

2023-448

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**Document prepared by:**

Storch Law Firm  
420 South Nova Road  
Daytona Beach, FL 32114

**Return recorded document to:**

City of Daytona Beach Records Clerk  
P.O. Box 2451  
Daytona Beach, FL 32115-2451

**THE FIRST AMENDMENT TO THE SUNGLOW MINI-STORAGE COMPLEX PLANNED  
DISTRICT AGREEMENT**

**THE FIRST AMENDMENT TO THE SUNGLOW MINI-STORAGE COMPLEX PLANNED DISTRICT AGREEMENT** (this "First Amendment") is entered into by and between, The CITY OF DAYTONA BEACH, FLORIDA, a Florida municipal corporation located in Volusia County, Florida ("City"), and SUN GLOW CONSTRUCTION INC., a Florida corporation having a mailing address of 230 North Beach Street, Suite 4, Daytona Beach, FL 32114, the record title property owner ("Owner" or "Developer").

**WHEREAS**, the City and the Owner previously entered into the "Sunglow Mini-Storage Complex Planned District Agreement", dated August 27, 2020, recorded at Book 7901, Page 2930, Public Records of Volusia County (the "Sunglow Mini-Storage PD" or "Agreement"), providing for the planned development of a 13.45± acre parcel described therein (the "Property"); and

**WHEREAS**, the Property subject to this First Amendment remains unchanged from the Sunglow Mini-Storage PD; and

**WHEREAS**, the Owner proposes to further amend the Agreement to: (1) allow for the subdivision of the Property; (2) permit the construction of a climate controlled self-storage facility; and (3) incorporate additional changes to the development criteria and replace, in whole, the PD Plan and Phasing Plan, as defined in the Sunglow Mini-Storage PD, with the plans prepared by Alann Engineering Group, Inc. attached hereto as Exhibit "B" and Exhibit "C", respectively; and

**WHEREAS**, the City and the Owner are willing to amend the Sunglow Mini-Storage Complex PD as proposed by the Owner, subject to the terms and conditions set forth herein.

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the City and the Owner (collectively, the "Parties") hereto covenant and bind themselves as follows:

1. The above recitals are recognized as true and correct representations and are incorporated herein.

2. Section 2 of the Agreement is amended as follows, with additions and deletions in underline and ~~striketrough~~ formats, respectively:

**2. EXHIBITS.**

The Exhibits listed below are by reference made a part hereof, and copies or reduced size copies are attached hereto. Full-sized copies of the Exhibits shall be retained by the City Clerk and shall be controlling in case of any ambiguity in the Exhibits. In the event of

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a conflict between the graphic illustrations of any Exhibit and the textual provisions of this Agreement, the textual provisions shall control.

**Exhibit A-1:** Property legal description & survey – parcel ID numbers 520200000835 & 520222000030, date certified December 19, 2019, prepared by Kuhar Surveying & Mapping, LLC.

**Exhibit A-2:** Property legal description & survey – parcel ID number 423313000030, date certified October 18, 2018, prepared by Efid Surveying Group, Inc.

**Exhibit B:** PD Plan, rev. date 1-12-23, prepared by Alann Engineering Group, Inc.

**Exhibit C:** Phasing Plan, rev. date 1-12-23, prepared by Alann Engineering Group, Inc.

**Exhibit D:** Preliminary Plat, prepared by A1A Surveying, Inc.

**Exhibit E:** Sign Plan, rev. date 1-12-23, prepared by Alann Engineering Group, Inc.

3. Subsection (D) of 3 Section of the Agreement is amended as follows, with additions and deletions in underline and ~~strike through~~ formats, respectively:

D. LOT DEVELOPMENT CRITERIA. The following lot development criteria shall apply to the Property:

Lot 1

- (1) Maximum building height: 35 feet ("ft.")
- (2) Maximum individual building size: 12,000 square ("sq.") ft.
- (3) Minimum perimeter building setbacks
  - (a.) Interior side: 20 ft.
  - (b.) Street side: 20 ft.
  - (c.) Front: 20 ft.
  - (d.) Rear: 20 ft.
- (4) Minimum open space: 25%
- (5) Maximum impervious surface area: 75%
- (6) Maximum building coverage: 35%

Lot 2

- (1) Maximum building height: ~~35~~ 45 ft. / 3-stories
- (2) Maximum individual building size:
  - (a.) ~~Office-Self-storage~~ building: ~~42,000~~ 88,500 sq. ft.
  - (b.) Self-storage unit: 800 sq. ft.
- (3) Maximum vehicle canopy area: ~~38,700~~ 26,000 sq. ft.
- (4) Minimum perimeter building setbacks
  - (a.) Interior side: 20 ft.
  - (b.) Street side: 20 ft.
  - (c.) Front: 20 ft.
  - (d.) Rear: 20 ft.
- (5) Minimum open space: 25%

- (6) Maximum impervious surface area: 75%
- (7) Maximum building coverage: 35%

#### Overall Property Requirements

- ~~(8)~~ (1) Maximum floor-area ratio (FAR): 1.0
- ~~(9)~~ (2) Slopes within any dry retention pond(s) shall be 4:1 without a fence and 3:1 with a fence. Slopes within wet detention pond(s) shall be 4:1 to 2 ft. below normal water elevation then 2:1 to pond bottom without a fence and 3:1 to 2 ft. below normal water elevation then 2:1 to pond bottom with a fence.
- ~~(10)~~ (3) Dry retention pond(s) and wet detention pond(s) shall count toward open space requirements.

4. Subsection (E) is hereby added Section 3 of the Agreement, with additions in underline format:

E. SUBDIVISION/PLATTING. Unless otherwise specified, Developer will subdivide the Property in accordance with the requirements of the LDC. Exhibit D is the Preliminary Plat for purposes of complying with the preliminary plat requirements of the LDC except for modifications permitted to allow access, utilities and drainage from private easements. As part of the subdivision process, Developer will be responsible for ensuring that the Property will be serviced with public utilities and right-of-way access, and for providing an on-site detention/retention facility; however, the internal subdivided lot that does not front a public right-of-way may be serviced by private access, drainage and utility easements. Site development approval is contingent upon approval of the final plat of the Property.

5. Section 6 of the Agreement is amended as follows, with additions and deletions in underline and ~~striketrough~~ formats, respectively:

#### **6. LANDSCAPING.**

Perimeter landscaping, including any required buffers, shall be provided consistent with the requirements of the LDC, unless otherwise modified herein. ~~Developer shall not be required to install a wall as part of any required perimeter landscape buffer for the development or as part of screening for outdoor storage (as an accessory use). Developer shall be permitted to utilize chain link fencing, in conjunction with required landscape materials, to achieve an opaque buffer as required by the LDC for the uses proposed. Perimeter landscape buffers for the development will be maintained at a minimum depth of 10', with the exception of the eastern property perimeter, which will have a minimum depth of 40 and will include preserved and planted materials, as shown on Exhibit B. Building perimeter landscaping shall not be required along those certain building sides indicated in the table on the PD Plan (Exhibit B). A 10 ft. landscape buffer/strip shall be required between internal lot lines associated with the development. All other property perimeter landscaping shall conform to the requirements of the LDC.~~

6. Section 8 of the Agreement is amended as follows, with additions and deletions in underline and ~~striketrough~~ formats, respectively:

#### **8. PROPERTY OWNERS' ASSOCIATION AND COMMON AREA MAINTENANCE COMMON FACILITY MAINTENANCE.**

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~~There will be no common areas in the development.~~

A. As used in this Section:

(1) "Common facility" refers to any facility intended to be set aside for common ownership, use, or benefit, such as shared landscaping, parking, and signage. Common facilities do not include facilities such as public sidewalks or utilities that are formally accepted for public ownership by the City or other governmental agency. Common facilities do not include facilities that are subjected to a condominium form of ownership.

(2) "Common area" refers to a specific area of the Property where one or more common facilities are located, whether or not identified on Exhibit B.

B. Except as provided in Subsections C or D, prior to final plat approval or prior to issuance of the first certificate of occupancy within the development, whichever is earlier, Developer will:

(1) Form and incorporate a non-profit property owners' association to be responsible for operation, maintenance, and repair of common facilities. The association shall have authority to establish and assess dues and fees upon its members in order to recoup the cost of maintenance, and the power to impose and enforce liens against those members who fail to pay such assessments. All persons purchasing property within the Planned District shall be members of the property owners' association. Developer may from time to time add additional covenants and restrictions or make changes in association by-laws as may be required to guarantee that the project will be developed in accordance with the policies outlined in this Agreement.

(2) Complete construction and installation of all common facilities (or, if the City specifically allows, all common facilities serving the first phase of development for the platted property); provided, that, for those common facilities that may be susceptible to damage due to remaining construction, the City may allow postponement of this requirement subject to Developer's provision of adequate assurances that the work will be done. For example, the City may require Developer to post a bond sufficient to cover 120% of the cost of such facilities according to certified estimates. Any bond shall be in a form approved by the City Attorney.

(3) Convey ownership or easement interests to all common areas to the property owners' association, sufficient to enable the property owner's association to carry out its responsibilities above with respect to common facilities.

C. The provisions of this Agreement do not apply to any facility that is placed into a condominium form of ownership.

D. With the City's prior approval, Owner may provide for recorded instruments such as restrictive covenants or recorded written agreements among one or more lot owners, to provide for the private maintenance and repair of common facilities. The City may approve such alternate arrangements administratively, without need to amend this Agreement. The City may reject any proposed alternate measure that the City determines is not adequate to ensure that common facilities will be maintained and repaired in a timely manner.

E. Under no circumstances shall the City be responsible for owning, maintaining, or repairing common facilities or common areas.

F. Nothing herein authorizes the location of common facilities on public right-of-way. If the City Commission elects to authorize the encroachment of guest parking spaces into public right-of-way as referenced above, among other conditions the City Commission may require that the encroachments be treated as common facilities under this Agreement.

G. The plat(s) for the Property shall include such conveyances and notes as the City may require to give effect to the requirements of this Section, and to provide notice of these requirements.

7. Section 11 of the Agreement is amended as follows, with additions and deletions in underline and ~~striketrough~~ formats, respectively:

#### **11. SIGNAGE.**

Signage on the Property shall be developed in accordance with the LDC's Business District Sign Schedule. Monument signs may be permitted to provide off-site signage for uses also located within the Property.

8. Section 12 of the Agreement is amended as follows, with additions and deletions in underline and ~~striketrough~~ formats, respectively:

#### **12. PARKING**

Parking for the development shall meet the requirements of the LDC. ~~be consistent with Exhibit B. A minimum of 88 code-compliant parking spaces shall be developed for the proposed self-storage facility and offices. An additional 128 parallel parking spaces shall be provided within the drive-aisles of the self-storage facility.~~

9. Subsections B and C of Section 13 of the Agreement are amended as follows, with additions and deletions in underline and ~~striketrough~~ formats, respectively:

#### **13. EFFECTIVE DATE; COMPLETION SCHEDULE.**

...

B. Application shall be submitted for all construction permits for the development or for the first phase of a phased development, within 18 months of the approval of this First Amendment Agreement by the City Commission. The filing of an appeal of the land development order by any person shall toll the time for permitting until final resolution of the appeal. If the development is phased, application for construction permits for subsequent phases shall be submitted within 30 months from the date of initial approval.

C. Construction of phase one shall be substantially complete within 5 years of the approval of this First Amendment Agreement. Construction of any other phase must be substantially complete within 6 years of initial approval of this Agreement.

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8. Section 15 of the Agreement is amended as follows, with additions and deletions in underline and ~~strikethrough~~ formats, respectively:

## 15. AMENDMENTS

A. Any revision to this Agreement other than a minor modification as described above shall require an amendment approved by the City Commission after review and recommendation by the Planning Board. Requests for an amendment must be submitted in writing and, except as otherwise provided herein, shall be processed in accordance with the LDC. Notice of public hearings shall be provided as if the application is one to rezone property.

B. In recognition of the City's general police power authority to rezone and legislate land uses and zoning requirements, all signatories to this Agreement and all individual lot owners, fee titleholders, mortgagees, or lien holders who now or hereafter own property subject to this Agreement, agree as follows:

(1) Proposed amendments will be subject to the review procedures and standards set forth in LDC Section 3.4.F.10.

(2) The City, and the owner of every lot within the Planned District that is directly impacted by the amendment, are necessary parties to the amendment.

(3) The owners of all other lots within the Planned District that are not directly impacted by the amendment, are not necessary parties to the amendment.

(4) If this Agreement requires the creation of a property owners' association or homeowners' association for purposes of owning and operating common areas and common facilities, and the association is in existence at the time of submission of an application to amend this Agreement, the association will be deemed to be an affected party with respect to the amendment as provided in LDC Section 3.4.F.10.

(5) A lot is "directly impacted" for purposes of the provisions above, only when the amendment would revise the listed uses, dimensional requirements, architectural requirements, sign requirements, or other development or use requirements for that lot.

C. No property owner other than one who actually executes an amendment shall be deemed to have waived his or her right to challenge a proposed or executed amendment in the same manner that an affected property owner may challenge zoning or related lot specific changes for property which is not subject to a planned development agreement. Such challenges include: (i) objections to a proposed amendment before the City Planning Board or City Commission, (ii) seeking certiorari review or injunctive action in relation to the adoption of such amendment as provided by law, or (iii) consistency challenges as provided for in Section 163.3215, Fla. Stat., or any successor provision.

10. This First Amendment shall be effective as of the date it is executed by the parties.
11. This First Amendment shall be recorded in the Public Records of Volusia County, Florida.

12. The Agreement shall remain in full force and effect except with respect to those matters specifically amended by this First Amendment.

[SIGNATURES ON FOLLOWING PAGE]

Signed, sealed and delivered in the presence of:

Jeanmarie Fuitz  
 Witness 1 Jeanmarie Fuitz

Print Name of Witness 1

Rose Martin  
 Witness 2 ROSE MARTINE

Print Name of Witness 2

**SUN GLOW CONSTRUCTION, INC.,**  
 a Florida corporation

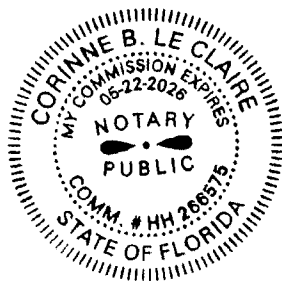
By: Adam Khayr  
 Name: SUN GLOW CONSTRUCTION  
 Title: PRESIDENT INC.

Date: OCT-3-2023

[Corporate Seal]

STATE OF FLORIDA  
 COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 3rd day of October, 2023, by Adam Khayraee as PRESIDENT of SUN GLOW CONSTRUCTION referred to in this agreement as "Owner." He or she is ☒ personally known to me or ☐ produced as identification and did not take an oath.



Corinne Le Claire  
 Notary Public  
 Commission No. HH266575

JK



Signed, sealed and delivered in the presence of:

**THE CITY OF DAYTONA BEACH,  
FLORIDA, a Florida municipal corporation**

Kim L. Gladson  
Witness 1  
Kim L. Gladson  
Print Name of Witness 1

By: [Signature]  
Derrick L. Henry, Mayor

Kathleen Rosado  
Witness 2  
Kathleen Rosado  
Print Name of Witness 2

Attest: [Signature]  
By: Letitia LaMagna  
Letitia LaMagna, City Clerk  
Date: 11-15-23

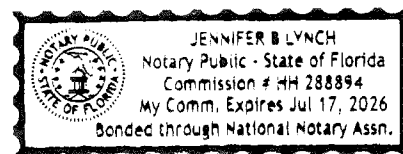
APPROVED AS TO LEGAL FORM

STATE OF FLORIDA  
COUNTY OF VOLUSIA

[Signature]  
CITY ATTORNEY

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 15<sup>th</sup> day of November, 2023 by Derrick L. Henry and Letitia LaMagna, Mayor and City Clerk, respectively, of The City of Daytona Beach, Florida, a chartered municipal corporation, on behalf of the City. They are personally known to me and did not take an oath.

Jennifer B. Lynch  
Notary Public  
Commission No: HH 288894



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**EXHIBIT B**

**PD Plan**

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SITE DATA:

LOT 1

LOT AREA: 1.91 AC (83,223 SF)

PARKING:

19,625 SF OF OFFICE SPACE  
3.5 SPACES REQUIRED PER 1,000 SF OF OFFICE SPACE = 19,625 SF / 1,000 X 3.5 = 69 TOTAL SPACES REQUIRED  
SPACES PROVIDED = 70 STANDARD SPACES AND 3 HC SPACES = 73 TOTAL SPACES

SETBACKS: 20.00' ALL SIDES

LANDSCAPE BUFFERS:

NORTH 10.00' INTERNAL LOT BUFFER  
WEST 5.00' AND 10.00' INTERNAL LOT BUFFER  
SOUTH 5.00'  
EAST 15.00'

FLOOR AREA RATIO (FAR): TOTAL GFA = 19,625 SF  
FAR = 19,625 SF / 83,223 SF = 0.24

TOTAL IMPERVIOUS AREA: 56,606 SF

TOTAL IMPERVIOUS PERCENTAGE: 68.0%

LOT 2

LOT AREA: 10.98 AC (478,347 SF)

PARKING:

101 SINGLE-STORY STORAGE UNITS, 750 CONDITIONED UNITS AND 81 RV SPACES = 932 TOTAL UNITS  
1 SPACE REQUIRED PER 25 UNITS = 832/25 = 38 SPACES REQUIRED FOR STORAGE UNITS  
900 SF OF OFFICE SPACE  
3.5 SPACES REQUIRED PER 1,000 SF OF OFFICE SPACE = 900 SF / 1,000 X 3.5 = 3.15 SPACES REQUIRED  
TOTAL SPACES REQUIRED = 38+4 = 42 TOTAL SPACES  
SPACES PROVIDED = 8 STANDARD AND 2 HC SPACES PLUS 44 PARALLEL PARKING SPACES WITHIN DRIVE AISLES  
ADJACENT TO SINGLE STORY UNITS = 54 TOTAL SPACES PROVIDED

SETBACKS: 20.00' ALL SIDES

LANDSCAPE BUFFERS:

NORTH 5.00'  
WEST 5.00' & 15.00'  
SOUTH 5.00' & 15.00' AND 10.00' INTERNAL LOT BUFFER  
EAST 25.00'  
STORMWATER PARCEL: 5.00' ALL SIDES

FLOOR AREA RATIO (FAR): TOTAL GFA = 107,906.8 SF  
FAR = 107,906.8 SF / 478,347 SF = 0.23

TOTAL IMPERVIOUS AREA: 232,509 SF

TOTAL IMPERVIOUS PERCENTAGE: 48.6%

OUTDOOR STORAGE AS PERCENTAGE OF PRINCIPAL BUILDINGS:

PRINCIPAL BUILDINGS = 88,062 SF + 19,845 SF = 107,907 SF  
RV/BOAT STORAGE AS ACCESSORY USE = 45,950 SF =>  
44,950 SF / 107,907 SF = 42.6%



ALANN ENGINEERING  
GROUP, INC.  
CONSULTING ENGINEERS  
CERTIFICATE NO. 08479  
800 AIRPORT ROAD, SUITE 117  
ORLANDO, FL 32817  
TEL: (408) 473-7966  
FAX: (408) 473-1927

SUNGLOW MINI-STORAGE COMPLEX PD  
DAYTONA BEACH, FLORIDA  
PD NOTES

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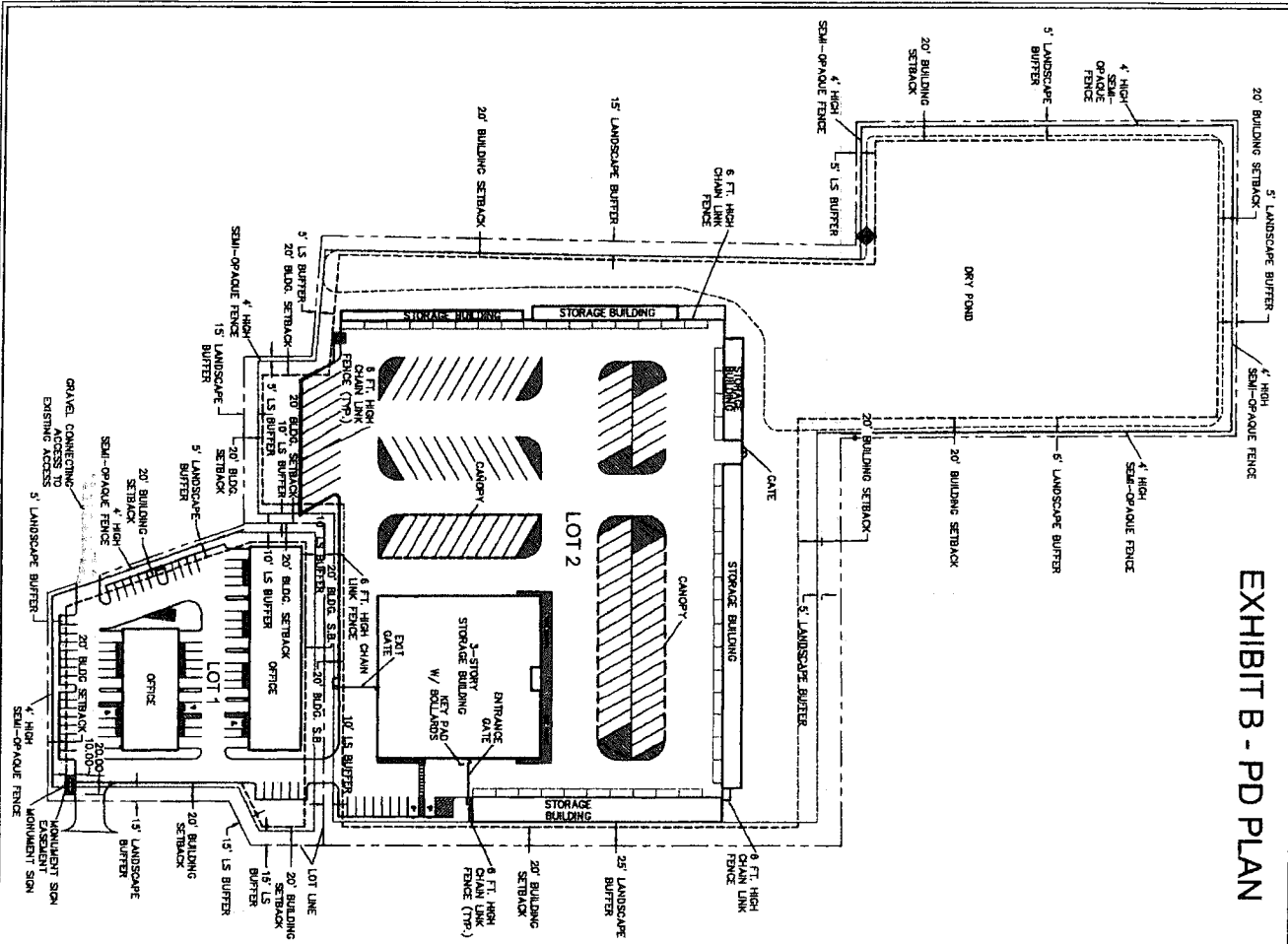
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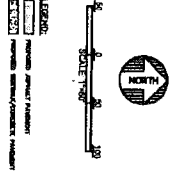
**ALANN ENGINEERING GROUP, INC.**  
CONSULTING ENGINEERS  
CERTIFICATE NO. EES-479  
440 AIRPORT ROAD, SUITE 113  
ORANGE BEACH, FL 32174  
TEL: (861) 673-7640  
FAX: (861) 673-3927

EXHIBIT B - PD PLAN



NOTES:

1. WATER AND WASTEWATER WILL BE EXTENDED ALONG WESLEY STREET AND UFGA BLVD. TO CONNECT TO EXISTING CITY OF DAYTONA BEACH UTILITIES.
2. DRY UTILITIES SUCH AS ELECTRIC, TELEPHONE AND CABLE/FIBER OPTIC SHALL BE PROVIDED BY FRANCHISE UTILITIES WITH EXTENSIONS FROM EXISTING PUBLIC SYSTEMS.
3. ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT SHALL PROVIDE ON-SITE IN A PROPOSED RETENTION/DETENTION POND WITH ON-SITE STORM SEWER CONVEYANCE SYSTEM.
4. FENCES SHALL COMPLY WITH SECTION 6.8 OF THE CITY OF DAYTONA BEACH LOC. FOLLOWING BUILDING FACES:  
BUILDINGS: SIDE OF BUILDING WHERE PERIMETER LANDSCAPING IS TO BE WAIVED.  
LOT 1  
SOUTH BUILDING NORTH & SOUTH  
NORTH BUILDING SOUTH  
LOT 2  
BUILDING A NORTH, SOUTH, EAST, WEST  
BUILDING B NORTH, EAST  
BUILDING C SOUTH, EAST  
BUILDING D SOUTH, WEST  
BUILDING E SOUTH, WEST  
BUILDING F WEST



LEGEND:  
--- EXISTING  
--- PROPOSED  
--- PERIMETER LANDSCAPING  
--- PERIMETER FENCE

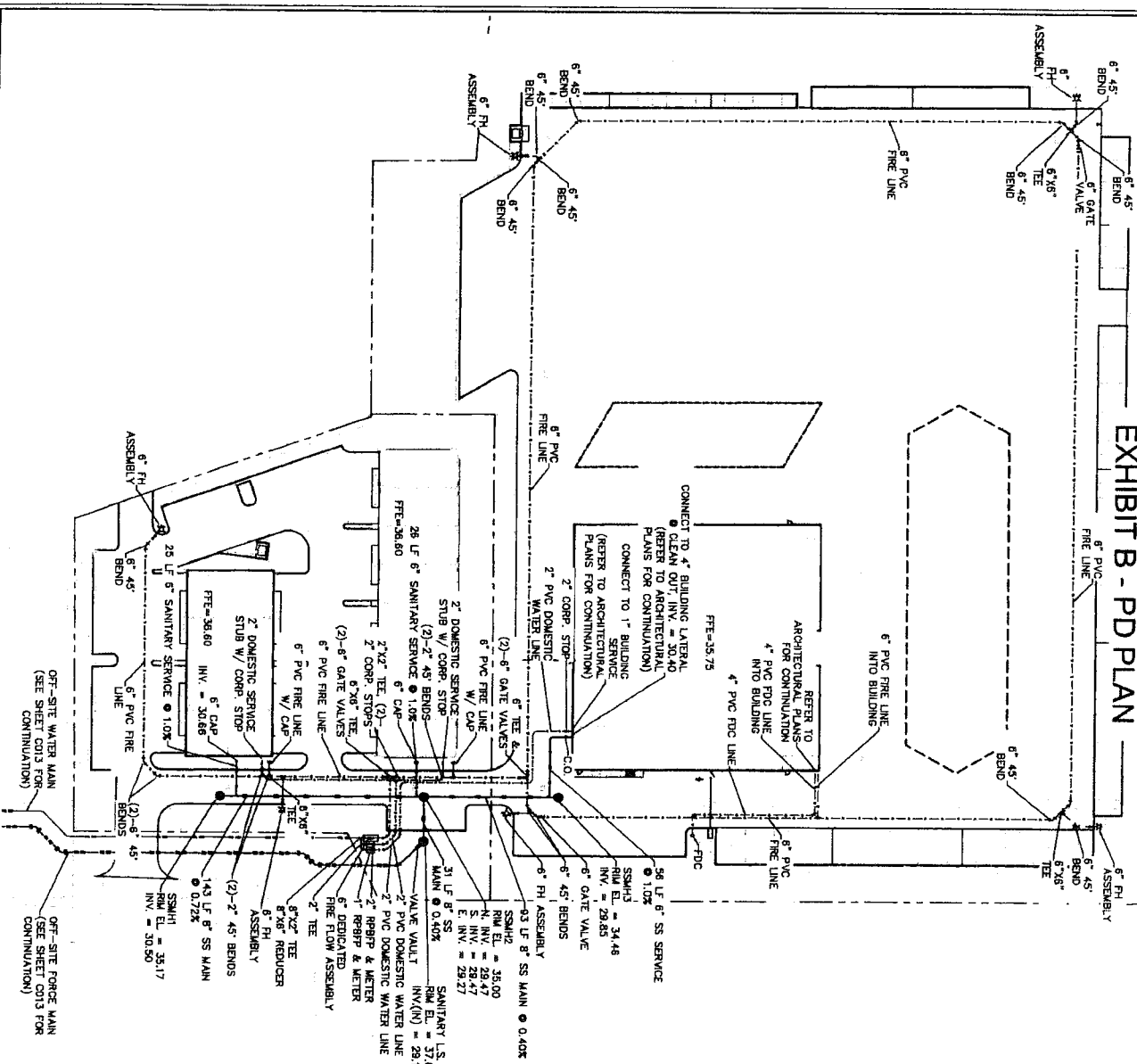
SUNGLOW MINI-STORAGE COMPLEX PD  
DAYTONA BEACH, FLORIDA  
OVERALL LAYOUT PLAN

ALANN ENGINEERING GROUP, INC.  
CORPORATE ENGINEERS  
CERTIFICATE NO. 00478  
200 S. GULF BLVD., SUITE 115  
DAYTONA BEACH, FL 32114  
TEL: (386) 675-7900  
FAX: (386) 675-7927

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| 11/11/11 | AL | ISSUED FOR PERMIT |
| 11/11/11 | AL | PROJECT           |
| 11/11/11 | AL | DESIGN            |
| 11/11/11 | AL | CONSTRUCTION      |

EXHIBIT B - PD PLAN



- NOTES:**
1. WATER METERS AND PIPES FOR PHASE 2 TO BE INSTALLED BY OTHERS AT TIME OF BUILDING CONSTRUCTION.
  2. THIS PLAN REPRESENTS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITH REVIEW AND APPROVAL BY THE CITY OF DAYTONA BEACH AND VOLUSIA COUNTY.

**WATER & WASTEWATER CALCULATIONS:**

**SINGLE-STORY STORAGE UNITS:**  
CONDITIONED STORAGE BUILDING: 19,845 GSF, 101 UNITS  
OFFICE: 88,062 GSF, 750 UNITS  
TOTAL WATER DEMAND: 19,825 GSF BUILDINGS

**WATER DEMAND:**

STORAGE UNITS AND OUTDOOR STORAGE SPACES: 1 PER UNIT  
UP TO 200 UNITS  
1 PER 2 UNITS OVER 200 UNITS = 851 ENCLOSED UNITS PLUS  
81 OUTDOOR SPACES = 932 =>  
832-200 = 732/2 = 366 PLUS 200 = 566 GPD  
OFFICE: 15 PER 100 SF => 19,825/100 X 15 = 2,944 GPD  
TOTAL WATER DEMAND: 3,510 GPD

**WASTEWATER DEMAND:**

STORAGE UNITS AND OUTDOOR STORAGE SPACES: 1 PER UNIT  
UP TO 200 UNITS  
1 PER 2 UNITS OVER 200 UNITS = 851 ENCLOSED UNITS PLUS  
81 OUTDOOR SPACES = 932 =>  
832-200 = 732/2 = 366 PLUS 200 = 566 GPD  
OFFICE: 15 PER 100 SF => 19,825/100 X 15 = 2,944 GPD  
TOTAL WASTEWATER DEMAND: 3,510 GPD

SUNGLOW MINI-STORAGE COMPLEX PD  
DAYTONA BEACH, FLORIDA  
UTILITY PLAN

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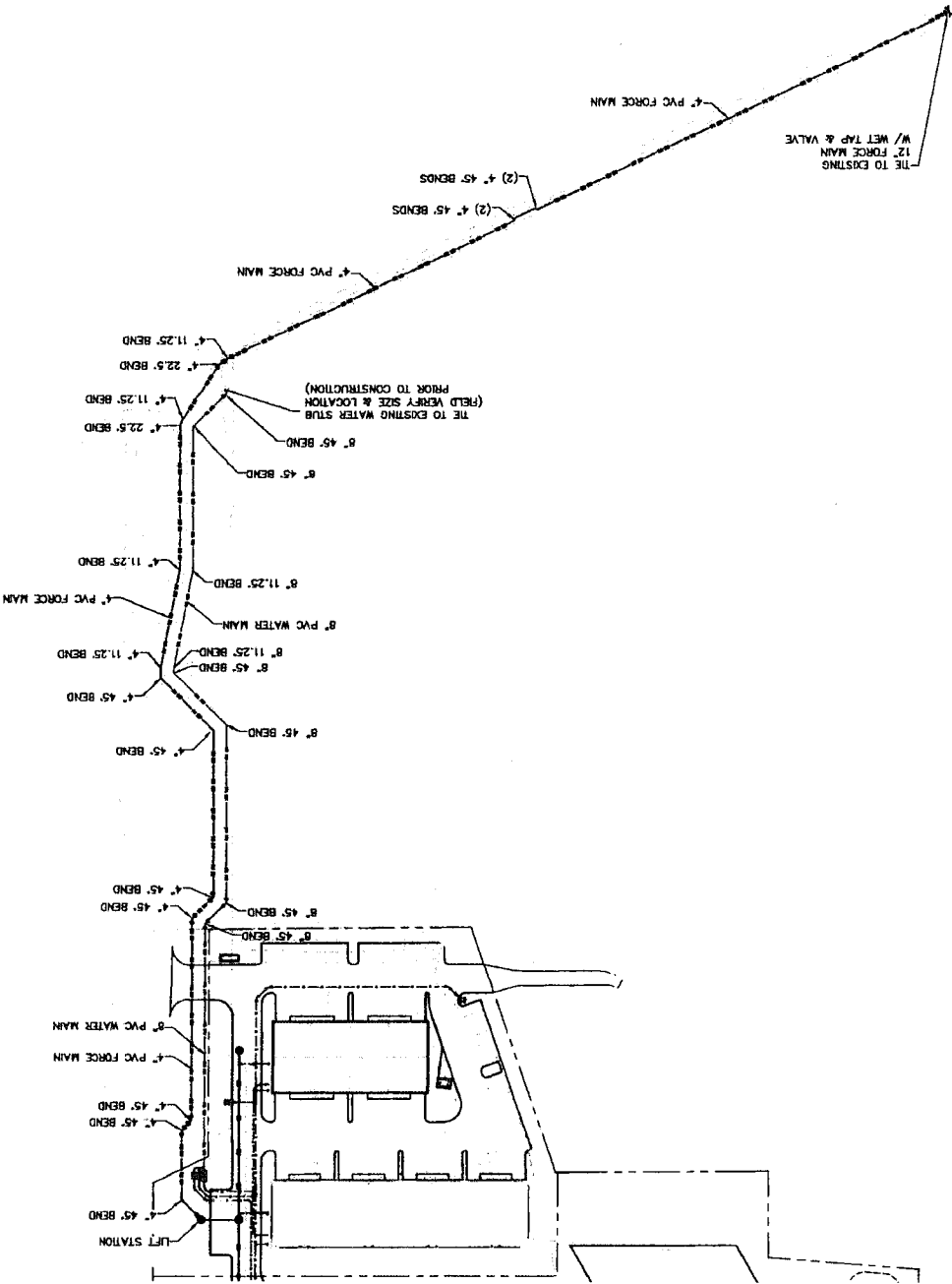
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EXHIBIT B - PD PLAN



NOTE:  
THIS PLAN REPRESENTS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITH REVIEW AND APPROVAL BY THE CITY OF DAYTONA BEACH AND VOLUSIA COUNTY.



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| SHEET<br>C004 | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>REVISION</td> <td>DATE</td> </tr> <tr> <td> </td> <td> </td> </tr> </table> | REVISION | DATE |  |  | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>FILE</td> <td>DATE</td> </tr> <tr> <td>1001</td> <td>01/12/23</td> </tr> </table> | FILE | DATE | 1001 | 01/12/23 | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>PROJECT</td> <td>SCALE</td> </tr> <tr> <td>1001</td> <td>AS NOTED</td> </tr> </table> | PROJECT | SCALE | 1001 | AS NOTED | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>NO.</td> <td>DATE</td> <td>REVISION</td> <td>BY</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> | NO. | DATE | REVISION | BY |  |  |  |  | <b>SUNGLOW MINI-STORAGE COMPLEX PD</b><br><b>DAYTONA BEACH, FLORIDA</b><br><b>OFF-SITE UTILITY PLAN</b> | <div style="text-align: center;"> </div> <p> <b>ALANN ENGINEERING GROUP, INC.</b><br/>         ENGINEERING PROFESSIONAL<br/>         CERTIFICATE NO. 185479<br/>         800 AIRPORT ROAD, SUITE 1113<br/>         DAYTONA BEACH, FL 32114<br/>         TEL: 386 475 7610<br/>         FAX: 386 475 7607       </p> |
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**EXHIBIT C**

**Phasing Plan**

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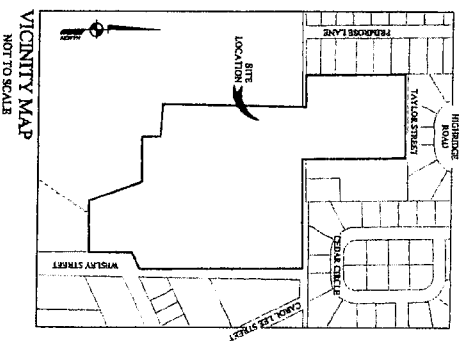
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**EXHIBIT D**

**Preliminary Plat**

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BEING A PORTION OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 32 EAST ALSO, THE A PORTION OF THE NORTHWEST QUARTER (1/4), SECTION 2, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING A REPLAT OF LOT 1, HALIFAX HABITAT VILLAGE, ACCORDING TO THE MAP AS RECORDED IN MAP BOOK 50, PAGE 74, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA



### **SURVEYOR'S DESCRIPTION:**

[illegible]

GENERAL NOTES:

- [illegible]

**LEGEND:**

- [illegible]

**INDEX**

SECRET 1. COVER PAGE / VICTIM'S NAME AND  
IDENTIFICATION  
SUBJECT 2. SUBJECT BACKGROUND  
SUBJECT 3. BOMBING / LOT DETAILS  
SUBJECT 4. BOMBING / LOT DETAILS  
SUBJECT 5. BOMBING / LOT DETAILS

**SHEET 1 OF 5**



| MAP<br>BOOK | PAGE |
|-------------|------|
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## INDICATIONS

[illegible]

100 *Journal of Management Inquiry* 16(1)

CERTIFICATE OF APPROVAL BY CITY COMMISSION OF  
DAYTONA BEACH, FLORIDA

CERTIFICATE OF APPROVAL BY LAND DEVELOPMENT MANAGER

FROM THE DIRECTOR, FBIHQ ON YOUR LETTER \_\_\_\_\_ OF \_\_\_\_\_ AND THE BUREAU WILL ATTEND TO

**CERTIFICATE OF APPROVAL BY REGISTERED SURVIVOR**

THIS IS TO CERTIFY THAT ON THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 2011 THIS  
 MATTER WAS ADJUDGED.

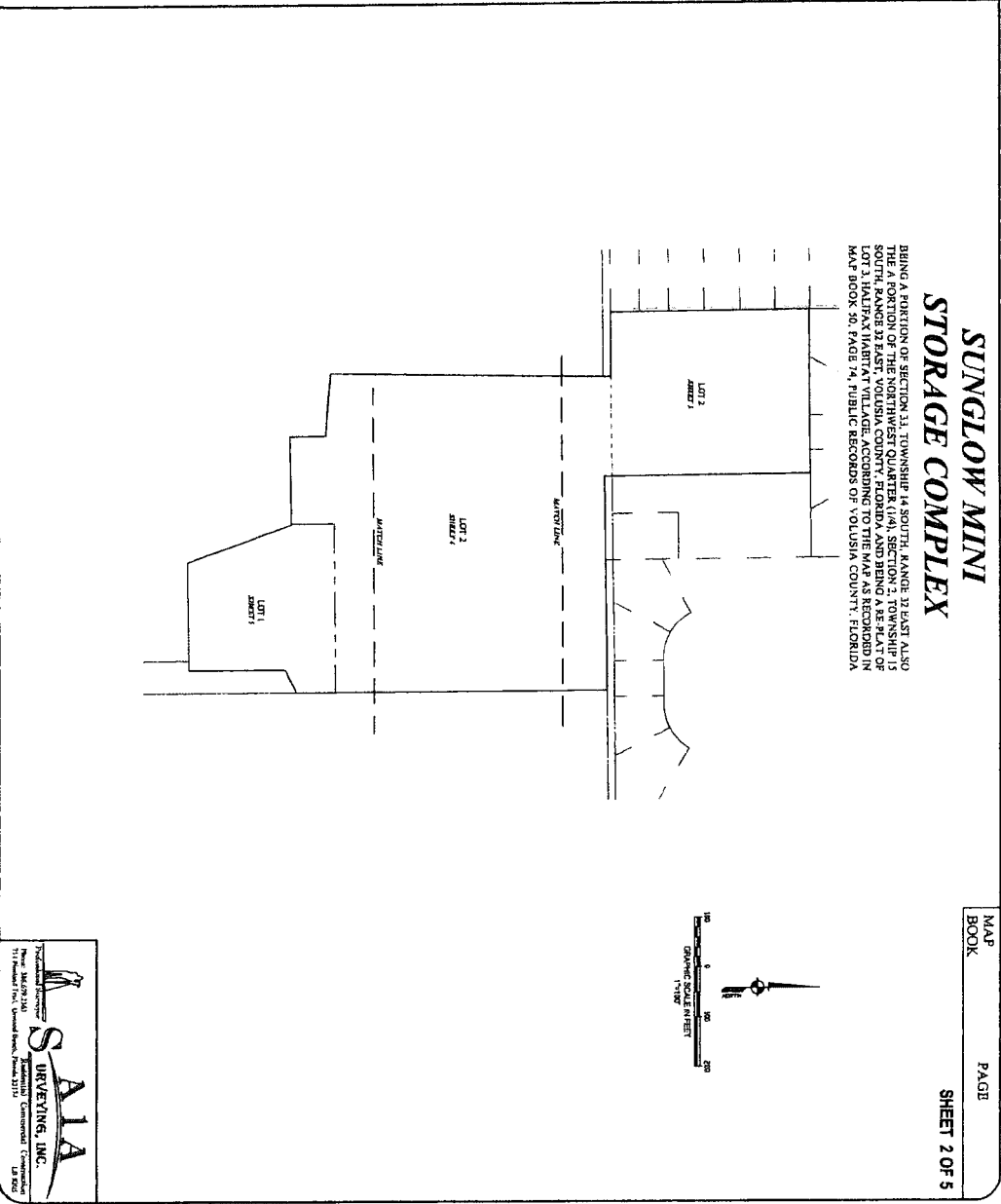
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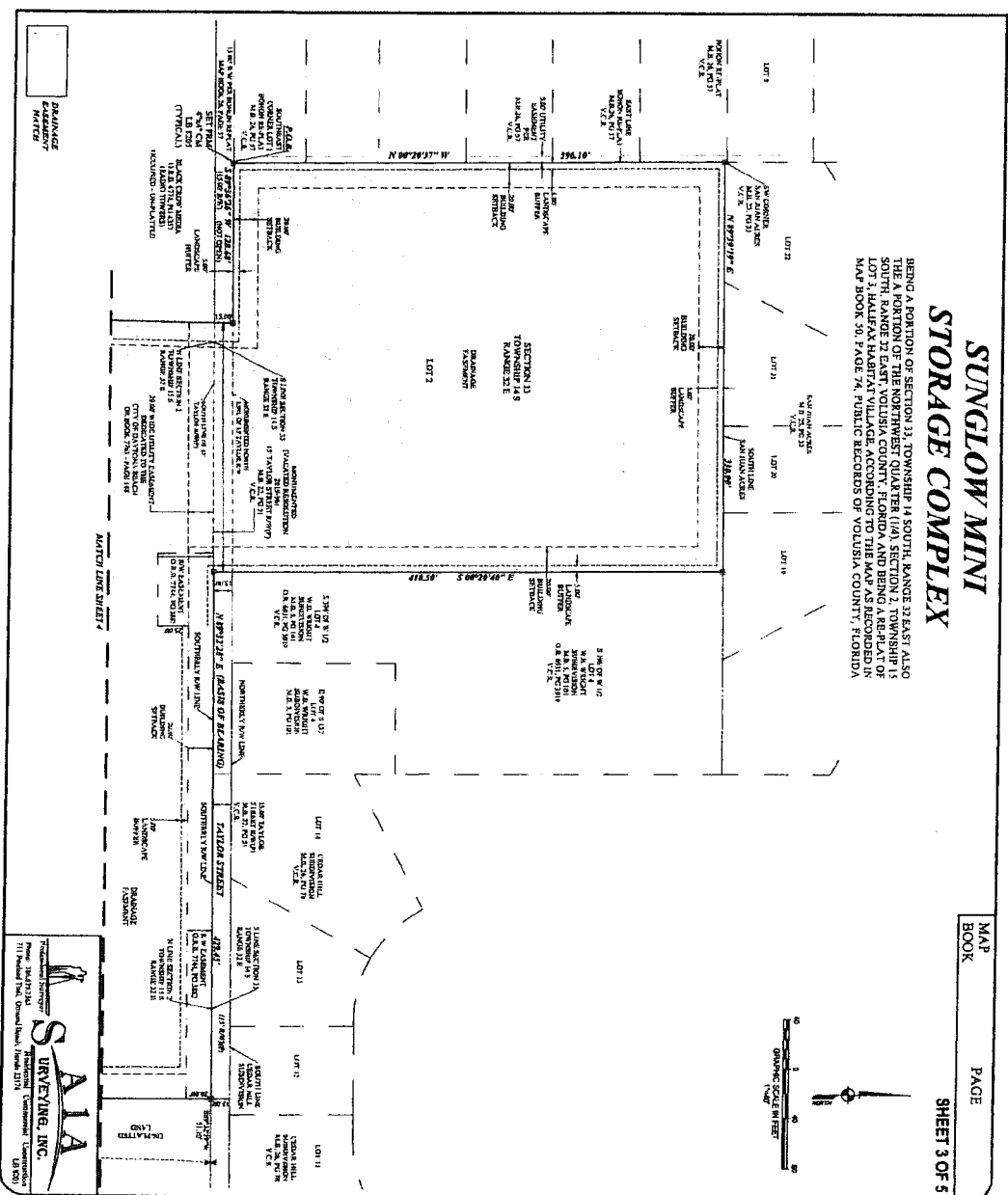
## SURVEYOR AND MAPPER

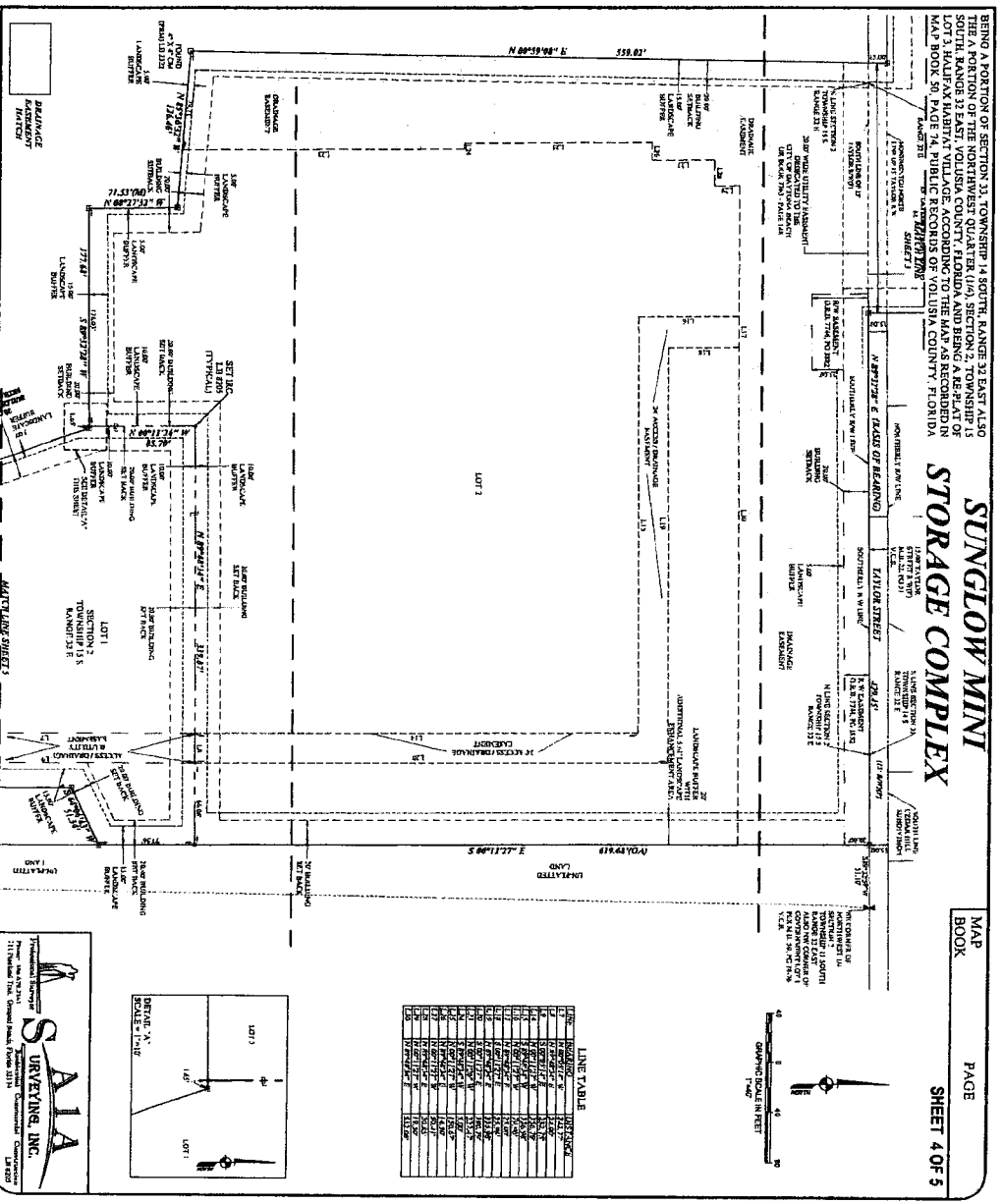
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**SINGLOW MINI STORAGE COMPLEX**

BEING A PORTION OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 32 EAST ALSO BEING A PORTION OF THE NORTHWEST 1/4, QUARTER (1/4), SECTION 2, TOWNSHIP 15 SOUTH, RANGE 32 EAST, AND BEING A PART OF THE PUBLIC RECORDS OF VOLusia COUNTY, FLORIDA MAP BOOK 80, PAGE 74, PUBLIC RECORDS OF VOLusia COUNTY, FLORIDA

**MAP BOOK** **PAGE** **SHEET 4 OF 5**

**LINE TABLE**

| NO. | DESCRIPTION                                | BEARING         | DISTANCE |
|-----|--|-----------------|----------|
| 1   | FROM CORNER OF LOT 1 TO CORNER OF LOT 2    | N 89° 51' 04" E | 559.02'  |
| 2   | FROM CORNER OF LOT 2 TO CORNER OF LOT 3    | S 89° 51' 04" E | 559.02'  |
| 3   | FROM CORNER OF LOT 3 TO CORNER OF LOT 4    | S 89° 51' 04" E | 559.02'  |
| 4   | FROM CORNER OF LOT 4 TO CORNER OF LOT 5    | S 89° 51' 04" E | 559.02'  |
| 5   | FROM CORNER OF LOT 5 TO CORNER OF LOT 6    | S 89° 51' 04" E | 559.02'  |
| 6   | FROM CORNER OF LOT 6 TO CORNER OF LOT 7    | S 89° 51' 04" E | 559.02'  |
| 7   | FROM CORNER OF LOT 7 TO CORNER OF LOT 8    | S 89° 51' 04" E | 559.02'  |
| 8   | FROM CORNER OF LOT 8 TO CORNER OF LOT 9    | S 89° 51' 04" E | 559.02'  |
| 9   | FROM CORNER OF LOT 9 TO CORNER OF LOT 10   | S 89° 51' 04" E | 559.02'  |
| 10  | FROM CORNER OF LOT 10 TO CORNER OF LOT 11  | S 89° 51' 04" E | 559.02'  |
| 11  | FROM CORNER OF LOT 11 TO CORNER OF LOT 12  | S 89° 51' 04" E | 559.02'  |
| 12  | FROM CORNER OF LOT 12 TO CORNER OF LOT 13  | S 89° 51' 04" E | 559.02'  |
| 13  | FROM CORNER OF LOT 13 TO CORNER OF LOT 14  | S 89° 51' 04" E | 559.02'  |
| 14  | FROM CORNER OF LOT 14 TO CORNER OF LOT 15  | S 89° 51' 04" E | 559.02'  |
| 15  | FROM CORNER OF LOT 15 TO CORNER OF LOT 16  | S 89° 51' 04" E | 559.02'  |
| 16  | FROM CORNER OF LOT 16 TO CORNER OF LOT 17  | S 89° 51' 04" E | 559.02'  |
| 17  | FROM CORNER OF LOT 17 TO CORNER OF LOT 18  | S 89° 51' 04" E | 559.02'  |
| 18  | FROM CORNER OF LOT 18 TO CORNER OF LOT 19  | S 89° 51' 04" E | 559.02'  |
| 19  | FROM CORNER OF LOT 19 TO CORNER OF LOT 20  | S 89° 51' 04" E | 559.02'  |
| 20  | FROM CORNER OF LOT 20 TO CORNER OF LOT 21  | S 89° 51' 04" E | 559.02'  |
| 21  | FROM CORNER OF LOT 21 TO CORNER OF LOT 22  | S 89° 51' 04" E | 559.02'  |
| 22  | FROM CORNER OF LOT 22 TO CORNER OF LOT 23  | S 89° 51' 04" E | 559.02'  |
| 23  | FROM CORNER OF LOT 23 TO CORNER OF LOT 24  | S 89° 51' 04" E | 559.02'  |
| 24  | FROM CORNER OF LOT 24 TO CORNER OF LOT 25  | S 89° 51' 04" E | 559.02'  |
| 25  | FROM CORNER OF LOT 25 TO CORNER OF LOT 26  | S 89° 51' 04" E | 559.02'  |
| 26  | FROM CORNER OF LOT 26 TO CORNER OF LOT 27  | S 89° 51' 04" E | 559.02'  |
| 27  | FROM CORNER OF LOT 27 TO CORNER OF LOT 28  | S 89° 51' 04" E | 559.02'  |
| 28  | FROM CORNER OF LOT 28 TO CORNER OF LOT 29  | S 89° 51' 04" E | 559.02'  |
| 29  | FROM CORNER OF LOT 29 TO CORNER OF LOT 30  | S 89° 51' 04" E | 559.02'  |
| 30  | FROM CORNER OF LOT 30 TO CORNER OF LOT 31  | S 89° 51' 04" E | 559.02'  |
| 31  | FROM CORNER OF LOT 31 TO CORNER OF LOT 32  | S 89° 51' 04" E | 559.02'  |
| 32  | FROM CORNER OF LOT 32 TO CORNER OF LOT 33  | S 89° 51' 04" E | 559.02'  |
| 33  | FROM CORNER OF LOT 33 TO CORNER OF LOT 34  | S 89° 51' 04" E | 559.02'  |
| 34  | FROM CORNER OF LOT 34 TO CORNER OF LOT 35  | S 89° 51' 04" E | 559.02'  |
| 35  | FROM CORNER OF LOT 35 TO CORNER OF LOT 36  | S 89° 51' 04" E | 559.02'  |
| 36  | FROM CORNER OF LOT 36 TO CORNER OF LOT 37  | S 89° 51' 04" E | 559.02'  |
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| 40  | FROM CORNER OF LOT 40 TO CORNER OF LOT 41  | S 89° 51' 04" E | 559.02'  |
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| 42  | FROM CORNER OF LOT 42 TO CORNER OF LOT 43  | S 89° 51' 04" E | 559.02'  |
| 43  | FROM CORNER OF LOT 43 TO CORNER OF LOT 44  | S 89° 51' 04" E | 559.02'  |
| 44  | FROM CORNER OF LOT 44 TO CORNER OF LOT 45  | S 89° 51' 04" E | 559.02'  |
| 45  | FROM CORNER OF LOT 45 TO CORNER OF LOT 46  | S 89° 51' 04" E | 559.02'  |
| 46  | FROM CORNER OF LOT 46 TO CORNER OF LOT 47  | S 89° 51' 04" E | 559.02'  |
| 47  | FROM CORNER OF LOT 47 TO CORNER OF LOT 48  | S 89° 51' 04" E | 559.02'  |
| 48  | FROM CORNER OF LOT 48 TO CORNER OF LOT 49  | S 89° 51' 04" E | 559.02'  |
| 49  | FROM CORNER OF LOT 49 TO CORNER OF LOT 50  | S 89° 51' 04" E | 559.02'  |
| 50  | FROM CORNER OF LOT 50 TO CORNER OF LOT 51  | S 89° 51' 04" E | 559.02'  |
| 51  | FROM CORNER OF LOT 51 TO CORNER OF LOT 52  | S 89° 51' 04" E | 559.02'  |
| 52  | FROM CORNER OF LOT 52 TO CORNER OF LOT 53  | S 89° 51' 04" E | 559.02'  |
| 53  | FROM CORNER OF LOT 53 TO CORNER OF LOT 54  | S 89° 51' 04" E | 559.02'  |
| 54  | FROM CORNER OF LOT 54 TO CORNER OF LOT 55  | S 89° 51' 04" E | 559.02'  |
| 55  | FROM CORNER OF LOT 55 TO CORNER OF LOT 56  | S 89° 51' 04" E | 559.02'  |
| 56  | FROM CORNER OF LOT 56 TO CORNER OF LOT 57  | S 89° 51' 04" E | 559.02'  |
| 57  | FROM CORNER OF LOT 57 TO CORNER OF LOT 58  | S 89° 51' 04" E | 559.02'  |
| 58  | FROM CORNER OF LOT 58 TO CORNER OF LOT 59  | S 89° 51' 04" E | 559.02'  |
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| 60  | FROM CORNER OF LOT 60 TO CORNER OF LOT 61  | S 89° 51' 04" E | 559.02'  |
| 61  | FROM CORNER OF LOT 61 TO CORNER OF LOT 62  | S 89° 51' 04" E | 559.02'  |
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| 63  | FROM CORNER OF LOT 63 TO CORNER OF LOT 64  | S 89° 51' 04" E | 559.02'  |
| 64  | FROM CORNER OF LOT 64 TO CORNER OF LOT 65  | S 89° 51' 04" E | 559.02'  |
| 65  | FROM CORNER OF LOT 65 TO CORNER OF LOT 66  | S 89° 51' 04" E | 559.02'  |
| 66  | FROM CORNER OF LOT 66 TO CORNER OF LOT 67  | S 89° 51' 04" E | 559.02'  |
| 67  | FROM CORNER OF LOT 67 TO CORNER OF LOT 68  | S 89° 51' 04" E | 559.02'  |
| 68  | FROM CORNER OF LOT 68 TO CORNER OF LOT 69  | S 89° 51' 04" E | 559.02'  |
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| 70  | FROM CORNER OF LOT 70 TO CORNER OF LOT 71  | S 89° 51' 04" E | 559.02'  |
| 71  | FROM CORNER OF LOT 71 TO CORNER OF LOT 72  | S 89° 51' 04" E | 559.02'  |
| 72  | FROM CORNER OF LOT 72 TO CORNER OF LOT 73  | S 89° 51' 04" E | 559.02'  |
| 73  | FROM CORNER OF LOT 73 TO CORNER OF LOT 74  | S 89° 51' 04" E | 559.02'  |
| 74  | FROM CORNER OF LOT 74 TO CORNER OF LOT 75  | S 89° 51' 04" E | 559.02'  |
| 75  | FROM CORNER OF LOT 75 TO CORNER OF LOT 76  | S 89° 51' 04" E | 559.02'  |
| 76  | FROM CORNER OF LOT 76 TO CORNER OF LOT 77  | S 89° 51' 04" E | 559.02'  |
| 77  | FROM CORNER OF LOT 77 TO CORNER OF LOT 78  | S 89° 51' 04" E | 559.02'  |
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| 84  | FROM CORNER OF LOT 84 TO CORNER OF LOT 85  | S 89° 51' 04" E | 559.02'  |
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| 88  | FROM CORNER OF LOT 88 TO CORNER OF LOT 89  | S 89° 51' 04" E | 559.02'  |
| 89  | FROM CORNER OF LOT 89 TO CORNER OF LOT 90  | S 89° 51' 04" E | 559.02'  |
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| 93  | FROM CORNER OF LOT 93 TO CORNER OF LOT 94  | S 89° 51' 04" E | 559.02'  |
| 94  | FROM CORNER OF LOT 94 TO CORNER OF LOT 95  | S 89° 51' 04" E | 559.02'  |
| 95  | FROM CORNER OF LOT 95 TO CORNER OF LOT 96  | S 89° 51' 04" E | 559.02'  |
| 96  | FROM CORNER OF LOT 96 TO CORNER OF LOT 97  | S 89° 51' 04" E | 559.02'  |
| 97  | FROM CORNER OF LOT 97 TO CORNER OF LOT 98  | S 89° 51' 04" E | 559.02'  |
| 98  | FROM CORNER OF LOT 98 TO CORNER OF LOT 99  | S 89° 51' 04" E | 559.02'  |
| 99  | FROM CORNER OF LOT 99 TO CORNER OF LOT 100 | S 89° 51' 04" E | 559.02'  |

