnold			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2014	36010	11/25/2014	1100987.0001	\$497.60	\$477.70
	Owner Name	ARNOLD PATRICIA WEEKS &			
	Paid By	ARNOLD PATRICIA TAXES			

This is the
parent parcel
for the
division of
land.
"Blue Sky
Estates"



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM
APPLICATION FOR CONSTRUCTION PERMIT

PERMIT NO: 22-0346
DATE PAID: 4/28/22
FEE PAID: 310.00
RECEIPT #: 1830787

APPLICATION FOR:

☒ New System ☐ Existing System ☐ Holding Tank ☐ Innovative
☐ Repair ☐ Abandonment ☐ Temporary ☐

APPLICANT: Jesus Contreras

AGENT: ROCKY FORD, A & B CONSTRUCTION

TELEPHONE: 386-497-2311

MAILING ADDRESS: 546 SW Dortch Street, FT. WHITE, FL, 32038

=====

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3) (m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

=====

PROPERTY INFORMATION

LOT: 2 BLOCK: NA SUB: Blue Sky Estates PLATTED: _____

PROPERTY ID #: 36-6S-16-04075-002 ZONING: _____ I/M OR EQUIVALENT: [Y / N]

PROPERTY SIZE: 10.01 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐ <=2000GPD ☐ >2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? [Y / ☒ N] DISTANCE TO SEWER: NA FT

PROPERTY ADDRESS: 4355 SW County Road 18, Fort White, FL

DIRECTIONS TO PROPERTY: TL onto NW Main Blvd, slight right
onto FL-47S, TL onto US-27S, TL onto Co. Rd. 18,
prop. on the left.

BUILDING INFORMATION

☒ RESIDENTIAL ☐ COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
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1	RV	1	560 14x40	
2				
3				

[] Floor/Equipment Drains [] Other (Specify) _____

SIGNATURE: William A. Bishop II DATE: 4/13/2022

STATE OF FLORIDA
DEPARTMENT OF HEALTH

APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number 22-0366

Contreras

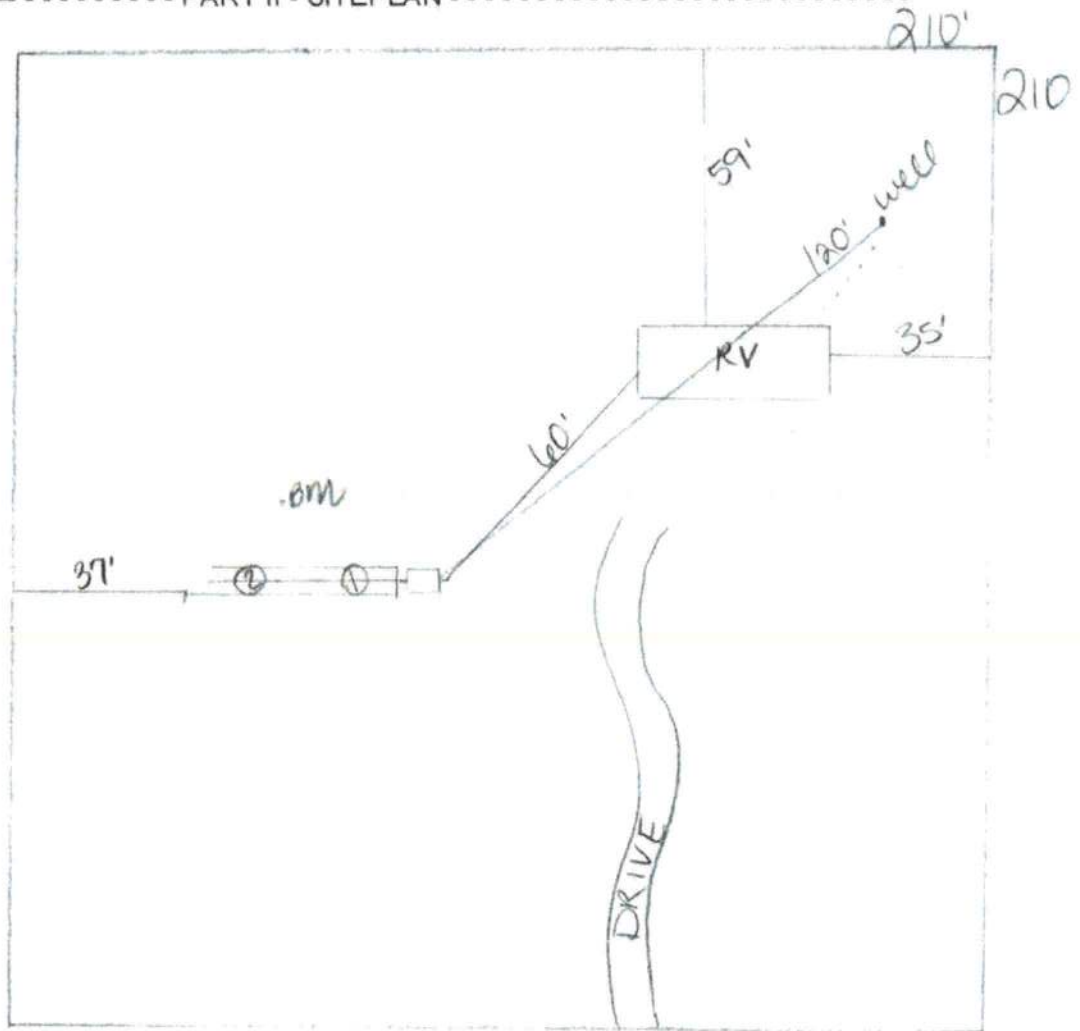
PART II - SITEPLAN

Scale: 1 inch = 40 feet.



↑N

1 acre of 10.01



Notes: _____

1 acre of 10.01

Site Plan submitted by: William D. Bishop II

MASTER CONTRACTOR

Plan Approved ☒ Not Approved ☐

Date 4-13-22

By [Signature] ES2 Columbia County Health Department

4/29/22

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT