

DATE 05/03/2005

Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000023096

APPLICANT ARLENE BORLAND PHONE 623-7347

ADDRESS 327 SW MEADOW TERR LAKE CITY FL 32024

OWNER PEGGY SUE BALDWIN PHONE 755-4748

ADDRESS 195 NE DARBY TERR LAKE CITY FL 32024

CONTRACTOR OWNER PHONE _____

LOCATION OF PROPERTY NORTH ON MARION STREET, RIGHT ON 100-A, RIGHT ON DERBY TERR,
2ND ON THE RIGHT

TYPE DEVELOPMENT TRAVEL TRAILER ESTIMATED COST OF CONSTRUCTION .00

HEATED FLOOR AREA _____ TOTAL AREA _____ HEIGHT .00 STORIES _____

FOUNDATION _____ WALLS _____ ROOF PITCH _____ FLOOR _____

LAND USE & ZONING RSF-MH-2 MAX. HEIGHT 35

Minimum Set Back Requirments: STREET-FRONT 25.00 REAR 15.00 SIDE 10.00

NO. EX.D.U. 0 FLOOD ZONE NA DEVELOPMENT PERMIT NO. _____

PARCEL ID 28-3S-17-05621-002 SUBDIVISION _____

LOT _____ BLOCK _____ PHASE _____ UNIT _____ TOTAL ACRES 2.48

Culvert Permit No. _____ Culvert Waiver _____ Contractor's License Number _____ Applicant/Owner/Contractor Arlene Borland

EXISTNG 05-0246-N BK LH N N

Driveway Connection _____ Septic Tank Number _____ LU & Zoning checked by _____ Approved for Issuance _____ New Resident _____

COMMENTS: 12 MONTH SPECIAL TEMPORARY USE PERMIT, THIS PERMIT IS VOID IF THE SFD
BLUEPRINTS AND APPLICATIONS ARE NOT SBMITTED TO THIS OFFICE WITHIN
30 DAYS OF THE ISSUANCE OF THIS PERMIT/FEE PAID STUP 05-10 TT Check # or Cash NO charge

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power _____ Foundation _____ Monolithic _____
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 _____

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 _____

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 \$.00 CERTIFICATION FEE \$.00 SURCHARGE FEE \$.00

MISC. FEES \$.00 ZONING CERT. FEE \$ _____ FIRE FEE \$ _____ WASTE FEE \$ _____

FLOOD ZONE DEVELOPMENT FEE \$ _____ CULVERT FEE \$ _____ TOTAL FEE .00

INSPECTORS OFFICE Lainie 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 INCONVIENCE, 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.

COLUMBIA COUNTY, FLORIDA
LAND DEVELOPMENT REGULATION ADMINISTRATOR
SPECIAL PERMIT FOR TEMPORARY USE
APPLICATION

Permit No. STUP 05-10 TTDate 4-28-05Fee 100.00Receipt No. 3153

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, one (1) 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, and shall not be located within required yard areas. Such mobile homes shall not be located within twenty (20) feet of any building. A temporary use permit for such mobile homes may be granted for a time period up to one (1) year. When the temporary use permit expires, the applicant may invoke the provisions of Section 14.9, entitled Special Family Lot Permits.

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 therefor is filed with the Land Development Regulation Administrator.

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.

1. Name of Title Holder(s) Peggy Sue Baldwin

Address 327 SW Meadow Terrace City Lake City Zip Code 32024

Phone (386) 755-4748

NOTE: If the title holder(s) of the subject property are appointing an agent to represent them, a letter from the title holder(s) addressed to the Land Development Regulation Administrator MUST be attached to this application at the time of submittal stating such appointment.

