

DRAFT

Document prepared by:
Robert A. Merrell III, Esq.
Cobb Cole P.A.
149 S. Ridgewood Ave., Ste. 700
Daytona Beach, FL 32114

Return recorded document to:
City of Daytona Beach Records Clerk
P.O. Box 2451
Daytona Beach, FL 32115-2451

BROWN & BROWN HEADQUARTERS
PLANNED DISTRICT AGREEMENT

The CITY OF DAYTONA BEACH, FLORIDA, a Florida municipal corporation located in Volusia County, Florida ("City") and BROWN & BROWN REALTY, CO. ("B&B"), and DTBB, LLC ("DTBB") the record title property owners (B&B and DTBB collectively "Developers") of the property as described below, hereby agree and covenant, and bind their heirs, successors, and assigns, as follows:

1. PROPERTY DESCRIPTION AND OWNERSHIP.

A. The property subject to this Agreement consists of approximately 14.343+/- acres of real property ("Property") and is described in Exhibit "A", attached hereto and by reference made a part hereof.

B. A portion of the Property, Tax Parcel Identification Number 5339-02-51-0072, is owned by the City. The remainder of the Property is owned by the Developers;

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

Exhibit A: Property legal description, prepared by Mark Dowst & Associates;

Exhibit B: PD Plans, rev. date 9/06/18, prepared by Zev Cohen & Associates, Inc.;

Exhibit C: Architectural Elevations, prepared by RS&H, Inc.;

Exhibit D: Sign Plans, prepared by RS&H, Inc. and Temporary Signage, rev. date 6/25/18, prepared by Don Bell Signs.

3. DEVELOPMENT PLAN.

DRAFT

A. Developers have designated the Property as "**Brown & Brown Headquarters**".

B. The Property will be developed as a **Planned Development – Redevelopment (PD-RD)** pursuant to the City's Land Development Code (LDC). Development shall be controlled by the LDC and the terms and provisions of this Agreement. In the event of a conflict between this Agreement and the LDC or other ordinances, this Agreement shall control. If this Agreement fails to address a particular subject or requirement, the applicable requirements of the LDC or other City ordinance shall control.

C. Development of the Property shall be consistent with Exhibit B (PD Plan). Exhibit B generally depicts the planned layout of buildings, parking areas, driveways, common areas, and other planned features or improvements to be included on the Property. To the extent that actual buildings, features, improvements and uses are shown on the PD Plan, they are shown only for illustrative purposes. Developers shall be permitted to relocate such buildings and uses as the market dictates, or as desired, so long as the relocation is otherwise consistent with this Agreement and any approved Site Plan. All changes shall be subject to the Architectural and Design Standards in Section 8 of this Agreement.

D. Developers are processing a Site Plan concurrently with this Agreement. In the event that approval of the Site Plan occurs prior to approval of this Agreement, said Site Plan approval shall be conditioned upon approval of this Agreement.

E. **LOT DEVELOPMENT CRITERIA.** The Property shall be developed consistent with the requirements of the RDD3 zoning district as stated in the LDC. However, FAR shall be permitted at 10.0, consistent with the requirements of the High Intensity Mixed Use Future Land use in the Comprehensive Plan.

F. **PHASING/SITE PLAN.** Development of the Property may occur in multiple phases. The order, size, and configuration of phases may be modified, and each proposed phase shall be required to install all necessary infrastructure, including all necessary easements and dedications, in order to stand alone, with the support of previously built phases. In the alternative, Developer may construct the infrastructure necessary for full buildout, including parking, of the Property during the construction of any phase. Each phase shall be built so as to be consistent with applicable City standards and this Agreement. In the event of a conflict between this Agreement and other City standards, this Agreement shall control. Permits for development of phases or sub-phases may be submitted for Site Plan approval consistent with the requirements of the LDC. Temporary staging of construction equipment and material shall be permitted on parcels in undeveloped phases during construction.

4. **CONFORMANCE WITH COMPREHENSIVE PLAN; CONCURRENCY; PERMITS.**

DRAFT

A. The City has determined that the Property is suitable in size, location, and character for the uses proposed, and that the uses proposed are consistent with the City's comprehensive plan.

B. Developers shall be responsible for obtaining all development permits required by the LDC and applicable federal and state laws. Developers specifically acknowledges that approval of this Agreement does not constitute a Concurrency Certificate as required by the LDC, and that Developers will be required to separately obtain a Concurrency Certificate or, where applicable, to enter into proportionate fair share agreement. Approval of this agreement and exhibits is not a permit to begin clearing, to begin site work, or to begin construction without necessary permits.

C. The City agrees to issue the required permits for development of the Property in the manner set forth in this Agreement and the LDC.

5. PERMITTED USES.

The following uses are permitted within each Parcel of the Property, subject to compliance with the Use-Specific Standards set forth in Article 5, LDC:

Utility use, minor
Business services offices
Professional services offices
Other office facility

The following uses may be developed as accessory uses to the primary permitted principal use:

Restaurant without drive-in or drive-through service
Specialty eating or drinking establishment
Conference training center
Other indoor recreation center
Parking deck or garage

6. INFRASTRUCTURE.

A. **STORMWATER.** On-site stormwater retention or detention facilities will be constructed in conjunction with the development on the Property. The stormwater retention or detention facilities will be maintained at a level consistent with the standards of the St. Johns River Water Management District and The City of Daytona Beach. Collection and transmission facilities shall be located pursuant to the approved site plan, or site plans approved for individual lots or structures.

B. **UTILITIES.** Water and sewer service shall be provided by the City of Daytona Beach. All utilities shall be constructed underground. Developers will also provide easements and grants for the installation, maintenance and upkeep of the public utilities including water,

DRAFT

sewer, reclaim water, electrical and telephone, as well as cable television and fiber, if available. Water, sewer, reclaim water infrastructure must be constructed to current City standards and consistent with this Agreement. Off-site utility infrastructure improvements to support the project will be reviewed at the time of final site plan approval.

C. **ROADS.** The location of access driveways, internal roads and walkways shall be as generally depicted on the attached Exhibit B. Developers shall be permitted to relocate such roadways so long as the relocation is otherwise consistent with this Agreement and the LDC. The roadways may be public, provided they meet all City standards, or private. To the extent that certain roads within the Property are private, Restrictive Covenants shall ensure the perpetual maintenance of roads as provided in Section 7. Access roads shown on the PD Plan shall be owned by Developers. Connections, and any signage shown at the location, are contingent upon Developers having the necessary easement rights on the same.

D. **LANDSCAPING REQUIREMENTS.** Landscaping shall be provided consistent with Exhibit B and shall include the use of pedestrian plazas. Clustering of typical landscape requirements shall be permitted along the building perimeter so long as the net total landscape material as required herein is still met. Coordination of landscaping shall be addressed during the Site Plan process.

E. **PARKING.** The actual location of parking fields may be as conceptually depicted on the attached Exhibit B. Developers shall be permitted to relocate such parking fields shown on Exhibit B so long as the relocation is otherwise consistent with this Agreement.

F. **PEDESTRIAN CONNECTIVITY.** Developers shall provide pedestrian connectivity on the Property as generally shown on Exhibit B. Developers shall be permitted to relocate such pedestrian connectivity improvements shown on Exhibit B so long as the relocation is otherwise consistent with this Agreement and the PD Plan as approved. Sidewalks shall be provided at a minimum width of five (5) feet, but otherwise shall be built to City standards. Additionally, to the extent that any pedestrian connectivity improvements are made within or adjacent to the City owned right-of-way, such improvements shall be dedicated to the City for public use and shall be maintained by the City. Sidewalks built within the Property shall be maintained by the Developers.

7. PROPERTY OWNERS' ASSOCIATION AND COMMON AREA MAINTENANCE.

Developer does not have present intention to subdivide the Property. No common areas are proposed for the development at this time.

A. In the event that Developers plat the property and common areas are needed, the following shall apply:

- (1) As used in this section, "common areas" and "common facilities" refer to all lands and all facilities that are intended to be set aside for common ownership, use, or benefit, whether or not identified as common areas on Exhibit B, such as conservation easements, retention ponds, subdivision entry walls, and

DRAFT

recreational areas.

- (2) Prior to final plat approval or prior to issuance of the first certificate of occupancy within the development, whichever is earlier, Developers will form and incorporate a non-profit property owners' association. The final plat shall include such language as the City may deem necessary to reflect the association's responsibilities. The association shall be responsible for operation, maintenance, and control of all common areas and common facilities, including signage, landscaping, hardscaping, stormwater facilities, roadways, and parking areas. 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 project shall be members of the property owners' association. Developers may from time to time add additional covenants and restrictions to 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.
- (3) Prior to final plat approval or prior to issuance of the first certificate of occupancy within the development or phase, whichever is earlier, Developers shall complete construction and installation of all common areas and common facilities within the development or phase; or, for those common facilities within a phase that may be susceptible to damage due to remaining construction, the City may allow postponement of this requirement subject to Developers' provision of adequate assurances that the work will be done. For example, the City may require Developers 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.

8. ARCHITECTURAL AND DESIGN STANDARDS.

- A. All buildings and accessory structures constructed within the Property shall be developed in compliance with the requirements of this section, and with the applicable provisions of the LDC relating to architectural standards, including the Redevelopment Design Standards, where they do not conflict with the provisions of this section.
- B. All of the following requirements shall be met within the Property:

(1) All buildings and accessory structures shall be consistent with a common architectural theme. The theme shall be established by harmoniously coordinating the general appearance of all buildings and accessory structures, including but not limited to: exterior wall finishes or materials; roof styles, slopes, and materials; colors; and architectural details and ornamentation.

(2) All structures shall complement one another and shall convey a sense of quality and permanence. Some materials generally considered to be "low grade," such as

DRAFT

exposed steel and polished concrete, shall be permitted for use in the construction of buildings on the property to the extent that they promote a contemporary, streamline, and aesthetically pleasing design intended to reflect architectural and style trends of the time.

(3) Corporate prototype design and materials shall be permitted provided they comply with the provisions of this section.

(4) False or real windows shall be provided on all elevations visible from public right of way in sufficient size and number to complement the proportions of the building. Curtain walls shall also be permitted provided that said windows do not promote or increase glare in surrounding neighborhoods.

(5) Fencing constructed on the Property shall be consistent with the requirements of the LDC. However, where fencing is placed on top of a retaining wall, the fence height shall be measure from the top of the retaining wall. Screening Walls shall be constructed along the Property consistent with Exhibit B and may be a maximum height of twelve (12) feet above the finished grade, where required to screen the chiller plant.

(6) Through the LDC site plan review process, the City reserves the right to review the proposed construction of all buildings and structures, to recommend the substitution or inclusion of colors, materials, architectural details, and ornamentation, and to require or prohibit the use of the same to ensure compliance with the requirements of this section.

(7) No outside display or storage shall be permitted.

(8) No vending machines shall be permitted on outside walkways or other outdoor pedestrian areas.

(9) The physical appearance of all parking lot lighting fixtures shall be consistent.

(10) All buildings and accessory structures shall generally be consistent with Exhibit C (Architectural Elevations) unless, prior to issuance of the initial building permit, Developer submits and the City approves a different conceptual elevation. The City shall have the right to reject any proposed elevation which does not meet the requirements herein, or which involves the use of fewer architectural details and ornamentation than are set forth in Exhibit C.

9. ENVIRONMENTAL CONSIDERATIONS.

A. Development of the Property shall comply with the requirements of Section 6.15.A.7.c. of the LDC to the extent that any historic or specimen trees will be removed from the Property. Historic trees may be trimmed or otherwise altered as shown necessary by a valid arborist report. Developer shall not be required to mitigate for tree removal in City rights-

DRAFT

of-way, stormwater, or utility easements. Additionally, Developer shall be permitted to mitigate for historic and specimen trees outside the existing driplines within the site. Developer shall comply with all rules, statutes, and regulations pertaining to protected wildlife species, including but not limited to the rules and permitting requirements of the Florida Game and Freshwater Fish Commission concerning gopher tortoises.

10. SIGNAGE.

The PD shall have a uniform sign program, consistent with Exhibit D, and further described as follows. To the extent that signage is not addressed herein, it shall be permitted consistent with the requirements of the Business Districts in the LDC.

A.¹

Sign Type	Total Number	Maximum Per Phase	Total Sign Area Per Phase	Maximum Single Sign	Maximum Height
Wall	8	4	4,960 sf.	1,240 sf.	20 ft.
Monument	2	n/a	256 sf.	128 sf.	16 ft.
Canopy	2	1	168 sf.	84 sf.	3 ft.

B. Temporary signage during site preparation and construction, for any phase of development, shall be permitted consistent with Exhibit D. Temporary signage shall remain onsite throughout development of the Property and shall be removed within 60 days of completion of any phase of site development. Temporary signage shall not be required to comply with the duration restrictions stated in the LDC. Temporary signage shall be permitted to include text and images related to Brown & Brown, Inc., its subsidiaries, and those entities participating in the development of the Property.

11. EFFECTIVE DATE; COMPLETION SCHEDULE.

A. This Agreement shall be effective upon execution by all parties. The restrictions on use and development imposed by this Agreement shall be binding upon all successors in interest in the Property, unless and until the City alters or eliminates such restrictions in the course of its actions as zoning authority.

B. Application shall be submitted for all construction permits for the development, or for the first phase of a phased development, within one (1) year of the approval of this 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 development is phased, application for construction permits for subsequent phases shall be submitted within fifteen (15) years from the date of initial approval.

C. Construction of phase one shall be substantially complete within five (5) years of the approval of the Site Plan.

¹ The allotments provided herein shall be applicable to all phases of development within the PD Property.

DRAFT

D. One 12-month extension of the scheduled application or completion dates may be permitted as a minor modification to this Agreement.

E. Failure to comply with the schedule set out above shall cause the development rights granted pursuant to this Agreement to lapse.

12. MINOR MODIFICATIONS.

A. The following may be administratively authorized as minor modifications to this Agreement:

Amendments to an Exhibit that are necessary for compliance with the provisions of this Agreement, the LDC, or extra-jurisdictional permitting requirements, and address technical considerations that could not reasonably be anticipated during the Planned Development approval process;

Have no material effect on the character of the approved PD district, the basic concept and terms of the PD Plan/Agreement. These may include, but are not limited to, the following:

- a) Structural alterations that do not significantly affect the basic size, form, style, and appearance of principal structures;
- b) Minor changes in the location and configuration of streets and driveways that do not adversely affect vehicular access and circulation on or off the site;
- c) Minor changes in the location or configuration of buildings, parking areas, landscaping, or other site features;
- d) Minor changes in the location and configuration of public infrastructure facilities that do not have a significant impact on the City's utility and stormwater management systems;
- e) Increases of five percent or less in the total number of parking spaces.

(3) Modifications of up to 20% to any of the lot dimensional requirements and associated Exhibit revisions, where such modifications are necessary to address minor Exhibit errors or unanticipated conditions that reasonably need to be addressed to ensure the development plan can be implemented, EXCEPT:

- a) Modifications, such as to floor area ratios, that increase intensity or density of the entire project or any phase by more than 2%;

DRAFT

- b) Modifications that increase building height or decrease setbacks, yards, or landscaping along the perimeter of the Property by more than 10%;
- c) Modifications that, when combined with previously approved minor and substantial modifications, would result in a cumulative change of more than 20% of the original requirement for the area in question; and
- d) Modifications that would unduly impact City-owned public utilities.

Requests for minor modifications shall be submitted in writing on forms provided by the City. Requests shall be reviewed pursuant to the general technical review process described in the LDC.

Denial of a requested minor modification shall be issued in writing to the applicant. Upon denial, or if more than 60 days elapses after the submittal of a completed application without a decision by the City, the applicant may apply for an amendment to the agreement.

Approved modifications shall be noted on the official plan documents.

13. AMENDMENTS.

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.

14. VARIANCES.

This Agreement shall not be deemed to prohibit any owner of property within the planned development from seeking or obtaining one or more variances from the requirements of this Agreement pursuant to the LDC. In addition to those entitled to notice pursuant to the LDC, notice of any public hearing to consider a proposed variance shall be provided to all persons owning property within the planned development. No such variance shall be deemed to require formal amendment to this Agreement.

15. POLICE POWER AND SOVEREIGN IMMUNITY NOT WAIVED.

Nothing contained in this Agreement shall be construed as a waiver of or contract with respect to the regulatory and permitting authority of the City as it now or hereafter exists under applicable laws, rules, and regulations. Further, nothing contained in this Agreement shall be construed as a waiver of or attempted waiver by the City of its sovereign immunity under the constitution and laws of the State of Florida.

16. COMPLETE AGREEMENT; AGREEMENT TO BE RECORDED.

DRAFT

This Agreement represents the complete understanding by and between the parties with respect to the development and use of the Property. Any and all prior agreements between the parties with respect to any subject comprehended by this Agreement is hereby voided and superseded by this Agreement.

This Agreement shall be recorded in the Public Records of Volusia County, Florida, at Developer's expense. The restrictions on use and development imposed by this Agreement shall be binding upon all successors in interest in the Property.

17. VENUE AND SEVERABILITY.

In the event of any claim, action, litigation, or proceeding under this Agreement, venue shall be in Volusia County, Florida.

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or otherwise unenforceable, such holding shall not affect the validity or enforceability of any other provision of this Agreement unless the holding so states.

IN WITNESS WHEREOF, the parties hereto attached their hands and seals on the dates set forth below.

[Signature pages following]

DRAFT

Signed, sealed and delivered in the presence
of:

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

Witness 1

By: _____
Derrick L. Henry, Mayor

Print Name of Witness 1

Attest:

Witness 2

By: _____
Letitia LaMagna, City Clerk

Print Name of Witness 2

Date: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this _____ day of _____, 2018 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.

Notary Public
Commission No: _____

DRAFT

Signed, sealed and delivered in the presence
of:

**BROWN & BROWN REALTY, CO., a
Florida for profit corporation**

Witness 1

By: _____
David B. Lotz, Vice President

Print Name of Witness 1

Date: _____

Witness 2

[Corporate Seal]

Print Name of Witness 2

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____,
2018, by David B. Lotz as Vice President of BROWN & BROWN REALTY, CO., referred to in
this agreement as "B&B." He or she is personally known to me or produced as
identification and did not take an oath.

Notary Public
Commission No. _____

DRAFT

Signed, sealed and delivered in the presence
of:

**DTBB, LLC. a Florida limited liability
company**

Witness 1

By: _____

David B. Lotz, Title Manager

Print Name of Witness 1

Date: _____

Witness 2

[Corporate Seal]

Print Name of Witness 2

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this _____ day of _____,
2018, by David B. Lotz as Title Manager of DTBB, LLC, referred to in this agreement as
"DTBB." He or she is personally known to me or produced as identification and did not
take an oath.

Notary Public
Commission No. _____

Approved as to legal form:

By: _____
Robert Jagger, City Attorney

EXHIBIT A

DRAFT

Property Legal Description

PARCEL I:

A PARCEL OF LAND LYING WITHIN LOTS 1, 2, 3, 4, NORTH 1/2 OF LOT 5, PART OF LOT 6, LOTS 7 THROUGH 13, PARTS OF LOTS 14 AND 15 AND EAST 45 FEET OF LOT 37, BLOCK 50; TOGETHER WITH LOTS 3 THROUGH 6, PART OF LOT 7 AND LOTS 8 THROUGH 11, BLOCK 51, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO PLAT THEREOF, RECORDED IN DEED BOOK "I", PAGE 151, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; TOGETHER WITH LOTS 13, 14, AND 15, ELLA E. COLEMAN SUBDIVISION, ACCORDING TO PLAT THEREOF, RECORDED MAP BOOK 2, PAGE 123, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; AND, TOGETHER WITH LOTS 7, 8, 9, 10, AND 11, C. A. BALLOUGH RESUBDIVISION, ACCORDING TO PLAT THEREOF, RECORDED IN MAP BOOK 5, PAGE 63, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "A"

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, SAID C. A. BALLOUGH RESUBDIVISION, SAID POINT ALSO LYING ON THE NORTH LINE OF SAN JUAN AVENUE, A 35 FOOT WIDE RIGHT OF WAY AND THE EAST LINE OF WISCONSIN PLACE, A 27 FOOT WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT OF C. A. BALLOUGH RESUBDIVISION, RUN N24°13'07"W, ALONG THE WEST LINE OF LOTS 7, 8, 9 AND 10, SAID BALLOUGH SUBDIVISION, A DISTANCE OF 315.52 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF FIRST AVENUE, SAID POINT ALSO LYING ON THE SOUTH OF LOT 8, BLOCK 51, SAID MASON AND COLEMAN'S ADDITION TO DAYTONA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S66°16'20"W A DISTANCE OF 262.70 FEET TO THE SOUTHWEST CORNER OF LOT 11, BLOCK 51, SAID MASON AND COLEMAN'S ADDITION TO DAYTONA; THENCE ALONG THE WEST LINE OF SAID LOT 11, BLOCK 51, N23°43'40"W, A DISTANCE OF 287.52 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MULLALLY STREET, A 40 FOOT WIDE RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE, ALONG SAID SOUTH LINE, N66°16'20"E, A DISTANCE OF 321.48 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S22°46'59"E A DISTANCE OF 74.99 FEET; THENCE N66°16'20"E A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF DAYTONA STREET, A 50 FOOT WIDE RIGHT OF WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S22°46'59"E A DISTANCE OF 11.68 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, N66°14'34"E, ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3, BLOCK 51, SAID MASON AND COLEMAN'S ADDITION TO DAYTONA AND ALONG THE NORTH LINE OF SAID LOT 3, BLOCK 51, A DISTANCE OF 339.00 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID LOT 3, BLOCK 51 AND THE WEST RIGHT OF WAY LINE OF BEACH STREET, A PRESCRIPTIVE RIGHT OF WAY OF VARYING WIDTH; THENCE, ALONG SAID WEST RIGHT OF WAY LINE, S09°38'25"E A DISTANCE OF 207.23 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S12°19'16"E, A DISTANCE OF 49.76 FEET;

DRAFT

THENCE, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S16°30'37"E A DISTANCE OF 50.40 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE S18°19'53"E, A DISTANCE OF 217.46 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED SAN JUAN AVENUE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S66°14'11"W, A DISTANCE OF 359.44 FEET TO THE POINT OF BEGINNING.

TRACT "B"

THE SOUTHERLY ONE-HALF EXCEPT THE NORTHERLY TEN (10) FEET OF LOT 6, AND ALL OF LOT 7, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK "I", PAGE 151, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOGETHER WITH: LOT(S) 8, 9, 10, 11, 12, 13, 14 AND THE NORTHERLY 1/2 OF LOT 15, EXCEPTING THEREFROM THE WESTERLY 5 FEET OF THE SOUTHERLY 150.25 FEET OF SAID LOT 14, ALL IN BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO PLAT THEREOF, AS RECORDED IN DEED BOOK "I", PAGE 151, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL II:

ALL THAT PART OF SAN JUAN AVENUE, A 35 FOOT WIDE RIGHT OF WAY AND THE ALLEYWAY LYING IMMEDIATELY EAST OF SAID SAN JUAN AVENUE, ALONG WITH LOT 13, SAID LOT CURRENTLY IN USE AS PART OF SAN JUAN AVENUE, AS SHOWN ON THE PLAT OF C.A. BALLOUGH RESUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 63, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS LIES EASTERLY OF THE EAST RIGHT OF WAY LINE OF WISCONSIN PLACE, A 27 FOOT WIDE RIGHT OF WAY AS PER SAID C.A. BALLOUGH RESUBDIVISION, EXTENDED SOUTH TO THE SOUTH LINE OF SAID SAN JUAN AVENUE AND WESTERLY OF THE WEST RIGHT OF WAY LINE OF BEACH STREET, AS NOW LAID OUT AND IN USE, TOGETHER WITH THAT PART OF THE LOT 6, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK "I", PAGE 151, PUBLIC RECORDS OF SAID VOLUSIA COUNTY, AND CURRENTLY IN USE AS SAN JUAN AVENUE, AS LIES NORTHERLY OF THE NORTH LINE OF THE SOUTHERLY 1/2, EXCEPT THE NORTHERLY 10 FEET THEREOF, OF SAID LOT 6, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, AND LYING WESTERLY OF THE WEST RIGHT OF WAY LINE OF SAID BEACH STREET.

TOGETHER WITH (O.R. BOOK 2264, PAGE 900):

THE EASTERLY 1/2 OF THE NORTHERLY 1/2 OF LOT 17 IN BLOCK 50, MASON AND COLEMAN'S DAYTONA, ACCORDING TO MAP IN DEED BOOK I, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOGETHER WITH (O.R. BOOK 7494, PAGE 3130):

DRAFT

THE WESTERLY ½ OF THE NORTHERLY ½ OF LOT 17, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 14, PAGES 9-10, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

THE EAST 25 FEET OF THE NORTH 135 FEET OF LOT 18, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 14, PAGES 9-10, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOGETHER WITH (O.R. BOOK 7394, PAGE 1539):

PARCEL 1:

THE NORTHERLY 75 FEET OF LOT 16, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 2:

THE SOUTHERLY 226.5 FEET OF LOT 16, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOGETHER WITH (O.R. BOOK 4898, PAGE 4527):

THE SOUTHERLY ONE HALF OF LOT 17, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO THE MAP IN DEED BOOK "I", PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOGETHER WITH (O.R. BOOK 4406, PAGE 861)

A PORTION OF LOT 7, BLOCK 51, MASON AND COLEMAN'S ADDITION TO DAYTONA AS PER DEED BOOK "I" PAGE 151 PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF FIRST AVENUE AND DAYTONA STREET, THENCE N.22°46'59"W ALONG THE WEST RIGHT-OF-WAY LINE OF DAYTONA STREET A DISTANCE OF 287.56 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MULLALLY STREET, BEING ALSO THE SOUTHWEST CORNER OF DAYTONA STREET AND MULLALLY STREET; SAID POINT OF BEGINNING; THENCE S.22°46'59"E ALONG THE WEST RIGHT-OF-WAY LINE OF DAYTONA STREET A DISTANCE OF 75.00 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF MULLALLY STREET N.66°16'20"E FOR A DISTANCE OF 50

DRAFT

FEET; THENCE N.22°46'59"W PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF DAYTONA STREET FOR A DISTANCE OF 75.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MULLALLY STREET; THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF MULLALLY STREET S.66°16'20"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

(O.R. BOOK 4453, PAGE 3215)

THE NORTH 135 FEET OF LOT 32, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO THE MAP IN MAP BOOK 14, PAGE 9-10, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

(O.R. BOOK 7494, PAGE 4132)

PARCEL 1:

LOT 3, BALLOUGH'S SUBDIVISION, BLOCK 50, ACCORDING TO THE PLATS THEREOF AS RECORDED IN MAP BOOK 4, PAGE 143, AND MAP BOOK 5, PAGE 63, BOTH OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 2:

LOT 1, BALLOUGH'S SUBDIVISION, BLOCK 50, ACCORDING TO THE PLATS THEREOF AS RECORDED IN MAP BOOK 4, PAGE 143, AND MAP BOOK 5, PAGE 63, BOTH OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 3:

THE WEST 1/2 OF THE SOUTH 80 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S DAYTONA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK "I", PAGE 151, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS AND EXCEPT PORTION USED FOR ROAD RIGHT-OF-WAY PURPOSES.

(O.R. BOOK 7425, PAGE 1180)

LOT 2, PLAT OF C.A. BALLOUGH RESUBDIVISION IN BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 4, PAGE 143 AND MAP BOOK 5, PAGE 63, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

(O.R. BOOK 4684, PAGE 3832)

LOT 5 AND THAT PORTION OF LOT 6 LYING NORTH OF SAN JUAN AVENUE, PLAT OF C.A. BALLOUGH RESUBDIVISION IN BLOCK 50, MASON AND COLEMAN'S ADDITION

DRAFT

TO DAYTONA, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 5, PAGE 63, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

(O.R. BOOK 7089, PAGE 4071)

PARCEL 1:

THE NORTH 220 OF LOT 31, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, FLA., ACCORDING TO THE MAP THEREOF, AS RECORDED IN DEED BOOK I, PAGE 151, AS RERECORDED IN MAP BOOK 14, PAGES 9 AND 10, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA;

PARCEL 2:

THE NORTH 135 FEET OF LOT 32, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, FLA., ACCORDING TO THE MAP THEREOF, AS RECORDED IN DEED BOOK I, PAGE 151, AS RERECORDED IN MAP BOOK 14, PAGES 9 AND 10, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA;

PARCEL 3:

ALL OF LOT THIRTY-THREE (33), EXCEPTING THE SOUTHERLY ONE HUNDRED AND TWENTY-FIVE (125) FEET THEREOF, BLOCK 50 (50), MASON AND COLEMAN'S ADDITION TO DAYTONA, FLA., ACCORDING TO THE MAP THEREOF, AS RECORDED IN DEED BOOK I, PAGE 151, AS RERECORDED IN MAP BOOK 14, PAGES 9 AND 10, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA;

LESS AND EXCEPT THAT PART OF PARCEL 3 AS SET FORTH IN THE QUIT CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 4398, PAGE 2380, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE WESTERLY 37.5 FEET OF THE NORTHERLY 28.2 FEET OF THE SOUTHERLY 153.2 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, FLA., ACCORDING TO THE MAP THEREOF, AS RECORDED IN DEED BOOK I, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 4:

THE EASTERLY 37 1/2 FEET OF THE SOUTH 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, FLA., ACCORDING TO THE MAP THEREOF, AS RECORDED IN DEED BOOK I, PAGE 151, AS RERECORDED IN MAP BOOK 14, PAGES 9 AND 10, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING NORTH OF SAN JUAN AVENUE, A 30 FOOT STREET AS NOW LAID OUT.

PARCEL 5:

DRAFT

THE NORTHERLY ONE-HALF (1/2) OF LOT 34, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, FLA., ACCORDING TO THE MAP THEREOF, AS RECORDED IN DEED BOOK I, PAGE 151, AS RERECORDED IN MAP BOOK 14, PAGES 9 AND 10, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 6:

THE SOUTHERLY ONE HALF (S 1/2) OF LOT THIRTY-FOUR (34), OF BLOCK FIFTY (50), MASON AND COLEMAN'S ADDITION TO DAYTONA, FLA., ACCORDING TO THE MAP THEREOF, AS RECORDED IN DEED BOOK I, PAGE 151, AS RERECORDED IN MAP BOOK 14, PAGES 9 AND 10, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING NORTH OF SAN JUAN AVENUE, ALSO DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT A POINT IN THE NORTH LINE OF SAN JUAN AVENUE AS THE SAME IS NOW CUT THROUGH AND USED IN THE CITY OF DAYTONA BEACH, FORMERLY DAYTONA, FLORIDA, WHERE THE SAME IS INTERSECTED BY THE WEST LINE OF LOT THIRTY-FOUR (34), BLOCK FIFTY (50), MASON AND COLEMAN'S ADDITION TO DAYTONA, FLA., AFORESAID, FROM SUCH POINT THENCE ALONG THE NORTH LINE OF SAID SAN JUAN AVENUE IN AN EASTERLY DIRECTION, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 34 AND THE NORTH LINE OF SAID SAN JUAN AVENUE; THENCE IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 34, A DISTANCE OF APPROXIMATELY 135 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION AND PARALLEL WITH THE NORTH LINE OF SAID SAN JUAN AVENUE A DISTANCE OF 75 FEET TO A POINT IN THE WEST LINE OF SAID LOT 34, THENCE ALONG THE WEST LINE OF SAID LOT 34 IN A SOUTHERLY DIRECTION A DISTANCE OF APPROXIMATELY 135 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: (O.R. BOOK 5896, PAGE 765)

THE NORTH 150 FEET OF LOT 29, AND THE NORTH 150 FEET OF THE EAST 25 FEET OF LOT 27 AND LOT 28, AND WEST 20 FEET OF NORTH ONE-HALF OF LOT 30, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK "I", PAGE 151, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOGETHER WITH: (O.R. BOOK 6358, PAGE 4745)

THE EAST 55 FEET OF THE NORTH 150 FEET OF LOT 30, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK "I", PAGE 151, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOGETHER WITH: (O.R. BOOK 6567, PAGE 599)

LOT 4, PLAT OF C.A. BALLOUGH SUBDIVISION, ACCORDING TO MAP THEREOF AS RECORDED IN MAP BOOK 5, PAGE 63, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

DRAFT

TOGETHER WITH (O.R. BOOK 7556, PAGE 2087)

LOT 30, EXCEPT THE NORTHERLY 150 FEET AND EXCEPT THAT PART NOW BEING USED AS PART OF SAN JUAN AVENUE, BLOCK 50, MASON AND COLEMAN'S DAYTONA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK I, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

TOGETHER WITH (O.R. BOOK 5675, PAGE 1917)

THE EAST 1/2 OF THE SOUTHERLY 80 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S DAYTONA, ACCORDING TO PLAT THEREOF RECORDED IN DEED BOOK I, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: TO WIT, THE EASTERLY 1/2 OF LOT BEGINNING AT A POINT ON THE WEST LINE OF LOT 31, AT THE INTERSECTION OF ITS NORTH LINE SAN JUAN AVENUE, AS NOW LAID; THENCE NORTHERLY ALONG WEST LINE OF LOT 31, A DISTANCE OF 80 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE OF SAN JUAN AVENUE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF LOT 31; THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 31 TO THE NORTH LINE OF SAN JUAN AVENUE, A DISTANCE OF 80 FEET MORE OR LESS; THENCE WESTERLY ALONG THE NORTH LINE OF SAN JUAN AVENUE TO THE POINT OF BEGINNING; BEING A PORTION OF LOT 31, BLOCK 50, MASON AND COLEMAN'S DAYTONA.

THE WESTERLY 4 FEET OF THE PREMISES ABOVE DESCRIBED IS USED AS A ROADWAY WITH THE OWNERS OF THE PROPERTY ABUTTING ON THE WEST, WITH THE RIGHT OF THE OWNER OF THE ABOVE DESCRIBED PROPERTY TO USE THE 4 FEET IMMEDIATELY ADJOINING THE ABOVE DESCRIBED PROPERTY ON THE WEST FOR ROADWAY PURPOSES.

TOGETHER WITH (O.R. BOOK 4119, PAGE 1547)

THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S DAYTONA, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK I, PAGE 151, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SUBJECT TO DRIVEWAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 244, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Exhibit B

PD Plans

Exhibit B

PD Plans

LEGAL DESCRIPTION

PARCEL 1: A PORTION OF LAND LYING WITHIN LOTS 1, 2, 3, 4, NORTH 1/2 OF LOT 5, PART OF LOT 6, LOTS 7 THROUGH 13, PARTS OF LOTS 14 AND 15 AND EAST 1/2 OF LOT 37, BLOCK 50, TOGETHER WITH THE EAST 1/2 OF LOT 37, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO MAP BOOK 14, PAGE 9-10, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. TOGETHER WITH (O.R. BOOK 7494, PAGE 4132)

PARCEL 2: THE EAST 1/2 OF THE SOUTHERLY 80 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE EAST 1/2 OF THE SOUTHERLY 80 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 3: THE EAST 1/2 OF THE SOUTHERLY 80 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE EAST 1/2 OF THE SOUTHERLY 80 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 4: THE EAST 1/2 OF THE SOUTHERLY 80 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE EAST 1/2 OF THE SOUTHERLY 80 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 5: THE EAST 1/2 OF THE SOUTHERLY 80 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE EAST 1/2 OF THE SOUTHERLY 80 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 6: THE EAST 1/2 OF THE SOUTHERLY 80 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE EAST 1/2 OF THE SOUTHERLY 80 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 7: THE EAST 1/2 OF THE SOUTHERLY 80 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE EAST 1/2 OF THE SOUTHERLY 80 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 8: THE EAST 1/2 OF THE SOUTHERLY 80 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE EAST 1/2 OF THE SOUTHERLY 80 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOGETHER WITH (O.R. BOOK 4453, PAGE 3215) THE NORTH 135 FEET OF LOT 32, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO MAP BOOK 14, PAGE 9-10, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOGETHER WITH (O.R. BOOK 7494, PAGE 4132) PARCEL 1: LOT 3, BALLOUGH'S SUBDIVISION, BLOCK 50, ACCORDING TO THE PLATS THEREOF AS RECORDED IN MAP BOOK 4, PAGE 143, AND MAP BOOK 5, PAGE 63, BOTH OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PARCEL 2: LOT 3, BALLOUGH'S SUBDIVISION, BLOCK 50, ACCORDING TO THE PLATS THEREOF AS RECORDED IN MAP BOOK 4, PAGE 143, AND MAP BOOK 5, PAGE 63, BOTH OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 3: THE EAST 1/2 OF THE SOUTHERLY 80 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE EAST 1/2 OF THE SOUTHERLY 80 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOGETHER WITH (O.R. BOOK 7494, PAGE 4186) PARCEL 1: LOT 3, BALLOUGH'S SUBDIVISION, BLOCK 50, ACCORDING TO THE PLATS THEREOF AS RECORDED IN MAP BOOK 4, PAGE 143, AND MAP BOOK 5, PAGE 63, BOTH OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PARCEL 2: LOT 3, BALLOUGH'S SUBDIVISION, BLOCK 50, ACCORDING TO THE PLATS THEREOF AS RECORDED IN MAP BOOK 4, PAGE 143, AND MAP BOOK 5, PAGE 63, BOTH OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOGETHER WITH (O.R. BOOK 4484, PAGE 3842) LOT 5 AND THAT PORTION OF LOT 6 LYING NORTH OF SAN JUAN AVENUE, PLAT OF C.A. BALLOUGH RESUBDIVISION IN BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. TOGETHER WITH (O.R. BOOK 7088, PAGE 4071) PARCEL 1: THE NORTH 220 FEET OF LOT 31, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, FLA., ACCORDING TO THE MAP THEREOF, AS RECORDED IN DEED BOOK 1, PAGE 151, AS RECORDED IN MAP BOOK 14, PAGES 9 AND 10, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 2: THE NORTH 135 FEET OF LOT 32, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, FLA., AS RECORDED IN DEED BOOK 1, PAGE 151, AS RECORDED IN MAP BOOK 14, PAGES 9 AND 10, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PARCEL 3: ALL OF LOT THIRTY-THREE (33), EXCEPTING THE SOUTHERLY ONE HUNDRED AND TWENTY-FIVE (125) FEET THEREOF, AS RECORDED IN DEED BOOK 1, PAGE 151, AS RECORDED IN MAP BOOK 14, PAGES 9 AND 10, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 4: THE WESTERLY 37-1/2 FEET OF THE NORTHERLY 282 FEET OF THE SOUTHERLY 153-0 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, FLA., ACCORDING TO THE MAP THEREOF, AS RECORDED IN DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PARCEL 5: THE EASTERLY 37-1/2 FEET OF THE SOUTH 125 FEET OF LOT 33, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, FLA., ACCORDING TO THE MAP THEREOF, AS RECORDED IN DEED BOOK 1, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 6: THE NORTHERLY ONE HALF (1/2) OF LOT 34, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO MAP BOOK 14, PAGES 9 AND 10, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PARCEL 7: THE SOUTHERLY ONE HALF (1/2) OF LOT THIRTY-FOUR (34), OF BLOCK FIFTY (50), MASON AND COLEMAN'S ADDITION TO DAYTONA, FLA., ACCORDING TO THE MAP THEREOF, AS RECORDED IN DEED BOOK 1, PAGE 151, AS RECORDED IN MAP BOOK 14, PAGES 9 AND 10, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. COMMENCING AT A POINT IN THE NORTH LINE OF SAN JUAN AVENUE AS THE SAME IS NOW OUT THROUGH AND USED IN THE EAST AND WEST LINES OF LOT THIRTY-FOUR (34), BLOCK FIFTY (50), MASON AND COLEMAN'S ADDITION TO DAYTONA, FLA., ADDRESS, FROM SUCH POINT THENCE ALONG THE NORTH LINE OF SAID ADDITION TO DAYTONA, FLA., ADDRESS, FROM SUCH POINT THENCE ALONG THE NORTH LINE OF SAID ADDITION TO DAYTONA, FLA., ADDRESS, TO THE EAST LINE OF SAID LOT 34, A DISTANCE OF APPROXIMATELY 153 FEET NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 34, A DISTANCE OF APPROXIMATELY 153 FEET ALONG THE AVENUE A DISTANCE OF 75 FEET TO A POINT IN THE WEST LINE OF SAID LOT 34, THENCE ALONG THE AVENUE A DISTANCE OF 10 FEET TO A POINT IN THE WEST LINE OF SAID LOT 34, THENCE ALONG THE POINT OF BEGINNING.

TOGETHER WITH (O.R. BOOK 5896 PAGE 763) THE NORTH 150 FEET OF LOT 78, AND THE NORTH 150 FEET OF LOT 79, AND THE NORTH 150 FEET OF LOT 30, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK 1, PAGE 151, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. TOGETHER WITH (O.R. BOOK 6358 PAGE 4216) THE EAST 35 FEET OF THE NORTH 150 FEET OF LOT 30, BLOCK 50, MASON AND COLEMAN'S ADDITION TO DAYTONA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK 1, PAGE 151, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. TOGETHER WITH (O.R. BOOK 6587 PAGE 998) LOT 6, PLAT OF C.A. BALLOUGH'S SUBDIVISION, ACCORDING TO MAP THEREOF AS RECORDED IN MAP BOOK 5, PAGE 63, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



ZEV COHEN ARCHITECTURE
110 S. UNIVERSITY AVENUE
SUITE 200
DAYTONA, FLORIDA 32109
PH: 386.253.8888
WWW.ZEVCOHEN.COM

Table with columns for legal description and parcel numbers. The table contains a grid of empty cells for recording legal descriptions for each parcel.

BROWN & BROWN
HEADQUARTERS
PLANNED DEVELOPMENT EXHIBITS
LEGAL DESCRIPTION

PROJECT NO: 217108
DATE: 05/19/18
DRAWN BY: BMB
CHECKED BY: JMB
DATE: 05/19/18
PROJECT: 217108
SHEET: C2 OF 7



LEGEND

Public Pedestrian Sidewalk

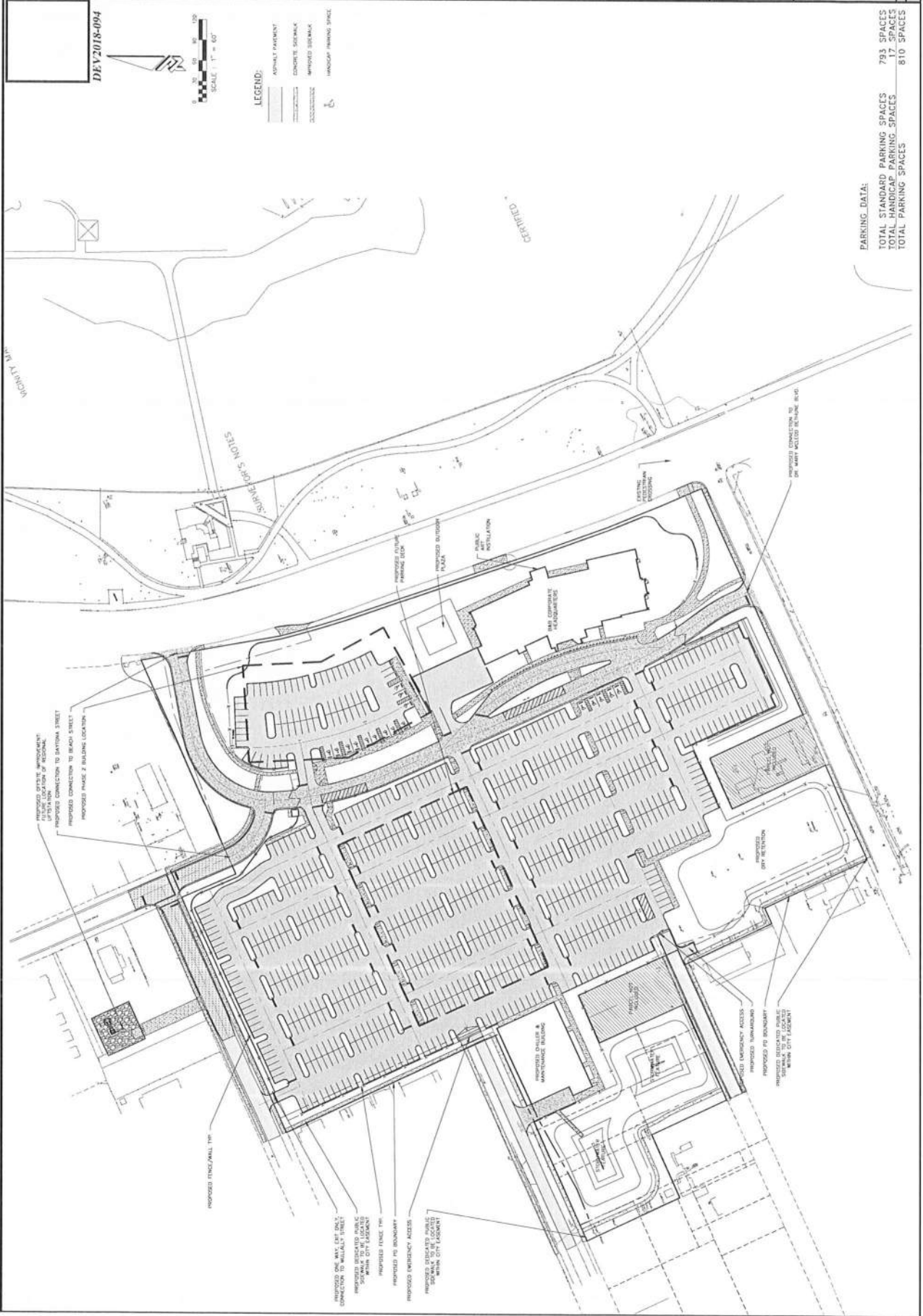
Private Pedestrian Sidewalk



DATE	DESCRIPTION

BROWN & BROWN
HEADQUARTERS
PLANNED DEVELOPMENT EXHIBITS
OVERALL DEVELOPMENT PLAN

PROJECT NO.	2017-108
SCALE	AS SHOWN
DESIGNED BY	BROWN
DESIGNED BY	CM
CHECKED BY	
APPROVED BY	
DATE	11/1/2017



DEV2017R-094

SCALE: 1" = 60'

LEGEND:

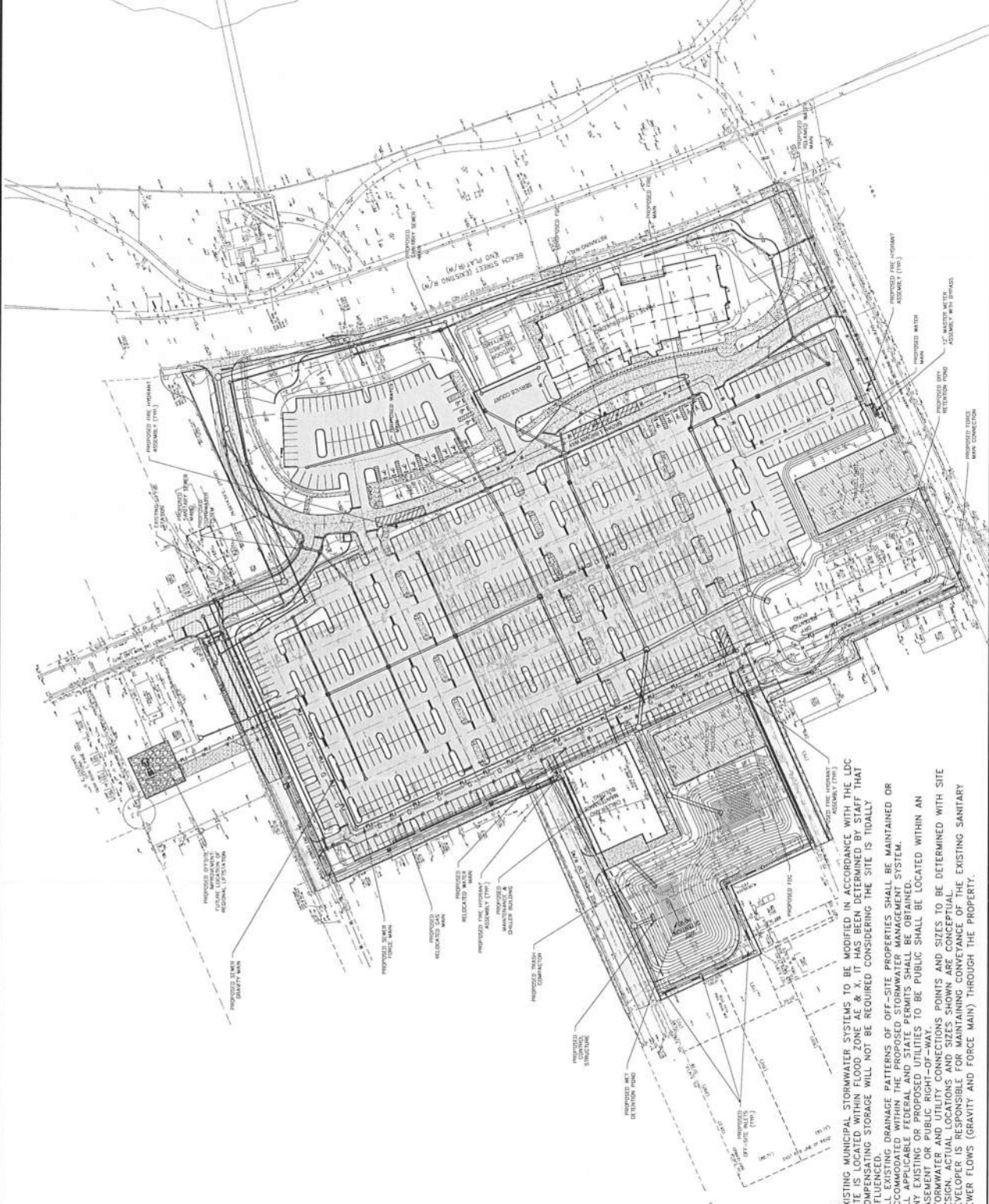
(Symbol)	ASPHALT PAVEMENT
(Symbol)	CONCRETE DRIVEWAY
(Symbol)	IMPROVED DRIVEWAY
(Symbol)	LANDSCAPING
(Symbol)	HANDICAP PARKING SPACE

PARKING DATA:

TOTAL STANDARD PARKING SPACES	793 SPACES
TOTAL HANDICAP PARKING SPACES	17 SPACES
TOTAL PARKING SPACES	810 SPACES

DATE: 08/18/2014
 SCALE: 1" = 60'

- LEGEND:**
- PROPOSED SANITARY SEWER MAIN
 - PROPOSED SANITARY FORCE MAIN
 - PROPOSED WATER MAIN
 - PROPOSED RECLAIMED WATER MAIN
 - PROPOSED STORMWATER SYSTEM
 - PROPOSED INFILTRATION TRENCH
 - PROPOSED RELOCATED GAS MAIN



- NOTES:**
1. EXISTING MUNICIPAL STORMWATER SYSTEMS TO BE MODIFIED IN ACCORDANCE WITH THE LDC
 2. SITE IS LOCATED WITHIN FLOOD ZONE AE & X. IT HAS BEEN DETERMINED BY STAFF THAT EXISTING STORMWATER STORAGE WILL NOT BE REQUIRED CONSIDERING THE SITE IS TIDALLY INFLUENCED.
 3. ALL EXISTING DRAINAGE PATTERNS OF OFF-SITE PROPERTIES SHALL BE MAINTAINED OR ACCOMMODATED WITHIN THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
 4. ALL APPLICABLE FEDERAL AND STATE PERMITS SHALL BE OBTAINED.
 5. ALL EXISTING OR PROPOSED EASEMENTS OR PUBLIC RIGHTS OF WAY SHALL BE MAINTAINED OR PUBLIC RIGHTS OF WAY TO BE PUBLIC SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT OF WAY.
 6. STORMWATER AND UTILITY CONNECTIONS POINTS AND SIZES TO BE DETERMINED WITH SITE DESIGN. ACTUAL LOCATIONS AND SIZES SHOWN ARE CONCEPTUAL.
 7. DEVELOPER IS RESPONSIBLE FOR MAINTAINING CONVEYANCE OF THE EXISTING SANITARY SEWER FLOWS (GRAVITY AND FORCE MAIN) THROUGH THE PROPERTY.