**SURVEYING, INC.**

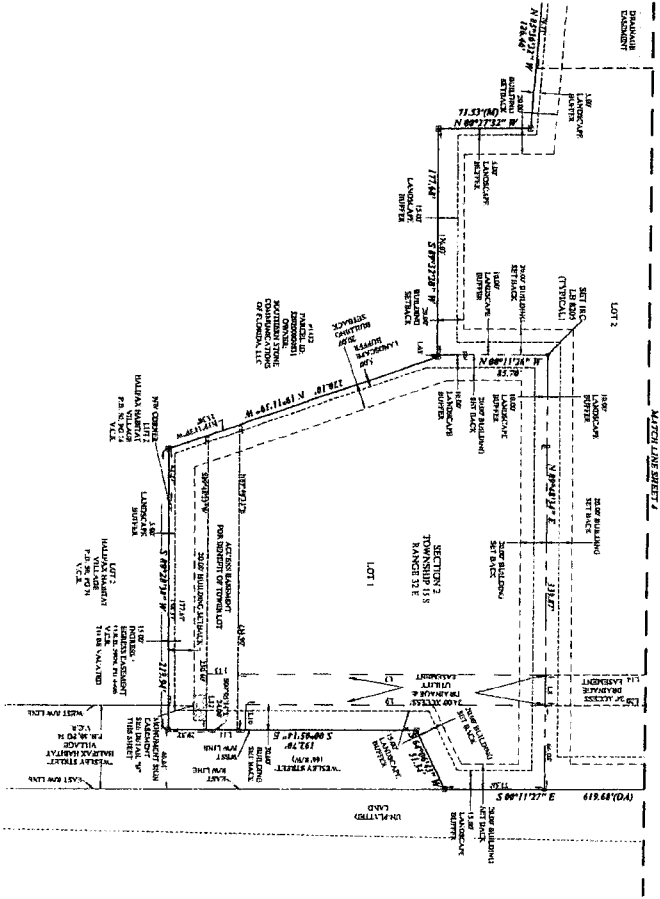
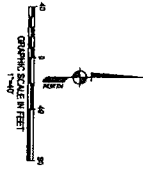
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LA 002

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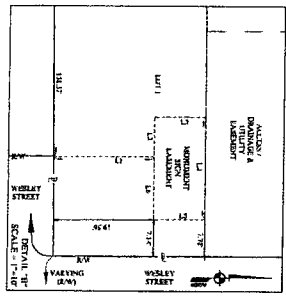
# SUNGLOW MINI STORAGE COMPLEX

BEING A PORTION OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 12 EAST, ALSO THE A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 12 EAST, VOLUSA COUNTY, FLORIDA AND BEING A RE-PLAT OF LOT 1, HALIFAX HABITAT VILLAGE, ACCORDING TO THE MAP AS RECORDED IN MAP BOOK 50, PAGE 14, PUBLIC RECORDS OF VOLUSA COUNTY, FLORIDA



