

DATE 07/26/2004

# Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000022131

APPLICANT JOHN K. SPARROW PHONE 352.317.6009  
ADDRESS 5745 SW 75TH STREET GAINESVILLE FL 32603  
OWNER ANDREW SCHNEIDER PHONE 386.623.6066  
ADDRESS 324 SW NIGHTSHADE DRIVE LAKE CITY FL 32024  
CONTRACTOR JOHN K. SPARROW PHONE 352.317.6009

LOCATION OF PROPERTY 47-S TO WESTER ROAD, 1 1/2 MILES PST NTERSTATE, TAKE L, 1/2 MILE TO WESTER WOOD, TAKE 1ST RIGHT, LOT 19

TYPE DEVELOPMENT SFD & UTILITY ESTIMATED COST OF CONSTRUCTION 124800.00

HEATED FLOOR AREA 2496.00 TOTAL AREA 3354.00 HEIGHT 26.00 STORIES 1

FOUNDATION CONC WALLS FRAMED ROOF PITCH 9'12 FLOOR CONC

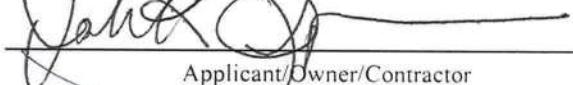
LAND USE & ZONING RSF-1 MAX. HEIGHT 35

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

NO. EX.D.U. 0 FLOOD ZONE XPP DEVELOPMENT PERMIT NO. \_\_\_\_\_

PARCEL ID 30-4S-17-08898-119 SUBDIVISION WESTER WOODS

LOT 19 BLOCK \_\_\_\_\_ PHASE \_\_\_\_\_ UNIT \_\_\_\_\_ TOTAL ACRES 1.10

000000367 N CRC058205   
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor  
18"X32"MITERED 04-0679-N BLK JDK N  
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: 1 FOOT ABOVE ROAD.

Check # or Cash 1104

## 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 \$ 625.00 CERTIFICATION FEE \$ 16.77 SURCHARGE FEE \$ 16.77  
MISC. FEES \$ .00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ \_\_\_\_\_ WASTE FEE \$ \_\_\_\_\_  
FLOOD ZONE DEVELOPMENT FEE \$ \_\_\_\_\_ CULVERT FEE \$ 25.00 TOTAL FEE 733.54

INSPECTORS OFFICE  CLERKS OFFICE 

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 HAVE A MORTGAGE, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

This Permit Must Be Properly Maintained

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT IN ADVANCE OF EACH INSPECTION, IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INTERRUPTED. THIS PERMIT IS NOT VALID UNLESS THE WORK IS AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS.

Permittee must maintain access to all utilities during construction

Permit is not valid unless the work is commenced within 6 months of the date of issuance.

The Issuance of this Permit Does Not Imply Approval of Deed Restrictions.

22150  
+ 22151  
VOIDED



## Columbia County Building Permit Application

**For Office Use Only** Application # 0406-87 Date Received 6-30-04 By LH Permit # 22431  
 Application Approved by - Zoning Official B2K Date 26.07.04 Plans Examiner \_\_\_\_\_ Date \_\_\_\_\_  
 Flood Zone Xper plat Development Permit N/A Zoning RSF-1 Land Use Plan Map Category Res VLD  
 Comments \_\_\_\_\_

Applicants Name Renai L. Sparrow  
K+B Construction Inc. Phone 352-317-6009  
 Address 5745 SW 75th St #157 Gainesville, Florida 32608  
 Owners Name Andrew Schneider Phone \_\_\_\_\_  
 911 Address 324 SW Nightshade Drive Lake City, FL 32024  
 Contractors Name K+B Construction, Inc (John K. Sparrow) Phone 352-317-6009  
 Address 5745 SW 75th St #157 Gainesville, FL 32608  
 Fee Simple Owner Name & Address N/A  
 Bonding Co. Name & Address N/A  
 Architect/Engineer Name & Address P. Belcher  
 Mortgage Lenders Name & Address 1st Federal Savings Bank PO Box 2029 Lake City 32001  
 Property ID Number 30-4S-17-08398-119 Estimated Cost of Construction \$181,483.68  
 Subdivision Name WesterWood Lot 19 Block \_\_\_\_\_ Unit \_\_\_\_\_ Phase \_\_\_\_\_  
 Driving Directions off of Hwy 47 + Wester Rd.

Type of Construction Residential Number of Existing Dwellings on Property 0  
 Total Acreage 1.1 Lot Size 1.1 Do you need a - Culvert Permit or Culvert Waiver or Have an Existing  
 Actual Distance of Structure from Property Lines - Front 2.5 ft Side 49' 7" Side 36' 5" Front 2.52  
 Total Building Height 26.17 Number of Stories 1.5 Heated Floor Area 2496 Roof Pitch 8/12

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards 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 and 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.

John K. Sparrow  
 Owner/Builder or Agent (Including Contractor)

John K. Sparrow  
 Contractor Signature  
 Contractors License Number CRC05B205  
 Competency Card Number \_\_\_\_\_

STATE OF FLORIDA  
 COUNTY OF COLUMBIA Alachua

Sworn to (or affirmed) and subscribed before me  
 this 29th day of June 2004.  
 Personally known \_\_\_\_\_ or Produced Identification \_\_\_\_\_

NOTARY STAMP/SEAL

Susan M. McQuillan  
 Notary Signature

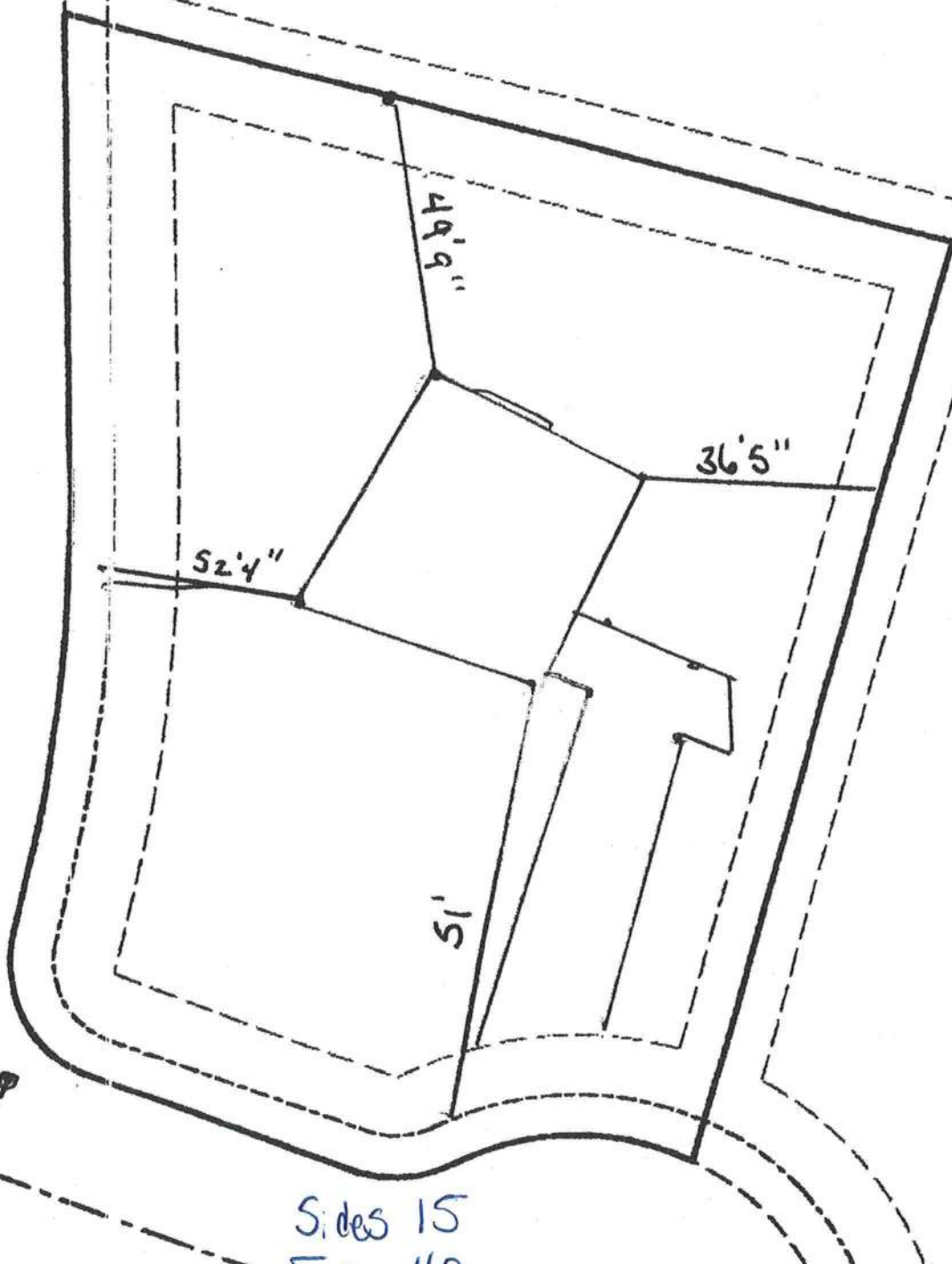


SUSAN M. MCQUILLAN  
 MY COMMISSION # DD 268290  
 EXPIRES: December 4, 2007  
 Bonded Thru Budget Notary Services

#367

1. BEARINGS ARE BASED ON THE NORTH LINE OF LOT 25, WESTERN WOODS, PHASE I, BEING N 61°12'20" W.
2. SUBJECT PROPERTY LIES IN FLOOD ZONE "X", AN AREA OUTSIDE OF THE 500-YEAR FLOOD PLAIN FOR FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120070 0200 B, LAST REVISION DATE JANUARY 6, 1988.
3. OTHER THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE, EXCEPTION IS MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.
5. CURTAIN EXCEEDS 1 : 10,000.
6. SIZE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE ENLIGHTENED FOR CLARITY.

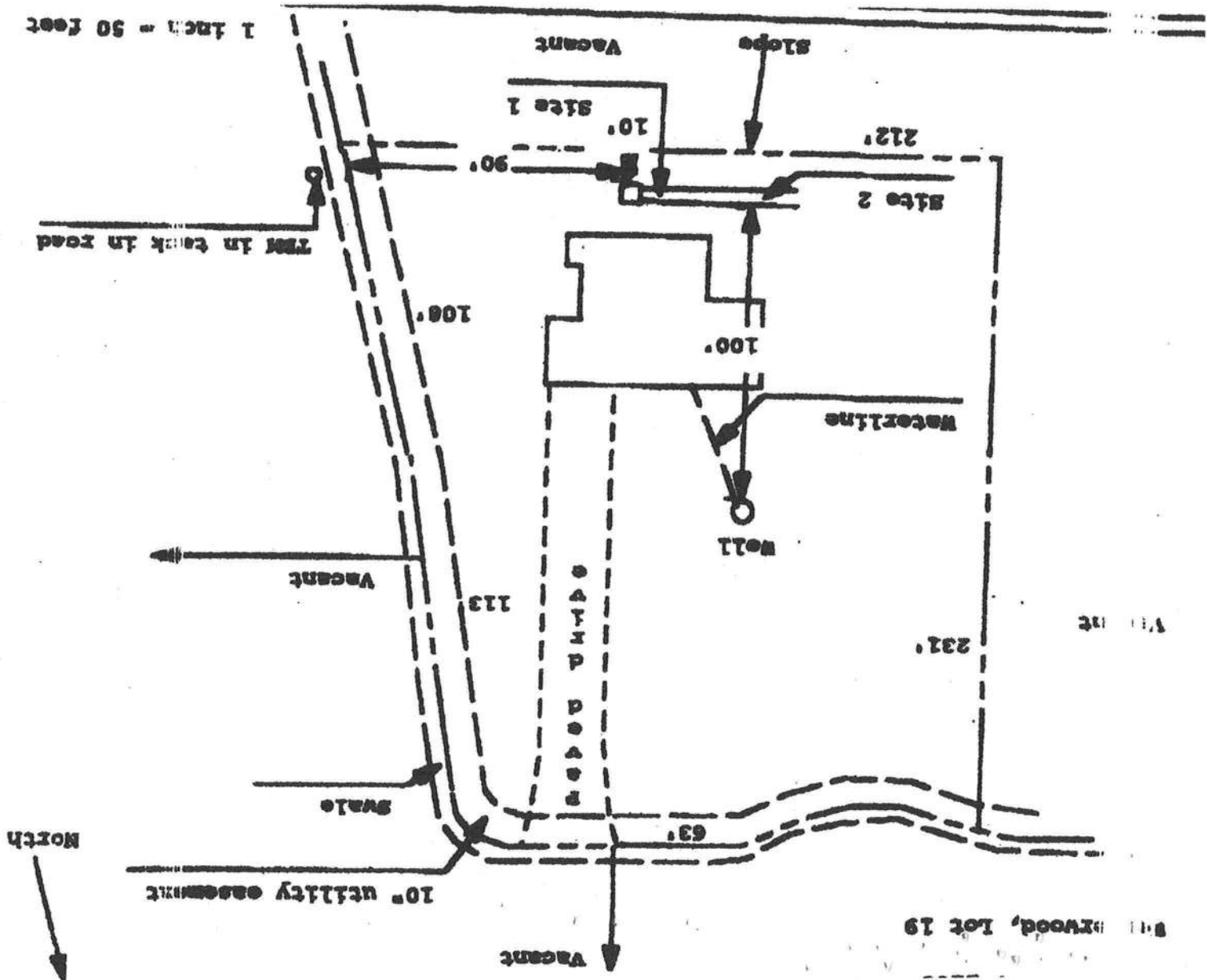
NOTES:



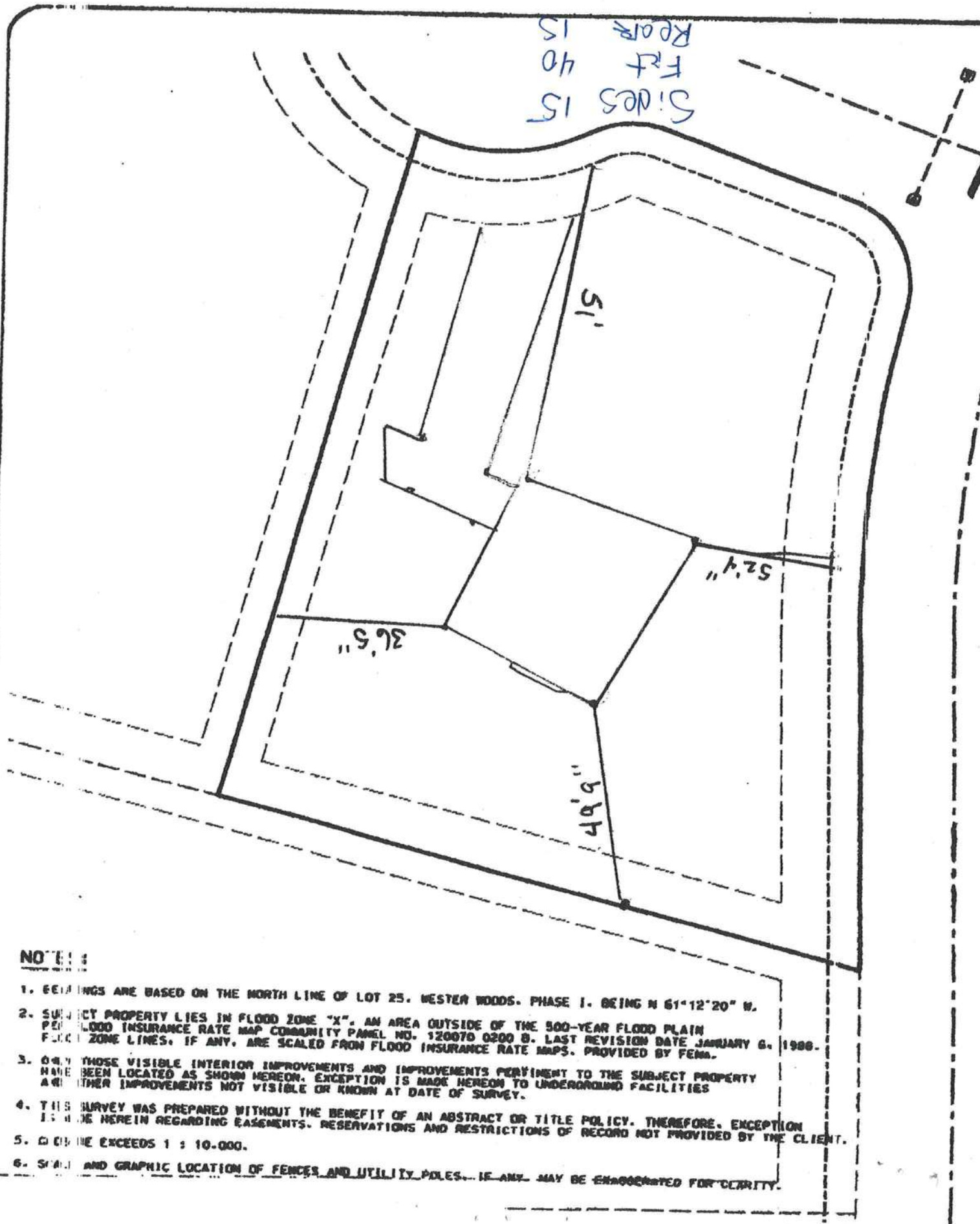
Sides 15  
Frt 40  
Rear 15



West-Wood, Lot #19  
 321 SW Nightshade Drive, Lake City 32024

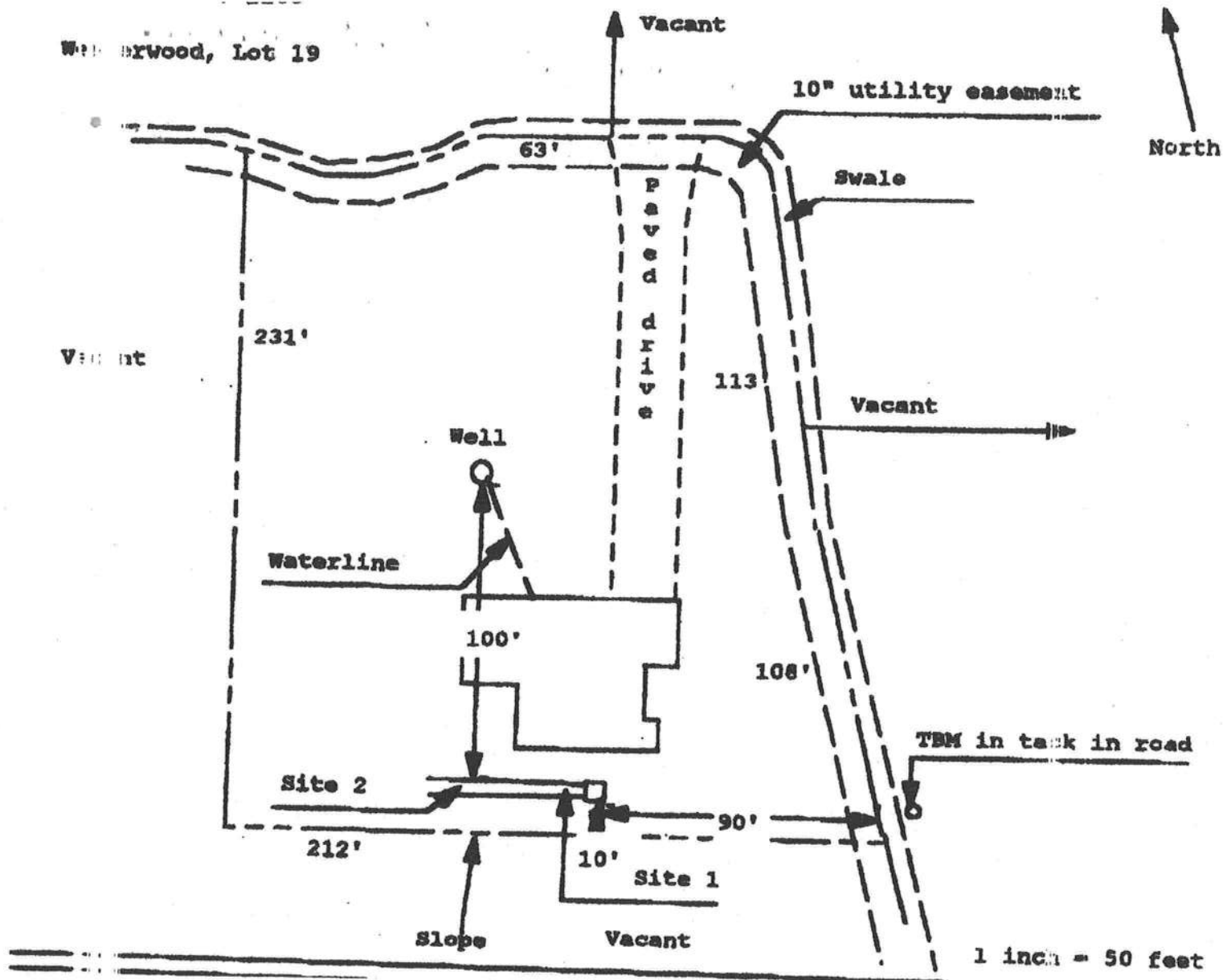






**NOTES:**

1. BEARINGS ARE BASED ON THE NORTH LINE OF LOT 25, WESTER WOODS, PHASE I, BEING N 61°12'20" W.
2. SUBJECT PROPERTY LIES IN FLOOD ZONE "X", AN AREA OUTSIDE OF THE 500-YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120070 0200 B, LAST REVISION DATE JANUARY 6, 1988. FLOOD ZONE LINES, IF ANY, ARE SCALED FROM FLOOD INSURANCE RATE MAPS, PROVIDED BY FEMA.
3. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE, EXCEPTION IS MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.
5. SCALE DOES NOT EXCEEDS 1 : 10,000.
6. SIZE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE ENLARGED FOR CLARITY.



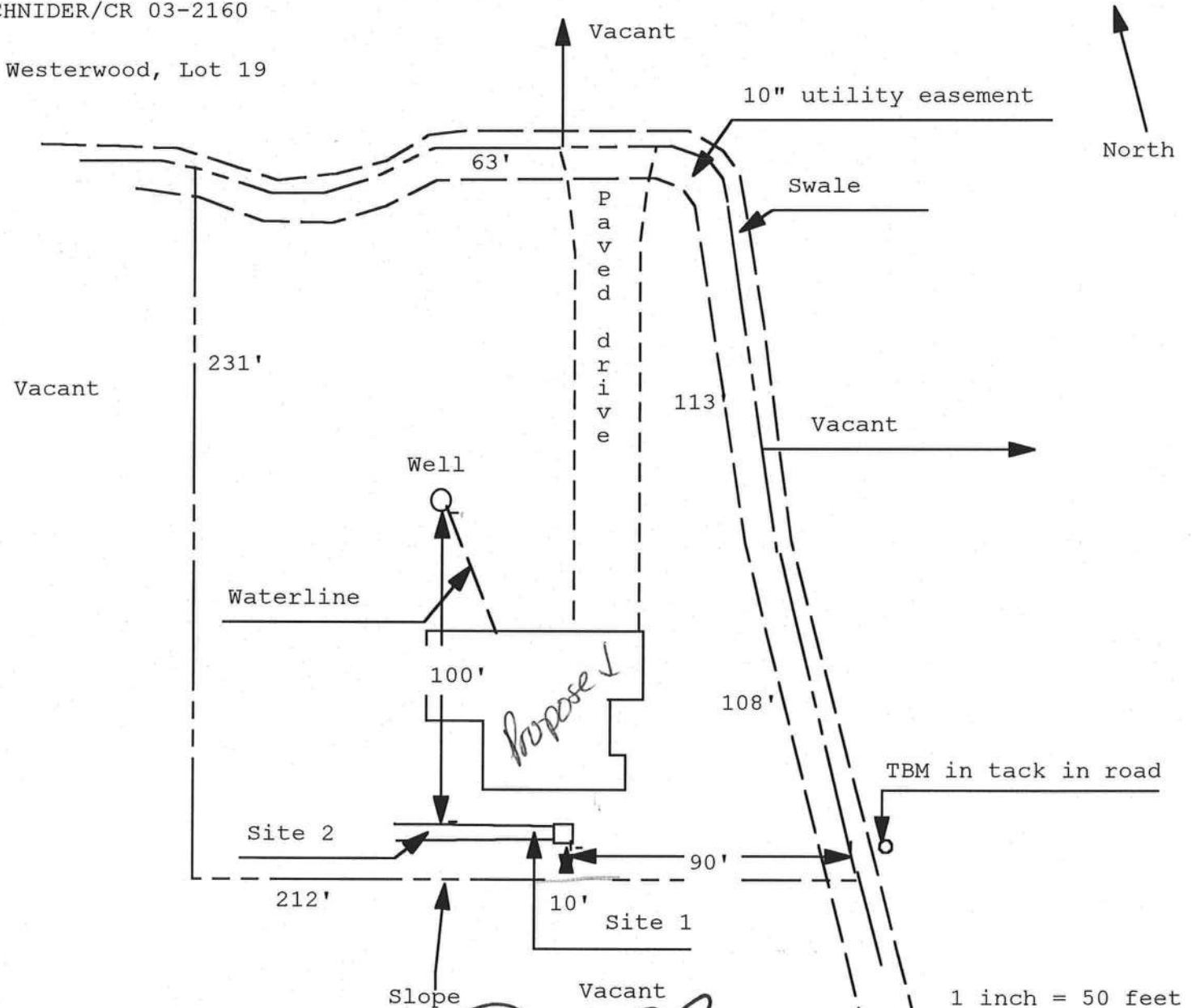
WesterWood, Lot #19  
 324 SW NightShade Drive, Lake City 32024



**Application for Onsite Sewage Disposal System  
Construction Permit. Part II Site Plan**  
**Permit Application Number:** 04-0679N

**ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNIT**

SCHNIDER/CR 03-2160



Site Plan Submitted By Paul L. Lapp Date 6/18/04  
 Plan Approved Not Approved Date 6/18/04  
 By Paul L. Lapp Lakwale Good CPHU 6-24-04

Notes: \_\_\_\_\_

# K&R CONSTRUCTION, INC.

CR-C058205

5745 SW 75<sup>th</sup> Street, #157

Gainesville, Florida 32608

Phone: 352-317-6009 / 317-6513

Fax: 352-333-1138

June 28, 2004

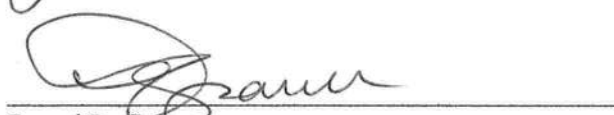
To: Columbia County Building & Zoning Department  
PO Box 1529  
Lake City, Florida 32056-1529

I, John Kenneth Sparrow, dba K&R Construction, Inc., hereby authorize Renai L. Sparrow to submit and retrieve permits as my representative, using license number CR-C058205. This authorization is valid until I present further written notice otherwise.  
Please call with any questions or concerns.

Thank You for your cooperation,

  
John K. Sparrow

6-29-04  
Date

  
Renai L. Sparrow

6-29-04  
Date

Notary State of Florida, County of Alachua. Sworn to and subscribed before  
me this 29<sup>th</sup> day of June, 2004, by John K. Sparrow and Renai L. Sparrow  
Who is personally known to me.





SUSAN M. MCQUILLAN  
MY COMMISSION # DD 268296  
EXPIRES: December 4, 2007  
Bonded Thru Budget Notary Services



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**Name:**

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**Licensee Details****Licensee Information**

Name: **SPARROW, JOHN KENNETH (Primary Name)**  
**K & R CONSTRUCTION INC (Alternate Name)**  
Main Address: **5745 SW 75TH STREET 157**  
**GAINESVILLE, Florida 32608**  
Lic. Location: **5745 SW 75TH STREET 157**  
**GAINESVILLE, FL 32608**  
**Alachua**

**License Information**

License Type: **Certified Residential Contractor**  
Rank: **Cert Residential**  
License Number: **CRC058205**  
Status: **Current, Active**  
Licensure Date: **01/18/2001**  
Expires: **08/31/2006**

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Special Qualifications

Effective Date

Bldg Code Core Course Credit

Qualified Business License  
Required

02/20/2004

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License Type	Name	Name Type	License Number/ Rank	Status/ Expires	
Certified Residential Contractor	<a href="#">SPARROW, JOHN KENNETH</a>	Primary	CRC058205 Cert Residential	Current, Active 08/31/2006	GAIN

Ne

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**Vacant Land and Subdivisions**  
 A MINUTE BOOK OF THE FLORIDA

# PARTIES AND DESCRIPTION OF PROPERTY

1. SALE AND PURCHASE: PAUL S. BRYAN ("Seller")  
 and ANDREW SCHNEIDER ("Buyer")  
 agree to sell and buy on the terms and conditions specified below the property ("Property") described as:  
 Address: \_\_\_\_\_  
 Legal Description: Lot 19, Westar Woods Subdivision, Columbia County, Florida

including all improvements and the following additional property: N/A

## PRICE AND FINANCING

2. PURCHASE PRICE: \$ 24,500.00

payable by Buyer in U.S. funds as follows:

- (a) \$ 3,600.00 Deposit received (checks are subject to clearance) \_\_\_\_\_ by \_\_\_\_\_ for Paul S. Bryan ("Escrow Agent")  
 Signature \_\_\_\_\_ Name of Company \_\_\_\_\_  
 (b) \$ \_\_\_\_\_ Additional deposit to be made by \_\_\_\_\_ or \_\_\_\_\_ days from Effective Date.  
 (c) \_\_\_\_\_ Total Financing (see Paragraph 3 below) (express as a dollar amount or percentage)  
 (d) \$ \_\_\_\_\_ Other: \_\_\_\_\_  
 (e) \$ 20,900.00 Balance to close (not including Buyer's closing costs, prepaid items and prorations). All funds paid at closing must be paid by locally drawn cashier's check, official check or wired funds.

☐ (f) (complete only if purchase price will be determined based on a per unit cost instead of a fixed price) The unit used to determine the purchase price is ☐ lot ☐ acre ☐ square foot ☐ other (specify: \_\_\_\_\_) prorating areas of less than a full unit. The purchase price will be \$ \_\_\_\_\_ per unit based on a calculation of total area of the Property as certified to Buyer and Seller by a Florida-licensed surveyor in accordance with Paragraph 3(c) of this Contract. The following rights of way and other areas will be excluded from the calculation: \_\_\_\_\_

## 3. CASH/FINANCING: (Check as applicable)

- ☒ (a) Buyer will pay cash for the Property with no financing contingency.  
☒ (b) This Contract is contingent on Buyer qualifying and obtaining the commitment(s) or approval(s) specified below (the "Financing") within \_\_\_\_\_ days from Effective Date (if left blank then Closing Date or 90 days from Effective Date, whichever occurs first) (the "Financing Period"). Buyer will apply for financing within \_\_\_\_\_ days from Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial and other information required by the lender. If Buyer, after using diligence and good faith, cannot obtain the financing within the Financing Period, either party may cancel this Contract. Upon cancellation, Buyer will return to Seller all title evidence, surveys and association documents provided by Seller, and Buyer's deposit(s) will be returned after Escrow Agent receives proper authorization from all interested parties. Buyer will pay all loan expenses, including the lender's title insurance policy.  
☒ (1) New Financing: Buyer will secure a commitment for new third party financing for \$ \_\_\_\_\_ or \_\_\_\_\_ % of the purchase price at the prevailing interest rate and loan costs. Buyer will keep Seller and Broker fully informed of the loan application status and progress and authorizes the lender or mortgage broker to disclose all such information to Seller and Broker.  
☐ (2) Seller Financing: Buyer will execute a ☐ first ☐ second purchase money note and mortgage to Seller in the amount of \$ \_\_\_\_\_ bearing annual interest at \_\_\_\_\_ % and payable as follows: \_\_\_\_\_

The mortgage, note, and any security agreement will be in a form acceptable to Seller and will follow forms generally accepted in the county where the Property is located; will provide for a late payment fee and acceleration at the

Buyer ( ) and Seller ( ) acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.

VAC-6 10/00

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Buyer's option if Buyer defaults; will give Buyer the right to prepay without penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require Buyer to keep liability insurance on the Property, with Seller as additional named insured. Buyer authorizes Seller to obtain credit, employment and other necessary information to determine creditworthiness for the financing. Seller will, within 10 days from Effective Date, give Buyer written notice of whether or not Seller will make the loan.

☐ (3) Mortgage Assumption: Buyer will take title subject to and assume and pay existing first mortgage to \_\_\_\_\_

LN# \_\_\_\_\_ in the approximate amount of \$ \_\_\_\_\_ currently payable at \$ \_\_\_\_\_ per month including principal, interest, ☐ taxes and insurance and having a ☐ fixed ☐ other (describe) \_\_\_\_\_

Interest rate of \_\_\_\_\_ % which ☐ will ☐ will not escalate upon assumption. Any variance in the mortgage will be adjusted in the balance due at closing with no adjustment to purchase price. Buyer will purchase Seller's escrow account dollar for dollar. If the lender disapproves Buyer, or the interest rate upon transfer exceeds \_\_\_\_\_ % or the assumption/transfer fee exceeds \$ \_\_\_\_\_, either party may elect to pay the excess, telling which this agreement will terminate and Buyer's deposit(s) will be returned.

#### CLOSING

4. CLOSING DATE, OCCUPANCY: This Contract will be closed and the deed and possession delivered on or before July 7 2004, unless extended by other provisions of this Contract. If on Closing Date insurance underwriting is suspended, Buyer may postpone closing up to 5 days after the insurance suspension is lifted.

\* closing is to take place 60 days from the date of deposit check being given to seller

5. CLOSING PROCEDURE, COSTS: Closing will take place in the county where the Property is located and may be conducted by electronic means. If title insurance insures Buyer for title defects arising between the title binder effective date and recording of Buyer's deed, closing agent will disburse at closing the net sale proceeds to Seller and brokerage fees to Broker as per Paragraph 17. In addition to other expenses provided in this Contract, Seller and Buyer will pay the costs indicated below.

(a) Seller Costs: Seller will pay taxes on the deed and recording fees for documents needed to cure title; certified, confirmed and ratified special assessment liens; title evidence (if applicable under Paragraph 8); Other: \_\_\_\_\_

(b) Buyer Costs: Buyer will pay taxes and recording fees on notes and mortgages and recording fees on the deed and financing statements; loan expenses; pending special assessment liens; lender's title policy at the simultaneous issue rate; inspections; survey and sketch; insurance; Other: \_\_\_\_\_

(c) Title Evidence and Insurance: Check (1) or (2):

☐ (1) Seller will provide a Paragraph 8(a)(1) owner's title insurance commitment as title evidence. ☐ Seller ☐ Buyer will select the title agent. ☐ Seller ☐ Buyer will pay for the owner's title policy, search, examination and related charges. Each party will pay its own closing fees.

☐ (2) Seller will provide title evidence as specified in Paragraph 8(a)(2). ☐ Seller ☐ Buyer will pay for the owner's title policy and select the title agent. Seller will pay fees for title searches prior to closing, including tax search and lien search fees, and Buyer will pay fees for title searches after closing (if any), title examination fees and closing fees.

(d) Prorations: The following items will be made current and prorated as of the day before Closing Date: real estate taxes, interest, bonds, assessments, leases and other Property expenses and revenues. If taxes and assessments for the current year cannot be determined, the previous year's rates will be used with adjustment for any exemptions.

(e) Tax Withholding: Buyer and Seller will comply with the Foreign Investment in Real Property Tax Act, which may require Seller to provide additional cash at closing if Seller is a "foreign person" as defined by federal law.

#### PROPERTY CONDITION

6. LAND USE: Seller will deliver the Property to Buyer at the time agreed in its present "as is" condition, with conditions resulting from Buyer's inspections and casualty damage, if any, excepted. Seller will maintain the landscaping and grounds in a comparable condition and will not engage in or permit any activity that would materially alter the Property's condition without the Buyer's prior written consent.

(a) Flood Zone: Buyer is advised to verify by survey, with the lender and with appropriate government agencies which flood zone the Property is in, whether flood insurance is required and what restrictions apply to improving the Property and rebuilding in the event of casualty.

(b) Government Regulation: Buyer is advised that changes in government regulations and levels of service which affect Buyer's intended use of the Property will not be grounds for canceling this Contract if the Feasibility Study Period has expired or if Buyer has checked option (c)(2) below.

(c) Inspections: (check (1) or (2) below)

☐ (1) Feasibility Study: Buyer will, at Buyer's expense and within \_\_\_\_\_ days from Effective Date ("Feasibility Study Period"), determine whether the Property is suitable, in Buyer's sole and absolute discretion, for \_\_\_\_\_ use.

During the Feasibility Study Period, Buyer may conduct a Phase I environmental assessment and any other tests, analyses, surveys and investigations ("inspections") that Buyer deems necessary to determine to Buyer's satisfaction the Property's engineering, architectural and environmental properties; zoning and

Buyer(\_\_\_\_) and Seller(\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 2 of 6 Pages.

112 utilities; consistency with local, state and regional growth management plans; availability of permits, government  
113 approvals, and licenses; and other inspections that Buyer deems appropriate to determine the Property's suitability  
114 for the Buyer's intended use. If the Property must be rezoned, Buyer will obtain the rezoning from the appropriate  
115 government agencies. Seller will sign all documents Buyer is required to file in connection with development or  
116 rezoning approvals.

117 Seller gives Buyer, its agents, contractors and assigns, the right to enter the Property at any time during the Feasibility  
118 Study Period for the purpose of conducting inspections; provided, however, that Buyer, its agents, contractors and  
119 assigns enter the Property and conduct inspections at their own risk. Buyer will indemnify and hold Seller harmless  
120 from losses, damages, costs, claims and expenses of any nature, including attorneys' fees, expenses and liability  
121 incurred in application for rezoning or related proceedings, and from liability to any person, arising from the conduct of  
122 any and all inspections or any work authorized by Buyer. Buyer will not engage in any activity that could result in a  
123 construction lien being filed against the Property without Seller's prior written consent. If this transaction does not  
124 close, Buyer will, at Buyer's expense, (1) repair all damages to the Property resulting from the inspections and  
125 return the Property to the condition it was in prior to conduct of the inspections, and (2) release to Seller all reports  
126 and other work generated as a result of the inspections.

127 Buyer will deliver written notice to Seller prior to the expiration of the Feasibility Study Period of Buyer's  
128 determination of whether or not the Property is acceptable. Buyer's failure to comply with this notice requirement  
129 will constitute acceptance of the Property as suitable for Buyer's intended use in its "as is" condition. If the Property  
130 is unacceptable to Buyer and written notice of this fact is timely delivered to Seller, this Contract will be deemed  
131 terminated as of the day after the Feasibility Study period ends and Buyer's deposit(s) will be returned after Escrow  
132 Agent receives proper authorization from all interested parties.

133 (2) No Feasibility Study: Buyer is satisfied that the Property is suitable for Buyer's purposes, including being  
134 satisfied that either public sewerage and water are available to the Property or the Property will be approved for the  
135 installation of a well and/or private sewerage disposal system and that existing zoning and other pertinent regulations  
136 and restrictions, such as subdivision or deed restrictions, concurrency, growth management and environmental  
137 conditions, are acceptable to Buyer. This Contract is not contingent on Buyer conducting any further investigations.

138 (d) Subdivided Lands: If this Contract is for the purchase of subdivided lands, defined by Florida Law as "(a) Any  
139 contiguous land which is divided or is proposed to be divided for the purpose of disposition into 50 or more lots,  
140 parcels, units, or interests; or (b) Any land, whether contiguous or not, which is divided or proposed to be divided into  
141 50 or more lots, parcels, units, or interests which are offered as a part of a common promotional plan.", Buyer may  
142 cancel this Contract for any reason whatsoever for a period of 7 business days from the date on which Buyer executes  
143 this Contract. If Buyer elects to cancel within the period provided, all funds or other property paid by Buyer will be  
144 refunded without penalty or obligation within 20 days of the receipt of the notice of cancellation by the developer.

145 7. RISK OF LOSS; EMINENT DOMAIN: If any portion of the Property is materially damaged by casualty before closing,  
146 or Seller negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain proceedings,  
147 or if an eminent domain proceeding is initiated, Seller will promptly inform Buyer. Either party may cancel this Contract  
148 by written notice to the other within 10 days from Buyer's receipt of Seller's notification, failing which Buyer will close in  
149 accordance with this Contract and receive all payments made by the government authority or insurance company, if any.

#### TITLE

151 8. TITLE: Seller will convey marketable title to the Property by statutory warranty deed or trustee, personal representative  
152 or guardian deed as appropriate to Seller's status.

153 (a) Title Evidence: Title evidence will show legal access to the Property and marketable title of record in Seller in  
154 accordance with current title standards adopted by the Florida Bar, subject only to the following title exceptions, none of  
155 which prevent Buyer's intended use of the Property as \_\_\_\_\_: covenants, easements and  
156 restrictions of record; matters of plat; existing zoning and government regulations; oil, gas and mineral rights of record if  
157 there is no right of entry; current taxes; mortgages that Buyer will assume; and encumbrances that Seller will discharge at  
158 or before closing. Seller will, prior to closing, deliver to Buyer Seller's choice of one of the following types of title evidence,  
159 which must be generally accepted in the county where the Property is located (specify in Paragraph 5(c) the selected  
160 type). Seller will use option (1) in Palm Beach County and option (2) in Miami-Dade County.

161 (1) A title Insurance commitment issued by a Florida-licensed title insurer in the amount of the purchase price and  
162 subject only to title exceptions set forth in this Contract.

163 (2) An existing abstract of title from a reputable and existing abstract firm (if firm is not existing, then abstract must be  
164 certified as correct by an existing firm) purporting to be an accurate synopsis of the instruments affecting title to the  
165 Property recorded in the public records of the county where the Property is located and certified to Effective Date.  
166 However if such an abstract is not available to Seller, then a prior owner's title policy acceptable to the proposed insurer  
167 as a base for reliance of coverage. Seller will pay for copies of all policy exceptions and an update in a format  
168 acceptable to Buyer's closing agent from the policy effective date and certified to Buyer or Buyer's closing agent,  
169 together with copies of all documents recited in the prior policy and in the update. If a prior policy is not available to  
170 Seller then (1) above will be the title evidence. Title evidence will be delivered no later than 10 days before Closing Date.

171 (b) Title Examination: Buyer will examine the title evidence and deliver written notice to Seller, within 5 days from receipt  
172 of title evidence but no later than closing, of any defects that make the title unmarketable. Seller will have 30 days from

173 Buyer (\_\_\_\_) (\_\_\_\_) and Seller (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 2 of 6 Pages.



176 Closing Date or within 10 days from Buyer's receipt of Seller's notice if Closing Date has passed. If Seller is unable to  
177 cure the defects within the Curative Period, Seller will deliver written notice to Buyer and Buyer will, within 10 days from  
178 receipt of Seller's notice, either cancel this Contract or accept title with existing defects and close the transaction.  
179 (d) Survey: Buyer may, prior to Closing Date and at Buyer's expense, have the Property surveyed and deliver written  
180 notice to Seller, within 5 days from receipt of survey but no later than closing, of any encroachments on the Property;  
181 encroachments by the Property's improvements on other lands or deed restriction or zoning violations. Any such  
182 encroachment or violation will be treated in the same manner as a title defect and Buyer's and Seller's obligations will be  
183 determined in accordance with subparagraph (b) above. If any part of the Property lies seaward of the coastal  
184 construction control line, Seller will provide Buyer with an affidavit or survey as required by law delineating the line's  
185 location on the property, unless Buyer waives this requirement in writing.

#### MISCELLANEOUS

187 9. **EFFECTIVE DATE; TIME:** The "Effective Date" of this Contract is the date on which the last of the parties initials or  
188 signs the latest offer. Time is of the essence for all provisions of this Contract. All time periods expressed as days will  
189 be computed in business days (a "business day" is every calendar day except Saturday, Sunday and national legal  
190 holidays), except for time periods greater than 60 days, which will be computed in calendar days. If any deadline falls on a  
191 Saturday, Sunday or national legal holiday, performance will be due the next business day. All time periods will end at 0:00  
192 p.m. local time (meaning in the county where the Property is located) of the appropriate day.

193 10. **NOTICES:** All notices will be made to the parties and Broker by mail, personal delivery or electronic media. Buyer's  
194 failure to deliver timely written notice to Seller, when such notice is required by this Contract, regarding any contingencies  
195 will render that contingency null and void and the Contract will be construed as if the contingency did not exist.

196 11. **COMPLETE AGREEMENT:** This Contract is the entire agreement between Buyer and Seller. Except for brokerage  
197 agreements, no prior or present agreements will bind Buyer, Seller or Broker unless incorporated into this Contract.  
198 Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound. Signatures,  
199 initials, documents referenced in this Contract, counterparts and written modifications communicated electronically or on paper  
200 will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or  
201 attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable,  
202 all remaining provisions will continue to be fully effective. This Contract will not be recorded in any public records.

203 12. **ASSIGNABILITY; PERSONS BOUND:** Buyer may not assign this Contract without Seller's written consent. The terms  
204 "Buyer," "Seller," and "Broker" may be singular or plural. This Contract is binding on the heirs, administrators, executors,  
205 personal representatives and assigns (if permitted) of Buyer, Seller and Broker.

#### DEFAULT AND DISPUTE RESOLUTION

207 13. **DEFAULT:** (a) **Seller Default:** If for any reason other than failure of Seller to make Seller's title marketable after diligent effort,  
208 Seller fails, refuses or neglects to perform this Contract, Buyer may choose to receive a return of Buyer's deposit without  
209 waiving the right to seek damages or to seek specific performance as per Paragraph 16. Seller will also be liable to Broker for  
210 the full amount of the brokerage fee. (b) **Buyer Default:** If Buyer fails to perform this Contract within the time specified, including  
211 timely payment of all deposits, Seller may choose to retain and collect all deposits paid and agreed to be paid as liquidated  
212 damages or to seek specific performance as per Paragraph 16; and Broker will, upon demand, receive 50% of all deposits  
213 paid and agreed to be paid (to be split equally among cooperating brokers) up to the full amount of the brokerage fee.

214 14. **DISPUTE RESOLUTION:** This Contract will be construed under Florida law. All controversies, claims, and other matters in  
215 question arising out of or relating to this transaction or this Contract or its breach will be settled as follows:

216 (a) **Disputes concerning entitlement to deposits made and agreed to be made:** Buyer and Seller will have 30 days from  
217 the date conflicting demands are made to attempt to resolve the dispute through mediation. If that fails, Escrow Agent  
218 will submit the dispute, if so required by Florida law, to Escrow Agent's choice of arbitration, a Florida court or the  
219 Florida Real Estate Commission. Buyer and Seller will be bound by any resulting settlement or order.

220 (b) **All other disputes:** Buyer and Seller will have 30 days from the date a dispute arises between them to attempt to  
221 resolve the matter through mediation, failing which the parties will resolve the dispute through neutral binding  
222 arbitration in the county where the Property is located. The arbitrator may not alter the Contract terms or award any  
223 remedy not provided for in this Contract. The award will be based on the greater weight of the evidence and will  
224 state findings of fact and the contractual authority on which it is based. If the parties agree to use discovery, it will  
225 be in accordance with the Florida Rules of Civil Procedure and the arbitrator will resolve all discovery-related  
226 disputes. Any disputes with a real estate licensee named in Paragraph 17 will be submitted to arbitration only if the  
227 licensee's broker consents in writing to become a party to the proceeding. This clause will survive closing.

228 (c) **Mediation and Arbitration; Expenses:** "Mediation" is a process in which parties attempt to resolve a dispute by  
229 submitting it to an impartial mediator who facilitates the resolution of the dispute but who is not empowered to impose a  
230 settlement on the parties. Mediation will be in accordance with the rules of the American Arbitration Association ("AAA")  
231 or other mediator agreed on by the parties. The parties will equally divide the mediation fee, if any. "Arbitration" is a  
232 process in which the parties resolve a dispute by a hearing before a neutral person who decides the matter and whose  
233 decision is binding on the parties. Arbitration will be in accordance with the rules of the AAA or other arbitrator agreed  
234 on by the parties. Each party to any arbitration will pay its own fees, costs and expenses, including attorneys' fees, and

235 Buyer ( ) ( ) and Seller ( ) ( ) acknowledge receipt of a copy of this page, which is Page 4 of 8 Pages.



award, the prevailing party to the arbitration shall be entitled to recover from the nonprevailing party reasonable attorneys' fees, costs and expenses.

### 15. ESCROW AGENT AND BROKER

Buyer and Seller authorize Escrow Agent to receive, deposit and hold funds and other items in escrow and, subject to clearance, disburse them upon proper authorization and in accordance with the terms of this Contract, including disbursing brokerage fees. The parties agree that Escrow Agent will not be liable to any person for misdelivery of escrowed items to Buyer or Seller; unless the misdelivery is due to Escrow Agent's willful breach of this Contract or gross negligence. If Escrow Agent interpleads the subject matter of the escrow, Escrow Agent will pay the filing fees and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party. All claims against Escrow Agent will be arbitrated, so long as Escrow Agent consents to arbitrate.

**16. PROFESSIONAL ADVICE; BROKER LIABILITY:** Broker advises Buyer and Seller to verify all facts and representations that are important to them and to consult an appropriate professional for legal advice (for example, interpreting contracts, determining the effect of laws on the Property and transaction, status of title, foreign investor reporting requirements, etc.) and for tax, property condition, environmental and other specialized advice. Buyer acknowledges that Broker does not reside in the Property and that all representations (oral, written or otherwise) by Broker are based on Seller representations or public records unless Broker indicates personal verification of the representation. Buyer agrees to rely solely on Seller, professional inspectors and governmental agencies for verification of the Property condition and facts that materially affect Property value. Buyer and Seller respectively will pay all costs and expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors, agents and employees in connection with or arising from Buyer's or Seller's misstatement or failure to perform contractual obligations. Buyer and Seller hold harmless and release Broker and Broker's officers, directors, agents and employees from all liability for loss or damage based on (1) Buyer's or Seller's misstatement or failure to perform contractual obligations; (2) Broker's performance, at Buyer's and/or Seller's request, of any task beyond the scope of services regulated by Chapter 475, F.S., as amended, including Broker's referral, recommendation or retention of any vendor; (3) products or services provided by any vendor; and (4) expenses incurred by any vendor. Buyer and Seller each assume full responsibility for selecting and compensating their respective vendors. This paragraph will not relieve Broker of statutory obligations. For purposes of this paragraph, Broker will be treated as a party to this Contract. This paragraph will survive closing.

**17. BROKERS:** The licensee(s) and broker(s) named below are collectively referred to as "Broker." Seller and Buyer acknowledge that the brokerage(s) named below are the procuring cause of this transaction. Instruction to Closing Agent: Seller and Buyer direct closing agent to disburse at closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the brokers, unless Broker has retained such fees from the escrowed funds. In the absence of such brokerage agreements, closing agent will disburse brokerage fees as indicated below.

Real Estate Licensee

Real Estate Licensee

Broker / Brokerage fee: ( ) or % of Purchase Price

Broker / Brokerage fee: ( ) or % of Purchase Price

### ADDITIONAL TERMS

### 18. ADDITIONAL TERMS:

Buyer ( ) and Seller ( ) acknowledge receipt of a copy of this page, which is Page 5 of 6 Pages.  
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 321\* \_\_\_\_\_

322 This is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney prior to signing.

### OFFER AND ACCEPTANCE

323 (Check if applicable: ☐ Buyer received a written real property disclosure statement from Seller before making this Offer.)  
 324 Buyer offers to purchase the Property on the above terms and conditions. Unless this Contract is signed by Seller and a  
 325 copy delivered to Buyer no later than \_\_\_\_\_ a.m. or p.m. on \_\_\_\_\_, this offer will be  
 326 revoked and Buyer's deposit refunded subject to clearance of funds.

328 Date: \_\_\_\_\_ Buyer: Andra W. P. SNEDECOR Tax ID/SSN: \_\_\_\_\_  
 329 Print name: ANDRA W. P. SNEDECOR

330 Date: \_\_\_\_\_ Buyer: \_\_\_\_\_ Tax ID/SSN: \_\_\_\_\_  
 331 Print name: \_\_\_\_\_  
 332 Phone: \_\_\_\_\_ Address: P.O. Box 3505 LAKE CITY FL 32050  
 333 Fax: \_\_\_\_\_

334 Date: \_\_\_\_\_ Seller: Paul J. Ryan Tax ID/SSN: \_\_\_\_\_  
 335 Print name: PAUL J. RYAN

336 Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Tax ID/SSN: \_\_\_\_\_  
 337 Print name: \_\_\_\_\_  
 338 Phone: \_\_\_\_\_ Address: \_\_\_\_\_  
 339 Fax: \_\_\_\_\_

340 ☐ Seller counters Buyer's offer. (to accept the counter offer, Buyer must sign or initial the counter offered terms and deliver a  
 341 copy of the acceptance to Seller by 5:00 p.m. on \_\_\_\_\_). ☐ Seller rejects Buyer's offer.

342 Effective Date: \_\_\_\_\_ (The date on which the last party signed or initialed acceptance of the final offer.)

343 Buyer ( ) ( ) and Seller ( ) ( ) acknowledge receipt of a copy of this page, which is Page 6 of 6 Pages.

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# State of Florida



## Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of K & R CONSTRUCTION, INC., a Florida corporation, filed on February 1, 2001, as shown by the records of this office.

The document number of this corporation is P01000012405.



CR2EO22 (1-99)

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
Second day of February, 2001

*Katherine Harris*

Katherine Harris  
Secretary of State





FLORIDA DEPARTMENT OF STATE

Katherine Harris

Secretary of State

February 2, 2001

JOHN KENNETH SPARROW  
6226 SW 84TH TERRACE  
GAINESVILLE, FL 32608

The Articles of Incorporation for K & R CONSTRUCTION, INC. were filed on February 1, 2001 and assigned document number P01000012405. Please refer to this number whenever corresponding with this office regarding the above corporation. The certification you requested is enclosed.

PLEASE NOTE: COMPLIANCE WITH THE FOLLOWING PROCEDURES IS ESSENTIAL TO MAINTAINING YOUR CORPORATE STATUS. FAILURE TO DO SO MAY RESULT IN DISSOLUTION OF YOUR CORPORATION.

A CORPORATION ANNUAL REPORT/UNIFORM BUSINESS REPORT MUST BE FILED WITH THIS OFFICE BETWEEN JANUARY 1 AND MAY 1 OF EACH YEAR BEGINNING WITH THE CALENDAR YEAR FOLLOWING THE YEAR OF THE FILING DATE NOTED ABOVE AND EACH YEAR THEREAFTER. FAILURE TO FILE THE ANNUAL REPORT/UNIFORM BUSINESS REPORT ON TIME MAY RESULT IN ADMINISTRATIVE DISSOLUTION OF YOUR CORPORATION.

A FEDERAL EMPLOYER IDENTIFICATION (FEI) NUMBER MUST BE SHOWN ON THE ANNUAL REPORT/UNIFORM BUSINESS REPORT FORM PRIOR TO ITS FILING WITH THIS OFFICE. CONTACT THE INTERNAL REVENUE SERVICE TO RECEIVE THE FEI NUMBER IN TIME TO FILE THE ANNUAL REPORT/UNIFORM BUSINESS REPORT AT 1-800-829-3676 AND REQUEST FORM SS-4.

SHOULD YOUR CORPORATE MAILING ADDRESS CHANGE, YOU MUST NOTIFY THIS OFFICE IN WRITING, TO INSURE IMPORTANT MAILINGS SUCH AS THE ANNUAL REPORT/UNIFORM BUSINESS REPORT NOTICES REACH YOU.

Should you have any questions regarding corporations, please contact this office at the address given below.

Gina Bullock, Document Specialist  
New Filing Section

Letter Number: 401A00006516

ARTICLES OF INCORPORATION  
OF

**K & R CONSTRUCTION, INC.**

*The undersigned incorporator, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Article of Incorporation.*

FILED  
01 FEB -1 AM 10:43  
SECRETARY OF THE  
TALLAHASSEE  
FLORIDA

ARTICLE I. CORPORATE NAME.

The name of the corporation is: K & R CONSTRUCTION, INC.

ARTICLE II. NATURE OF BUSINESS AND POWERS.

The general nature of the business to be transacted by this corporation is to engage in any and all business permitted under the laws of the State of Florida.

ARTICLE III. CAPITAL STOCK.

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 10,000 shares of common stock with a par value of \$5.00 per share.

ARTICLE IV. TERM OF EXISTENCE.

This corporation shall have perpetual existence, commencing upon filing of these articles.

ARTICLE V. REGISTERED AGENT AND INITIAL REGISTERED OFFICE.

The Registered Agent and the street address of the initial Registered Office of this corporation in the State of Florida shall be:

John Kenneth Sparrow, 6226 SW 84th Terrace, Gainesville, FL 32608

ARTICLE VI. BOARD OF DIRECTORS.

This corporation shall have 1 director initially. The number of directors may be increased or diminished from time to time by Bylaws adopted by the stockholders, but shall never be less than one.

ARTICLE VII. INITIAL DIRECTOR.

The name of the initial director of this corporation and his street address is:

John Kenneth Sparrow, 6226 SW 84th Terrace, Gainesville, FL 32608

The person named as initial director shall hold office for the first year of existence of this corporation or until his successor is elected or appointed and has qualified, whichever occurs first.

ARTICLE VIII. INCORPORATOR.

The name and street address of the person signing these Articles of Incorporation as the Incorporator is:

John Kenneth Sparrow, 6226 SW 84th Terrace, Gainesville, FL 32608

ARTICLE IX. AMENDMENT.

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the stockholders and approved at a stockholder's meeting by at least a majority of the stockholder's entitled to vote, unless all of the directors and all of the stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

ARTICLE X. PRINCIPAL OFFICE

The address of the principal office of the corporation is:

6226 SW 84th Terrace, Gainesville, FL 32608

The mailing address of the corporation is:

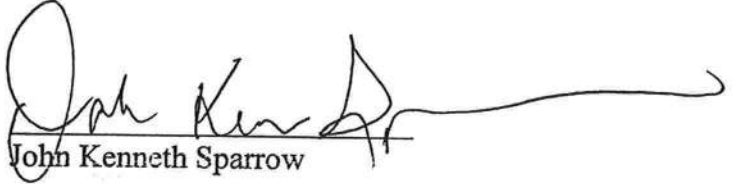
6226 SW 84th Terrace, Gainesville, FL 32608

Signed this 24<sup>th</sup> day of January, 2001

  
John Kenneth Sparrow  
Incorporator



*Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certification, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.*

  
John Kenneth Sparrow

FILED  
01 FEB - 1 AM 10:43  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA



Organized under the laws of the state of Florida

K & R Construction, Inc  
Corporate Name

This Certifies that John K. Sparrow is the holder of  
Owner Name

50 Shares of the 100 shares of the total stock  
# Shares Owned Total # Shares Issued  
issued by the above named Corporation.

This evidences 50 % of the total shares of stock issued by the corporation.

In Witness Whereof, the said Corporation has caused this Certificate to be signed by the duly  
authorized officer this 4th day of January A.D. 2004.

[Signature]  
Signature of an officer of the Corporation

K & R Construction, Inc.  
5745 SW 75th Street #157  
Gainesville, FL 32608  
[Signature]

**ACORD** **CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

06/29/2004

PRODUCER (352)377-2002 FAX (352)376-8393

Scarborough Company Insurance, Inc.

2811 NW 41st Street

P. O. Box 147050

Gainesville, FL 32614-7050

INSURED K &amp; R Construction, Inc.

5745 SW 75th St, #157

Gainesville, FL 32608

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

## INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: Mid-Continent Casualty

INSURER B:

INSURER C:

INSURER D:

INSURER E:

## COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L TR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	04-GL-000528797	08/01/2003	08/01/2004	EACH OCCURRENCE \$ 300,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Per occurrence) \$ 50,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$
	GEN'L AGGREGATE LIMIT APPLIES PER:				PERSONAL & ADV INJURY \$ 300,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOG				GENERAL AGGREGATE \$ 600,000
	AUTOMOBILE LIABILITY				PRODUCTS - COMP/OP ACQ \$ 600,000
	<input type="checkbox"/> ANY AUTO				COMBINED SINGLE LIMIT (Per accident) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per person) \$
	<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS				PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> NON-OWNED AUTOS				
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC \$
					AUTO ONLY: AGG \$
	EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE \$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$
	<input type="checkbox"/> DEDUCTIBLE				\$
	<input type="checkbox"/> RETENTION \$				\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT \$
	If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE \$
	OTHER				E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

## CERTIFICATE HOLDER

Columbia County Building and Zoning  
PO Box 1529  
Lake City, FL 32056

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Donna Garrett/DWG

ACORD 25 (2001/08) FAX: (386)758-2163

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**Certificate of Insurance**

This certificate is issued as a matter of information only and confers no rights upon you the certificate holder. This certificate is not an insurance policy and does not amend, extend, or alter the coverage afforded by the policies listed below.

**Named Insured(s):**

Gevity HR, Inc and its wholly owned subsidiaries including but not limited to  
Gevity HR, LP; Gevity HR II, LP; Gevity HR III, LP; Gevity HR IV, LP; Gevity  
HR V, LP; Gevity HR VI, LP; Gevity HR VII, LP; Gevity HR VIII, LP; Gevity HR  
IX, LP; Gevity HR X, LP; Gevity HR XI, LLC; Gevity HR XII Corp.

600 301 Boulevard West  
Bradenton, Florida 34205

**MARSH****Insurer Affording Coverage**

American Home Assurance Co.,  
Member of American International Group, Inc. (AIG)

**Coverages:**

The policy(ies) of insurance listed below have been issued to the insured named above for the policy period indicated. The insurance afforded by the policy(ies) described herein is subject to all the terms, exclusions and conditions of such policy(ies).

Type of Insurance	Certificate Exp. Date <input type="checkbox"/> CONTINUOUS <input type="checkbox"/> EXTENDED <input checked="" type="checkbox"/> POLICY TERM	Policy Number	Limits
Workers' Compensation	1-1-2005	RMWC2633886 RMWC2633892 RMWC2633912 RMWC2633913 RMWC2633920	<b>Employers Liability</b>
			Bodily Injury By Accident \$2,000,000 Each Accident
			Bodily Injury By Disease \$2,000,000 Policy Limit
			Bodily Injury By Disease \$2,000,000 Each Person

**Other :**

**Employees Leased To:**  
9875.K and R Construction Inc

**Effective Date : 01-JAN-2004**

The above referenced workers' compensation policy(ies) provide(s) statutory benefits only to employees of the Named Insured(s) on such policy(ies), not to the employees of any other employer.

\*If the certificate expiration date is continuous or extended term, you will be notified if coverage is terminated or reduced before the certificate expiration date. However, you will not be notified annually of the continuation of coverage.

**Notice of Cancellation:** Should any of the policies described herein be cancelled before the expiration date thereof, the insurer affording coverage will endeavor to mail 30 days written notice to the certificate holder named herein, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer affording coverage, its agents or representatives.

**Certificate Holder**

Clumbla County Building Zoning Dept  
PO Box 1529  
Lake City, FL 32056

*Michael C. Weiss*

Michael C. Weiss  
Authorized Representative of Marsh USA Inc.

(888)443-8489

Phone

29-JUN-2004

Date Issued

# 0524904

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ# L020 20311

DATE	BATCH NUMBER	LICENSE NBR
08/12/2002	2000043226	CRC058205

The RESIDENTIAL CONTRACTOR  
Named below IS CERTIFIED  
Under the provisions of Chapter 489 FS.  
Expiration date: AUG 31, 2004

SPARROW, JOHN KENNETH  
K & R CONSTRUCTION INC  
5745 SW 75TH STREET 157  
GAINESVILLE FL 32608

JEB BUSH  
GOVERNOR

DISPLAY AS REQUIRED BY LAW

KIM BINKLEY-SMITH  
SECRETARY

## RE-ISSUANCE

02-19-2004



TOM GALLAGHER  
CHIEF FINANCIAL OFFICER

STATE OF FLORIDA  
DEPARTMENT OF FINANCIAL SERVICES  
DIVISION OF WORKERS' COMPENSATION

### \*\* RE-ISSUANCE OF CONSTRUCTION INDUSTRY CERTIFICATE OF EXEMPTION \*\*

This certificate exempts the Officer of the Corporation or the Member of the Limited Liability Company listed below from the provision of Florida Workers' Compensation Law for the period indicated below.

EFFECTIVE DATE: 01/01/2004 EXPIRATION DATE: 11/29/2005

CORPORATE OFFICER/  
LLC MEMBER NAME:

SPARROW

JOHN

K

FEIN:

593703300

BUSINESS NAME AND  
ADDRESS:

K & R CONSTRUCTION INC

5745 SW 75TH ST

#157

GAINESVILLE

FL 32608

SCOPE OF BUSINESS OR TRADE: RESIDENTIAL CONTRACTOR

IMPORTANT: Pursuant to Chapter 440.05(14), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not receive benefits or compensation under this chapter.

QUESTIONS: (850) 488-21



# FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Community Affairs  
Residential Whole Building Performance Method A

Project Name: **Schneider- Andrew Schneider Res.**  
Address: \_\_\_\_\_  
City, State: \_\_\_\_\_  
Owner: **Andrew Schnieder**  
Climate Zone: **North**

Builder: **Kel Construction, Inc.**  
Permitting Office: **Columbia**  
Permit Number: **22131**  
Jurisdiction Number: **221000**

1. New construction or existing	New	___	12. Cooling systems		
2. Single family or multi-family	Single family	___	a. Central Unit	Cap: 60.0 kBtu/hr	___
3. Number of units, if multi-family	1	___		SEER: 12.00	___
4. Number of Bedrooms	5	___	b. N/A		___
5. Is this a worst case?	Yes	___	c. N/A		___
6. Conditioned floor area (ft²)	2496 ft²	___			___
7. Glass area & type	Single Pane	Double Pane	13. Heating systems		
a. Clear glass, default U-factor	0.0 ft²	339.5 ft²	a. Electric Heat Pump	Cap: 60.0 kBtu/hr	___
b. Default tint, default U-factor	0.0 ft²	0.0 ft²		HSPF: 8.50	___
c. Labeled U-factor or SHGC	0.0 ft²	0.0 ft²	b. N/A		___
8. Floor types			c. N/A		___
a. Slab-On-Grade Edge Insulation	R=0.0, 256.0(p) ft	___			___
b. Raised Wood, Adjacent	R=0.0, 308.7 ft²	___	14. Hot water systems		
c. N/A		___	a. Electric Resistance	Cap: 40.0 gallons	___
9. Wall types				EF: 0.89	___
a. Frame, Wood, Exterior	R=13.0, 2438.0 ft²	___	b. Electric Resistance	Cap: 50.0 gallons	___
b. Frame, Wood, Adjacent	R=13.0, 232.0 ft²	___		EF: 0.89	___
c. N/A		___	c. Conservation credits		___
d. N/A		___	(HR-Heat recovery, Solar		
e. N/A		___	DHP-Dedicated heat pump)		
10. Ceiling types			15. HVAC credits		
a. Under Attic	R=30.0, 2145.0 ft²	___	(CF-Ceiling fan, CV-Cross ventilation,		
b. Under Attic	R=30.0, 463.0 ft²	___	HF-Whole house fan,		
c. Under Attic	R=19.0, 490.0 ft²	___	PT-Programmable Thermostat,		
11. Ducts			MZ-C-Multizone cooling,		
a. Sup: Unc. Ret: Unc. AH: Garage	Sup. R=6.0, 220.0 ft	___	MZ-H-Multizone heating)		
b. N/A		___			

Glass/Floor Area: 0.14

Total as-built points: 41404

Total base points: 42055

**PASS**

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

**PREPARED BY:** Andrew Floyd

**DATE:** 6/25/04

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:** \_\_\_\_\_



# SUMMER CALCULATIONS

## Residential Whole Building Performance Method A - Details

ADDRESS: , , ,

PERMIT #:

BASE				AS-BUILT							
<b>GLASS TYPES</b>											
.18 X Conditioned X BSPM = Points Floor Area				Type/SC	Overhang Ornt Len Hgt		Area X SPM X SOF = Points				
.18	2496.0	20.04	9003.6	Double, Clear	N	6.0	6.7	36.0	19.20	0.73	502.3
				Double, Clear	N	7.7	7.7	10.0	19.20	0.71	136.5
				Double, Clear	N	7.7	7.7	14.0	19.20	0.71	191.1
				Double, Clear	N	7.7	2.0	7.0	19.20	0.59	79.7
				Double, Clear	N	0.0	0.0	16.5	19.20	1.00	316.8
				Double, Clear	N	0.0	0.0	20.0	19.20	1.00	384.0
				Double, Clear	N	0.0	0.0	18.0	19.20	1.00	345.6
				Double, Clear	E	1.5	2.5	7.5	42.06	0.66	209.6
				Double, Clear	E	1.5	6.0	25.0	42.06	0.91	959.8
				Double, Clear	E	1.5	5.5	6.7	42.06	0.90	251.4
				Double, Clear	E	1.5	2.0	3.0	42.06	0.59	74.8
				Double, Clear	E	1.5	5.5	20.0	42.06	0.90	754.0
				Double, Clear	E	1.5	2.0	8.0	42.06	0.59	199.5
				Double, Clear	E	22.5	2.0	3.0	42.06	0.36	45.0
				Double, Clear	E	22.5	6.5	12.5	42.06	0.36	187.6
				Double, Clear	SE	1.3	6.5	12.5	42.75	0.93	496.0
				Double, Clear	W	0.0	0.0	15.0	38.52	1.00	577.9
				Double, Clear	W	1.5	6.0	15.0	38.52	0.91	527.8
				Double, Clear	W	1.5	4.0	9.0	38.52	0.82	283.5
				Double, Clear	S	1.0	6.0	15.0	35.87	0.94	507.9
				Double, Clear	S	10.0	7.5	30.0	35.87	0.48	520.9
				Double, Clear	S	10.0	8.0	20.0	35.87	0.49	351.1
				Double, Clear	S	10.0	2.5	7.0	35.87	0.43	108.4
				Double, Clear	E	22.5	8.0	8.9	42.06	0.36	133.3
				<b>As-Built Total:</b>		<b>339.5</b>			<b>8144.6</b>		
<b>WALL TYPES</b>											
Area X BSPM = Points				Type	R-Value		Area X SPM = Points				
Adjacent	232.0	0.70	162.4	Frame, Wood, Exterior	13.0		2438.0	1.50		3657.0	
Exterior	2438.0	1.70	4144.6	Frame, Wood, Adjacent	13.0		232.0	0.60		139.2	
<b>Base Total:</b>				<b>As-Built Total:</b>		<b>2670.0</b>			<b>3796.2</b>		
<b>DOOR TYPES</b>											
Area X BSPM = Points				Type			Area X SPM = Points				
Adjacent	17.8	2.40	42.6	Exterior Insulated			65.6	4.10		268.8	
Exterior	65.6	6.10	399.9	Adjacent Insulated			17.8	1.60		28.4	
<b>Base Total:</b>				<b>As-Built Total:</b>		<b>83.3</b>			<b>297.2</b>		

# SUMMER CALCULATIONS

## Residential Whole Building Performance Method A - Details

ADDRESS: , , ,

PERMIT #:

BASE				AS-BUILT						
CEILING TYPES    Area X BSPM = Points				Type	R-Value	Area X SPM X SCM =	Points			
Under Attic	2496.0	1.73	4318.1	Under Attic	30.0	2145.0    1.73 X 1.00	3710.9			
				Under Attic	30.0	463.0    1.73 X 1.00	801.0			
				Under Attic	19.0	490.0    2.34 X 1.00	1146.6			
Base Total:	2496.0		4318.1	As-Built Total:		3098.0	5658.4			
FLOOR TYPES    Area X BSPM = Points				Type	R-Value	Area X SPM =	Points			
Slab	256.0(p)	-37.0	-9472.0	Slab-On-Grade Edge Insulation	0.0	256.0(p)    -41.20	-10547.2			
Raised	308.7	-3.99	-1231.6	Raised Wood, Adjacent	0.0	308.7    2.20	679.1			
Base Total:			-10703.6	As-Built Total:		564.7	-9868.1			
INFILTRATION    Area X BSPM = Points				Area X SPM = Points						
	2496.0	10.21	25484.2			2496.0    10.21	25484.2			
Summer Base Points:		32851.7		Summer As-Built Points:		33512.5				
Total Summer Points	X System Multiplier	=	Cooling Points	Total Component	X Cap Ratio	X Duct Multiplier	X System Multiplier	X Credit Multiplier	=	Cooling Points
				(DM x DSM x AHU)						
32851.7	0.4266		14014.5	33512.5	1.000	(1.090 x 1.147 x 1.00)	0.284	1.000		11916.6
				33512.5	1.00	1.250	0.284	1.000		11916.6



# WINTER CALCULATIONS

## Residential Whole Building Performance Method A - Details

ADDRESS: , , ,

PERMIT #:

BASE				AS-BUILT							
<b>GLASS TYPES</b>											
.18 X Conditioned X BWPM = Points Floor Area				Type/SC	Overhang Ornt Len Hgt		Area X WPM X WOF = Points				
.18	2496.0	12.74	5723.8	Double, Clear	N	6.0	6.7	36.0	24.58	1.02	899.9
				Double, Clear	N	7.7	7.7	10.0	24.58	1.02	250.3
				Double, Clear	N	7.7	7.7	14.0	24.58	1.02	350.4
				Double, Clear	N	7.7	2.0	7.0	24.58	1.03	176.7
				Double, Clear	N	0.0	0.0	16.5	24.58	1.00	405.5
				Double, Clear	N	0.0	0.0	20.0	24.58	1.00	491.6
				Double, Clear	N	0.0	0.0	18.0	24.58	1.00	442.4
				Double, Clear	E	1.5	2.5	7.5	18.79	1.16	163.1
				Double, Clear	E	1.5	6.0	25.0	18.79	1.04	486.5
				Double, Clear	E	1.5	5.5	6.7	18.79	1.04	130.5
				Double, Clear	E	1.5	2.0	3.0	18.79	1.21	68.3
				Double, Clear	E	1.5	5.5	20.0	18.79	1.04	391.4
				Double, Clear	E	1.5	2.0	8.0	18.79	1.21	182.1
				Double, Clear	E	22.5	2.0	3.0	18.79	1.51	85.0
				Double, Clear	E	22.5	6.5	12.5	18.79	1.51	354.0
				Double, Clear	SE	1.3	6.5	12.5	14.71	1.06	195.2
				Double, Clear	W	0.0	0.0	15.0	20.73	1.00	310.9
				Double, Clear	W	1.5	6.0	15.0	20.73	1.02	318.2
				Double, Clear	W	1.5	4.0	9.0	20.73	1.05	196.4
				Double, Clear	S	1.0	6.0	15.0	13.30	1.02	204.1
				Double, Clear	S	10.0	7.5	30.0	13.30	3.15	1256.4
				Double, Clear	S	10.0	8.0	20.0	13.30	3.09	820.8
				Double, Clear	S	10.0	2.5	7.0	13.30	3.66	340.7
				Double, Clear	E	22.5	8.0	8.9	18.79	1.51	251.5
				<b>As-Built Total:</b>		<b>339.5</b>			<b>8771.9</b>		
<b>WALL TYPES</b> Area X BWPM = Points				<b>Type</b>		<b>R-Value</b>		<b>Area X WPM = Points</b>			
Adjacent	232.0	3.60	835.2	Frame, Wood, Exterior		13.0		2438.0	3.40	8289.2	
Exterior	2438.0	3.70	9020.6	Frame, Wood, Adjacent		13.0		232.0	3.30	765.6	
<b>Base Total:</b> 2670.0 9855.8				<b>As-Built Total:</b>		<b>2670.0</b>		<b>9054.8</b>			
<b>DOOR TYPES</b> Area X BWPM = Points				<b>Type</b>				<b>Area X WPM = Points</b>			
Adjacent	17.8	11.50	204.4	Exterior Insulated				65.6	8.40	550.6	
Exterior	65.6	12.30	806.3	Adjacent Insulated				17.8	8.00	142.2	
<b>Base Total:</b> 83.3 1010.6				<b>As-Built Total:</b>		<b>83.3</b>		<b>692.8</b>			

**WINTER CALCULATIONS****Residential Whole Building Performance Method A - Details**

ADDRESS: , , ,

PERMIT #:

<b>BASE</b>				<b>AS-BUILT</b>					
<b>CEILING TYPES</b> Area X BWPM = Points				Type	R-Value	Area X WPM X WCM =	Points		
Under Attic	2496.0	2.05	5116.8	Under Attic	30.0	2145.0 2.05 X 1.00	4397.3		
				Under Attic	30.0	463.0 2.05 X 1.00	949.1		
				Under Attic	19.0	490.0 2.70 X 1.00	1323.0		
<b>Base Total:</b>	<b>2496.0</b>		<b>5116.8</b>	<b>As-Built Total:</b>		<b>3098.0</b>	<b>6669.4</b>		
<b>FLOOR TYPES</b> Area X BWPM = Points				Type	R-Value	Area X WPM =	Points		
Slab	256.0(p)	8.9	2278.4	Slab-On-Grade Edge Insulation	0.0	256.0(p) 18.80	4812.8		
Raised	308.7	0.96	296.3	Raised Wood, Adjacent	0.0	308.7 10.40	3210.2		
<b>Base Total:</b>			<b>2574.7</b>	<b>As-Built Total:</b>		<b>564.7</b>	<b>8023.0</b>		
<b>INFILTRATION</b> Area X BWPM = Points				Area X WPM = Points					
	2496.0	-0.59	-1472.6			2496.0 -0.59	-1472.6		
<b>Winter Base Points: 22809.1</b>				<b>Winter As-Built Points: 31739.2</b>					
Total Winter Points	X	System Multiplier	= Heating Points	Total Component	X Cap Ratio	X Duct Multiplier	X System Multiplier	X Credit Multiplier	= Heating Points
						(DM x DSM x AHU)			
<b>22809.1</b>		<b>0.6274</b>	<b>14310.4</b>	<b>31739.2</b>	<b>1.000</b>	<b>1.000 (1.069 x 1.169 x 1.00)</b>	<b>0.401</b>	<b>1.000</b>	<b>15911.9</b>
				<b>31739.2</b>	<b>1.00</b>	<b>1.250</b>	<b>0.401</b>	<b>1.000</b>	<b>15911.9</b>

**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 X Ratio	Multiplier X Credit = Total Multiplier
5		2746.00	13730.0	40.0	0.89	5		0.44	2715.15
				50.0	0.89	5		0.56	2715.15
				As-Built Total:					13575.7

CODE COMPLIANCE STATUS							
BASE				AS-BUILT			
Cooling Points	+	Heating Points	+ Hot Water Points	= Total Points	Cooling Points	+	Heating Points
14015		14310	13730	42055	11917		15912
							13576
							41404

**PASS**



# 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.	

# ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

**ESTIMATED ENERGY PERFORMANCE SCORE\* = 83.0**

**The higher the score, the more efficient the home.**

Andrew Schnieder, , , ,

1. New construction or existing	New	12. Cooling systems	
2. Single family or multi-family	Single family	a. Central Unit	Cap: 60.0 kBtu/hr
3. Number of units, if multi-family	1		SEER: 12.00
4. Number of Bedrooms	5	b. N/A	
5. Is this a worst case?	Yes	c. N/A	
6. Conditioned floor area (ft <sup>2</sup> )	2496 ft <sup>2</sup>		
7. Glass area & type	Single Pane Double Pane	13. Heating systems	
a. Clear glass, default U-factor	0.0 ft <sup>2</sup> 339.5 ft <sup>2</sup>	a. Electric Heat Pump	Cap: 60.0 kBtu/hr
b. Default tint, default U-factor	0.0 ft <sup>2</sup> 0.0 ft <sup>2</sup>		HSPF: 8.50
c. Labeled U-factor or SHGC	0.0 ft <sup>2</sup> 0.0 ft <sup>2</sup>	b. N/A	
8. Floor types		c. N/A	
a. Slab-On-Grade Edge Insulation	R=0.0, 256.0(p) ft		
b. Raised Wood, Adjacent	R=0.0, 308.7ft <sup>2</sup>	14. Hot water systems	
c. N/A		a. Electric Resistance	Cap: 40.0 gallons
9. Wall types			EF: 0.89
a. Frame, Wood, Exterior	R=13.0, 2438.0 ft <sup>2</sup>	b. Electric Resistance	Cap: 50.0 gallons
b. Frame, Wood, Adjacent	R=13.0, 232.0 ft <sup>2</sup>		EF: 0.89
c. N/A		c. Conservation credits	
d. N/A		(HR-Heat recovery, Solar	
e. N/A		DHP-Dedicated heat pump)	
10. Ceiling types		15. HVAC credits	
a. Under Attic	R=30.0, 2145.0 ft <sup>2</sup>	(CF-Ceiling fan, CV-Cross ventilation,	
b. Under Attic	R=30.0, 463.0 ft <sup>2</sup>	HF-Whole house fan,	
c. Under Attic	R=19.0, 490.0 ft <sup>2</sup>	PT-Programmable Thermostat,	
11. Ducts		MZ-C-Multizone cooling,	
a. Sup: Unc. Ret: Unc. AH: Garage	Sup. R=6.0, 220.0 ft	MZ-H-Multizone heating)	
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 EnergyStar<sup>TM</sup> 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](http://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: FLR1PB v3.4)

# Columbia County Building Department Culvert Permit

Culvert Permit No.  
**000000367**

DATE 07/26/2004 PARCEL ID # 30-4S-17-08898-119  
APPLICANT JOHN K. SPARROW,K&R CONSTRUCTION,INC. PHONE 352.317.6009  
ADDRESS 5745 SW 75TH STREET #157 GAINESVILLE FL 32608  
OWNER ANDREW SCHNEIDER PHONE \_\_\_\_\_  
ADDRESS 324 SW NIGHTSHADE DRIVE LAKE CITY FL 3204  
CONTRACTOR JOHN K. SPARROW PHONE 352.317.6009  
LOCATION OF PROPERTY 47-S TO WESTER ROAD TO 1 1/2 MILS PAST INTERSTATE, TAKE L, 1/2 MILE TO  
WESTER WOODS, TAKE 1ST RIGHT, LOT 19.

SUBDIVISION/LOT/BLOCK/PHASE/UNIT WESTER WOODS 19

SIGNATURE



## 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 INSTALLATION 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





# 22131

## FIELD DENSITY WORKSHEET

CLIENT Alcon Const.

DATE 8/2/04

PROJECT NAME Westwood Lot 19 324 SW

PROJECT NO. \_\_\_\_\_

EARTH CONTRACTOR Nightshade Rd

PERMIT NO. 0000 22131

COMPACTION REQUIREMENT (%) 95 ☐ Standard Proctor ☒ Modified Proctor

TESTED BY J.H.

TOTAL ON-SITE TIME \_\_\_\_\_

FIELD CONTACT Richard/Alcon

MILES FROM OFFICE \_\_\_\_\_

☐ Limerock ☐ Subgrade ☐ Pipe Backfill ☒ Building Pad ☒ Building Footing ☐ Other \_\_\_\_\_

TEST LOCATION	LAB PROCTOR		TEST DEPTH	PROBE DEPTH	% MOIST.	WET DENSITY (PCF)	DRY DENSITY (PCF)	% COMP.
	DENS.	OMC						
ctr. of S. Footing	110.6	9.8	1/1	12"	6.9	115.8	108.3	97.9
ctr. of W'1/2 of Pad	↓	↓	↓	↓	7.2	115.5	107.7	97.4
ctr. of E'1/2 of Pad	↓	↓	↓	↓	7.4	116.0	108.0	97.6

REMARKS \_\_\_\_\_

X 303  
OK for 9/0

- \* Density failed to meet minimum project requirement
- \*\* Retest indicates minimum density requirement was obtained.
- ( ) Client is aware of unsatisfactory test results.

JUL 15 2004 14:21

TERRY MCDAVID

THE INSTRUMENT WAS PREPARED BY:  
 FIRST FEDERAL SAVINGS BANK OF FLORIDA  
 4705 WEST U.S. HIGHWAY 90  
 P.O. BOX 2029  
 LAKE CITY, FLORIDA 32056

Inst: 2004016675 Date: 07/20/2004 Time: 08:24

PC, P. Dewitt Cason, Columbia County, B: 1021 P: 685

PERMIT NO. 0000 22131

TAX FOLIO NO.

## NOTICE OF COMMENCEMENT

STATE OF FLORIDA  
 COUNTY OF COLUMBIA

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property: Lot 19, WESTER WOODS, a subdivision according to the plat thereof as recorded in Plat Book 7, Pages 36 and 37, public records of Columbia County, Florida.
2. General description of improvement: Construction of Dwelling
3. Owner information:
  - a. Name and address: ANDREW P. SCHNEIDER  
Post Office Box 7151, Lake City, FL 32056
  - b. Interest in property: Fee Simple
  - c. Name and address of fee simple title holder (if other than Owner): NONE
4. Contractor (name and address): K & R CONSTRUCTION, INC.  
3745 SW 75th Street 157, Gainesville, FL 32608
5. Surety:
  - a. Name and address: \_\_\_\_\_
  - b. Amount of bond: \_\_\_\_\_
6. Lender: FIRST FEDERAL SAVINGS BANK OF FLORIDA  
4705 WEST U.S. HIGHWAY 90  
P. O. BOX 2029  
LAKE CITY, FLORIDA 32056
7. Persons within the State of Florida designated by Owner upon whom notices or other document may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes: NONE
8. In addition to himself, Owner designates PAULA HACKER of FIRST FEDERAL SAVINGS BANK OF FLORIDA, 4705 West U.S. Highway 90 / P. O. Box 2029, Lake City, Florida 32056 to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified).

L. Schneider  
 Borrower Name

\_\_\_\_\_  
 Co-Borrower Name

The foregoing instrument was acknowledged before me this 9th day of July, 2004 by ANDREW P. SCHNEIDER, who is personally known to me or who has produced driver's license for identification.



[Signature]  
 Notary Public  
 My Commission Expires:

TOTAL P.02



# COLUMBIA COUNTY, FLORIDA

## 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 30-4S-17-08898-119

Building permit No. 000022131

Use Classification SFD & UTILITY

Fire: 11.34

Permit Holder JOHN K. SPARROW

Waste: 24.50

Owner of Building ANDREW SCHNEIDER

Total: 35.84

Location: 324 SW NIGHTSHADE DR(WESTER WODS, LOT 19)

Date: 07/01/2005



Building Inspector

POST IN A CONSPICUOUS PLACE  
(Business Places Only)



10967

## Notice of Treatment

Applicator	Florida Pest Control & Chemical Co.		
Address	536 SE BAY A DR.		
City	Leke City		
Phone	(386) 752-1708		
Site Location	Subdivision	Wetster Wood	
Lot#	19	Block#	22131
Address	324 SW Nightshade Dr.		
AREAS TREATED			
Area Treated	Date	Time	Gal.
Main Body			
Patio/s #			
Stoop/s #			
Porch/s #			
Brick Veneer			
Extension Walls			
A/C Pad			
Walk/s #	04-04-05	230	14
Exterior of Foundation			
Driveway Apron			
Out Building			
Tub Trap/s			
(Other)			
Name of Product Applied	Dursban TC		
Remarks	.5 %		

## Notice of Treatment

Applicator	Florida Pest Control & Chemical Co.		
Address	536 SE BAY A DR.		
City	Leke City		
Phone	752-1703		
Site Location	Subdivision	Wetster Wood	
Lot#	19	Block#	22131
Address	324 SW Nightshade Dr.		
AREAS TREATED			
Area Treated	Date	Time	Gal.
Main Body			
Patio/s #			
Stoop/s #			
Porch/s #			
Brick Veneer			
Extension Walls			
A/C Pad			
Walk/s #			
Exterior of Foundation			
Driveway Apron			
Out Building			
Tub Trap/s			
(Other)			
Name of Product Applied	Dursban TC		
Remarks	.05 %		