Title Holder(s) Representative Agent(s) Arlene Borland

Address 327 SW Meadow Terrace City Lake City Zip Code 32024

Phone (386) 755-4748

623-7347

2. Size of Property 2.5

3. Tax Parcel ID# 28-35-17-05621-002

4. Present Land Use Classification Vacant / #5 RSF/MH-2

5. Present Zoning District RSF/MH-2

6. Proposed Temporary Use of Property ~~Commercial~~

Travel trailer while building a residence

(Include the paragraph number the use applies under listed on Page 1 and 2)

7. Proposed Duration of Temporary Use 12 months

8. Attach Copy of Deed of Property.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

Arlene Borland
Applicants Name (Print or Type)

Arlene Borland
Applicant Signature

4-29-05
Date

OFFICIAL USE

Approved X

Denied _____

Reason for Denial _____

Conditions (if any) Must submit Building Permit Application within 30 days of Issuance of this Permit or Permit is Null and Void

Prepared By and Return To:
Deas Bullard Properties
672 E. Duval St.
Lake City FL 32055

CONTRACT FOR DEED

THIS CONTRACT FOR DEED, made this 8th day of December A.D. 2004, between DEAS BULLARD PROPERTIES, a Florida general partnership, whose mailing address is 672 E. Duval St., Lake City, Florida 32055, hereinafter referred to as "Seller"*, and PEGGY SUE BALDWIN, whose mailing address is 327 SW Meadow Terrace, Lake City, FL 32024 hereinafter referred to as "Purchaser"*.

WITNESSETH, that if the Purchaser shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the Seller hereby 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:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

Including 4 inch well, 1 horsepower pump, tank and 900 gallon septic tank.

N.B.: Purchasers to pay for all required permits. Purchasers to pay difference if cost of well and septic tank exceeds \$4,300.00 at installation.

Property Identification No. 28-3s-17-05621-002

This Contract For Deed is given subject to oil, gas, mineral rights and easements of record, if any.

The total agreed upon purchase price of the property shall be **Twenty nine thousand nine hundred and no/100----(\$29,900.00) Dollars**, payable at the times and in the manner following: **Three hundred and no/100----(\$300.00) Dollars** down, receipt of which is hereby acknowledged, and the balance of **\$29,600.00** payable monthly beginning **January 15, 2005**, in the amount of **\$347.00** per month with interest at the rate of **13 percent** from December 15, 2004, and continuing until all principal and accrued interest has been paid in full. Purchaser shall have the right to make prepayment at any time without penalty.

"Seller" and "Purchaser" are used for singular or plural, as context requires.

At such time as the Purchaser shall have paid the full amount due and payable under this Contract, or at other times as provided herein, the Seller promises and agrees to convey the above described property to the Purchaser by good and sufficient Warranty Deed, subject to restrictions as set forth in this Contract For Deed.

The Seller warrants that the title to the property can be fully insured by a title insurance company authorized to do business in the State of Florida.

The Purchaser shall be permitted to go into possession of the property covered by this Contract immediately, and shall assume all liability for taxes from and after that date. Purchaser acknowledges receipt of this Contract.

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 Contract, including the payment of taxes, and in the event that the default shall continue for a period of Fifteen (15) days, then the Seller may consider the whole of the balance due under this Contract immediately due and payable and collectible, or the Seller may rescind this Contract, retaining the cash consideration paid for it as liquidated damages, and this Contract 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 Contract. In the event that it is necessary for the Seller to enforce this Contract 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 with Ten (10) days after becoming due under the terms of this Contract shall be subject to, and it is agreed Seller shall collect a late charge in the amount of Ten Percent (10%) of the monthly payment per month upon such delinquent installments. ANY PAYMENT MADE BY CHECK AND WHICH IS RETURNED UNPAID BY THE BANK WILL REQUIRE PURCHASER TO PAY A \$25.00 PENALTY FOR DISHONORED CHECK.

In the event this Contract is assigned, sold, devised, transferred, quit-claimed or in any way conveyed to another by the Purchaser, then in that event, all of the then remaining balance shall be due immediately and payable and collectible.

Purchaser acknowledges that they have personally inspected subject property and found it to be as represented. Purchaser further agrees that the property is suitable for the purpose for which it is being purchased.

DEED RESTRICTIONS

For a period of twenty years from date hereof, no junk of any kind or description, including junk automobiles, junk electrical appliances, or worn out or discarded machinery, can be kept or placed upon this property.