LINE TABLE

| LINE NO. | DESCRIPTION                                | BEARING         | DISTANCE |
|----------|--|-----------------|----------|
| 1        | FROM CORNER OF LOT 1 TO CORNER OF LOT 2    | N 89° 11' 30" W | 112.71   |
| 2        | FROM CORNER OF LOT 2 TO CORNER OF LOT 3    | S 89° 11' 30" W | 112.71   |
| 3        | FROM CORNER OF LOT 3 TO CORNER OF LOT 4    | S 89° 11' 30" W | 112.71   |
| 4        | FROM CORNER OF LOT 4 TO CORNER OF LOT 5    | S 89° 11' 30" W | 112.71   |
| 5        | FROM CORNER OF LOT 5 TO CORNER OF LOT 6    | S 89° 11' 30" W | 112.71   |
| 6        | FROM CORNER OF LOT 6 TO CORNER OF LOT 7    | S 89° 11' 30" W | 112.71   |
| 7        | FROM CORNER OF LOT 7 TO CORNER OF LOT 8    | S 89° 11' 30" W | 112.71   |
| 8        | FROM CORNER OF LOT 8 TO CORNER OF LOT 9    | S 89° 11' 30" W | 112.71   |
| 9        | FROM CORNER OF LOT 9 TO CORNER OF LOT 10   | S 89° 11' 30" W | 112.71   |
| 10       | FROM CORNER OF LOT 10 TO CORNER OF LOT 11  | S 89° 11' 30" W | 112.71   |
| 11       | FROM CORNER OF LOT 11 TO CORNER OF LOT 12  | S 89° 11' 30" W | 112.71   |
| 12       | FROM CORNER OF LOT 12 TO CORNER OF LOT 13  | S 89° 11' 30" W | 112.71   |
| 13       | FROM CORNER OF LOT 13 TO CORNER OF LOT 14  | S 89° 11' 30" W | 112.71   |
| 14       | FROM CORNER OF LOT 14 TO CORNER OF LOT 15  | S 89° 11' 30" W | 112.71   |
| 15       | FROM CORNER OF LOT 15 TO CORNER OF LOT 16  | S 89° 11' 30" W | 112.71   |
| 16       | FROM CORNER OF LOT 16 TO CORNER OF LOT 17  | S 89° 11' 30" W | 112.71   |
| 17       | FROM CORNER OF LOT 17 TO CORNER OF LOT 18  | S 89° 11' 30" W | 112.71   |
| 18       | FROM CORNER OF LOT 18 TO CORNER OF LOT 19  | S 89° 11' 30" W | 112.71   |
| 19       | FROM CORNER OF LOT 19 TO CORNER OF LOT 20  | S 89° 11' 30" W | 112.71   |
| 20       | FROM CORNER OF LOT 20 TO CORNER OF LOT 21  | S 89° 11' 30" W | 112.71   |
| 21       | FROM CORNER OF LOT 21 TO CORNER OF LOT 22  | S 89° 11' 30" W | 112.71   |
| 22       | FROM CORNER OF LOT 22 TO CORNER OF LOT 23  | S 89° 11' 30" W | 112.71   |
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| 44       | FROM CORNER OF LOT 44 TO CORNER OF LOT 45  | S 89° 11' 30" W | 112.71   |
| 45       | FROM CORNER OF LOT 45 TO CORNER OF LOT 46  | S 89° 11' 30" W | 112.71   |
| 46       | FROM CORNER OF LOT 46 TO CORNER OF LOT 47  | S 89° 11' 30" W | 112.71   |
| 47       | FROM CORNER OF LOT 47 TO CORNER OF LOT 48  | S 89° 11' 30" W | 112.71   |
| 48       | FROM CORNER OF LOT 48 TO CORNER OF LOT 49  | S 89° 11' 30" W | 112.71   |
| 49       | FROM CORNER OF LOT 49 TO CORNER OF LOT 50  | S 89° 11' 30" W | 112.71   |
| 50       | FROM CORNER OF LOT 50 TO CORNER OF LOT 51  | S 89° 11' 30" W | 112.71   |
| 51       | FROM CORNER OF LOT 51 TO CORNER OF LOT 52  | S 89° 11' 30" W | 112.71   |
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| 53       | FROM CORNER OF LOT 53 TO CORNER OF LOT 54  | S 89° 11' 30" W | 112.71   |
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| 74       | FROM CORNER OF LOT 74 TO CORNER OF LOT 75  | S 89° 11' 30" W | 112.71   |
| 75       | FROM CORNER OF LOT 75 TO CORNER OF LOT 76  | S 89° 11' 30" W | 112.71   |
| 76       | FROM CORNER OF LOT 76 TO CORNER OF LOT 77  | S 89° 11' 30" W | 112.71   |
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| 99       | FROM CORNER OF LOT 99 TO CORNER OF LOT 100 | S 89° 11' 30" W | 112.71   |



DRAINAGE  
EQUIPMENT  
LAYOUT

**SUNGLOW**  
SUNGLOW, INC.  
7111 FORT MEYER BLVD., SUITE 1111  
FORT MEYER, FLORIDA 33507

MAP  
BOOK PAGE  
SHEET 5 OF 5

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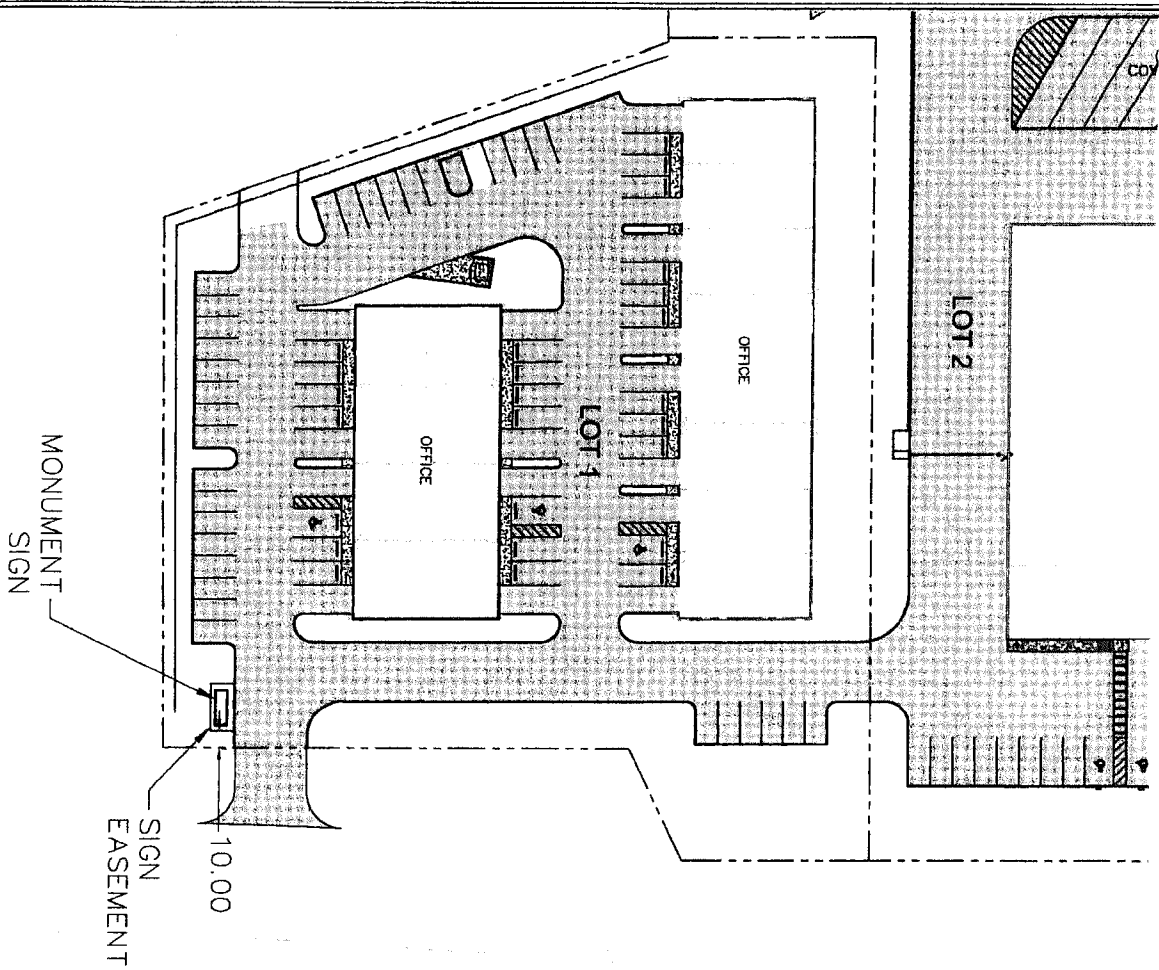
**EXHIBIT E**

**Sign Plan**

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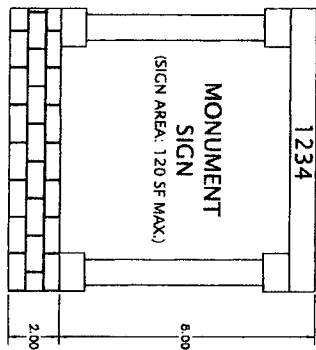
# EXHIBIT E - SIGN PLAN



- NOTES:**
1. ONE MONUMENT SIGN TO BE INSTALLED IN EASEMENT ON LOT 1 AS SHOWN.
  2. MONUMENT SIGN TO HAVE MAXIMUM SIGN AREA OF 120 SF.
  3. SIGN AREA TO BE SPLIT 50% FOR LOT 1 AND 50% FOR LOT 2.
  4. WALL SIGNAGE FOR LOT 2 TO BE MAXIMUM OF 200 SF TOTAL WITH NO MORE THAN ONE WALL SIGN PER BUILDING FACADE.
  5. AWNING SIGNS AND OR DOOR SIGNS PERMITTED AS OUTLINED IN THE CITY OF DAYTONA BEACH LDC FOR LOT 1.



**CONCEPTUAL SIGN DETAIL  
(N.T.S)**



SUNGLOW MINI-STORAGE COMPLEX PD  
DAYTONA BEACH, FLORIDA  
SIGN PLAN

**ALANN ENGINEERING GROUP, INC.**  
CORPORATE ENGINEERS  
CERTIFICATE NO. 08-478  
880 AIRPORT ROAD, SUITE 113  
DAYTONA BEACH, FL 32114  
TEL: (386) 673-7646  
FAX: (386) 673-7127

SHEET  
C006

|          |         |          |
|----------|---------|----------|
| DESIGNER | FILE    | DATE     |
| EAB      | 10-10-1 | 01-12-13 |

|             |         |          |
|-------------|---------|----------|
| DESIGNED BY | PROJECT | SCALE    |
| WAB         | 1234-1  | AS NOTED |

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
|     |      |          |    |
|     |      |          |    |
|     |      |          |    |
|     |      |          |    |

DR