No campers, motor homes, tents, buses, or similar type temporary housing may be occupied as a permanent residence. Mobile homes may not be placed on this property solely for rental purposes.

No defacement of property, such as a borrow pit, is allowed.

Goats, sheep and swine are not allowed.

The developer may waive any of these restrictions for sufficient cause and good reason.

These restrictions terminate after 20 years unless approved in writing unanimously by the owners within the subdivision to extend for another 20 years.

IT IS MUTUALLY AGREED, by and between the parties hereto, that the time of each payment shall be an essential part of the Contract, 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.

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 Contract, I (we) received a copy of the restrictions and I (we) personally inspected the above referenced property.

Connie B. Roberts
Witness as to Seller:

Connie B. Roberts

Sue D. Lane
Witness as to Seller:
Sue D. Lane

DEAS BULLARD PROPERTIES, a Florida
general Partnership

BY: Audrey S. Bullard L.S.
Audrey S. Bullard, general partner

Witness as to Purchaser(s)
Connie B. Roberts

Purchaser: Peggy Sue Baldwin L.S.

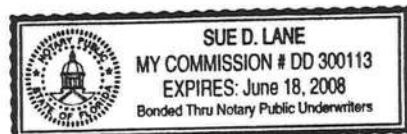
Witness as to Purchaser(s)
Sue D. Lane

Purchaser: L.S.

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of December 2004, by Audrey S. Bullard, Partner on behalf of Deas Bullard Properties, a Florida general partnership. She is personally known to me.

Sue D. Lane
Sue D. Lane, Notary Public, State of Florida
My Commission Expires:



STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of December 2004, by Peggy Sue Baldwin who produced as identification:

Sue D. Lane, Notary Public, State of Florida
My Commission Expires:

Schedule A

Part of the East 1/3 of the East half of the S.E. ¼ of Section 28, Township 3 South, Range 17 East, Columbia County, Florida, as lies South of County Road 100-A, more particularly described as follows: Commence at the S.E. corner of said Section 28; thence N.02 degrees 03'45"W. along the East line of said Section 28 a distance of 364.21 feet to the Point of Beginning; thence continue N.02 degrees 03'45"W., along said East line, 252.00 feet; thence S.87 degrees 51'22"W., 441.91 feet to a point on the East right-of-way line of Derby Street as occupied; thence S.02 degrees 08'38"E. along said right-of-way line 252.00 feet; thence N.87 degrees 51'22"E., 441.56 feet to the Point of Beginning. Columbia County, Florida.
Containing 2.56 acres, more or less.

STATE OF FLORIDA
COUNTY OF COLUMBIA

AFFIDAVIT

This is to certify that I, (We), Deas Bullard Properties as the
seller, by an **Agreement for Deed**, of the below described property:

Tax Parcel No. 28-35-17-05621-002

Subdivision (Name, lot, Block, Phase) legal is attached

Give my permission for ~~Mobile Home~~ Travel Trailer ngk
(Mobile Home / Travel Trailer / Single Family Home) to place a

I (We) understand that this could result in an assessment for solid waste and fire
protection services levied on this property.

Deas Bullard Properties

Martha Khachigan
(1) Seller Signature

(2) Seller Signature

Sworn to and subscribed before me this 29th day of April, 2005. This

(These) person (s) are personally known to me or produced ID _____
(Type)

Sue D. Lane

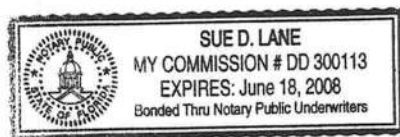
Notary Public Signature

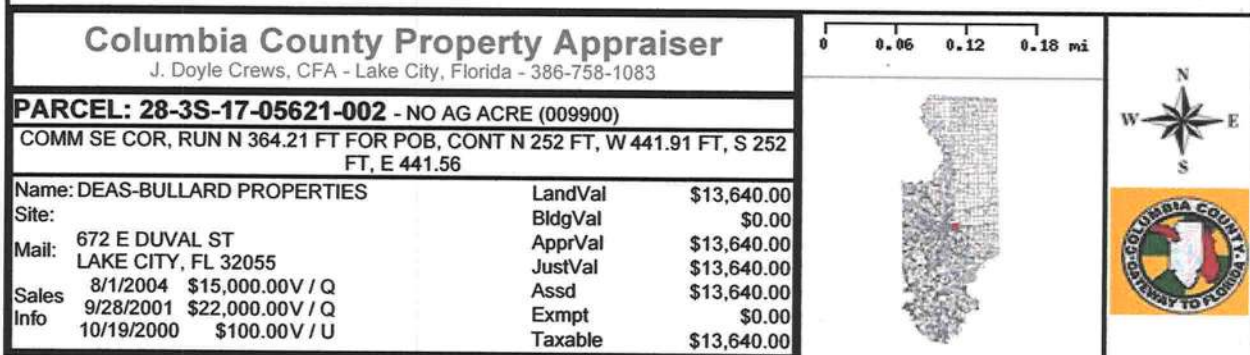
State of Florida

My commission expires: _____

Sue D. Lane

Notary Printed Name





This information, GIS Map Updated: 4/4/2005, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

J Peggy Ballard

Jim Oliver Ballard

permission to

pull permit for

my land, tax ID no.

28-36-17-05621-002

Thank you

195 NE Derby Terrace

755-4748 Lake City, IL 32025

CALL IF ANY
QUESTIONS
623-2104

Peggy Ballard
576-26-0088

New Construction Subterranean Termite Soil Treatment Record

OMB Approval No. 2502-0525
(exp. 10/31/2005)

This form is completed by the licensed Pest Control Company.

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is mandatory and is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Section 24 CFR 200.926d(b)(3) requires that the sites for HUD insured structures must be free of termite hazards. This information collection requires the builder to certify that an authorized Pest Control company performed all required treatment for termites, and that the builder guarantees the treated area against infestation for one year. Builders, pest control companies, mortgage lenders, homebuyers, and HUD as a record of treatment for specific homes will use the information collected. The information is not considered confidential.

This report is submitted for informational purposes to the builder on proposed (new) construction cases when soil treatment for prevention of subterranean termite infestation is specified by the builder, architect, or required by the lender, architect, FHA, or VA.

All contracts for services are between the Pest Control Operator and builder, unless stated otherwise.

#23094

Section 1: General Information (Treating Company Information)

Company Name: Aspen Pest Control, Inc.
Company Address: 301 NW Cole Terrace City Lake City State FL Zip 32055
Company Business License No. JB109476 Company Phone No. 386-755-3611
FHA/VA Case No. (if any) _____

Section 2: Builder Information

Company Name: CADY HOMES Company Phone No. _____

Section 3: Property Information

Location of Structure(s) Treated (Street Address or Legal Description, City, State and Zip) 148 SW PLATEAU CWN.
LAKE CITY FLOR

Type of Construction (More than one box may be checked) ☒ Slab ☐ Basement ☐ Crawl ☐ Other _____
Approximate Depth of Footing: Outside 3' Inside 3' Type of Fill DIRT

Section 4: Treatment Information

Date(s) of Treatment(s) 5-18-05
Brand Name of Product(s) Used SURRENDER
EPA Registration No. 10907-7-53883
Approximate Final Mix Solution % 5%
Approximate Size of Treatment Area: Sq. ft. 2070 Linear ft. 197 Linear ft. of Masonry Voids 197
Approximate Total Gallons of Solution Applied 450 gal.
Was treatment completed on exterior? ☐ Yes ☐ No
Service Agreement Available? ☒ Yes ☐ No

Note: Some state laws require service agreements to be issued. This form does not preempt state law.

Attachments (List) _____

Comments _____

Name of Applicator(s) James A. Harcourt Certification No. (if required by State law) JF104376

The applicator has used a product in accordance with the product label and state requirements. All treatment materials and methods used comply with state and federal regulations.

Authorized Signature James A. Harcourt Date _____

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Form NPCA-99-B may still be used

form HUD-NPCA-99-B (04/2003)

Reorder Product #2581 • From Crown Graphics, Inc. • 1-800-252-4011