LEGEND

- Existing Tree to Remain
- Existing Tree to be Removed
- Existing Specimen Tree to Remain
- Existing Specimen Tree to be Removed
- Existing Historic Tree to Remain
- Existing Historic Tree to be Removed
- Removal Buffer Zone Protection Area

TREE RISK ASSESSMENT

Low Risk	Green
Moderate Risk	Yellow
High Risk	Orange
Severe Risk	Red
Not Assessed	White

SPECIMEN TREE REQUIREMENTS

Tree ID	DBH	Height	Species	Notes
1	12.5	17.4	Redwood	Specimen Tree
2	12.5	17.4	Redwood	Specimen Tree
3	12.5	17.4	Redwood	Specimen Tree
4	12.5	17.4	Redwood	Specimen Tree
5	12.5	17.4	Redwood	Specimen Tree
6	12.5	17.4	Redwood	Specimen Tree
7	12.5	17.4	Redwood	Specimen Tree
8	12.5	17.4	Redwood	Specimen Tree
9	12.5	17.4	Redwood	Specimen Tree
10	12.5	17.4	Redwood	Specimen Tree

NOTES:

1. THE MITIGATION WILL COMPLY WITH THE LAND DEVELOPMENT CODE ARTICLE 15.05.09.
2. MITIGATION WILL PRIORITIZE INCREASING CALIPER SIZE OF PROPOSED ON SITE TREES PRIORITIZING PEDESTRIAN SPACES AND INTERIOR PARKING ISLANDS LOCATED GENERALLY OUTSIDE OF EXISTING REMOVAL BUFFER ZONES.
3. REMOVAL OF SEVERELY DISEASED, HIGH RISK, DAMAGED OR DYING HISTORIC TREES WILL NOT BE REQUIRED FOR TREES REMOVED WITHIN CITY ROW AND CITY STORMWATER OR UTILITY EASEMENTS.
4. MITIGATION WILL NOT BE REQUIRED FOR TREES REMOVED WITHIN MINIMAL DEVELOPMENT CAN BE ALLOWED WITHIN REQUIRED TREE PROTECTION ZONES AS GENERALLY SHOWN ON THIS PLAN.
5. FINAL MITIGATION WILL BE PROVIDED AT SITE PLAN.

GENERAL NOTES:

1. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
2. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
3. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
4. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
5. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
6. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
7. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
8. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
9. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
10. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.

CONTRACT NOTES:

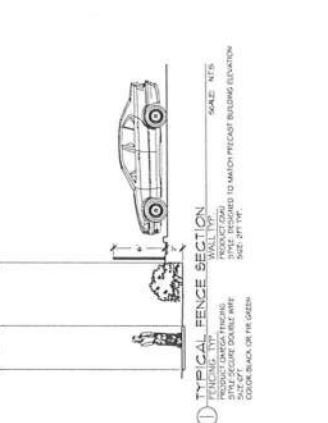
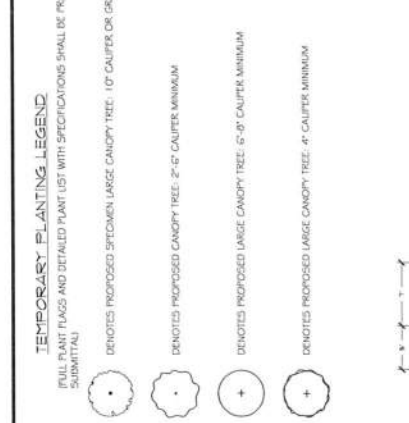
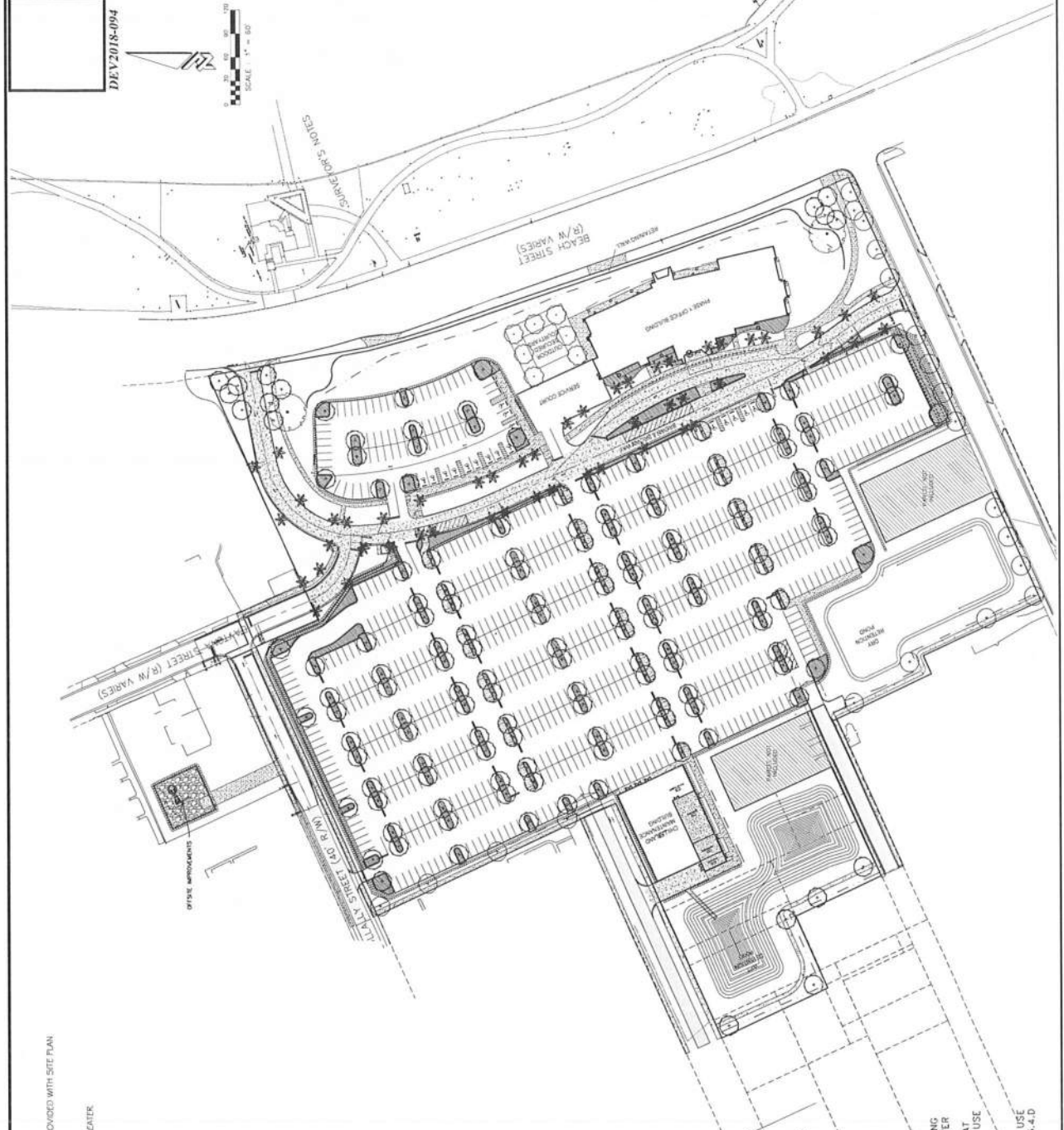
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.

GENERAL NOTES:

1. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
2. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
3. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
4. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
5. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
6. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
7. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
8. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
9. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
10. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED.

CONTRACT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.



MINIMUM ON SITE TREES	251 TREES
MINIMUM ON SITE TREES REQUIRED	251 TREES
CALCULATION: 628,145 SF / 2,500 SF = 251	
TOTAL NUMBER OF TREES PROVIDED	251 TREES
15% CANOPY COVERAGE AREA	42.16 ACRES
TOTAL SITE AREA	14.434 ACRES
TOTAL CANOPY COVERAGE AREA REQUIRED	2.16 ACRES
(CALCULATION 14.434 ACRES X 15% = 2.16 ACRES)	
CANOPY PROVIDED	42.16 ACRES

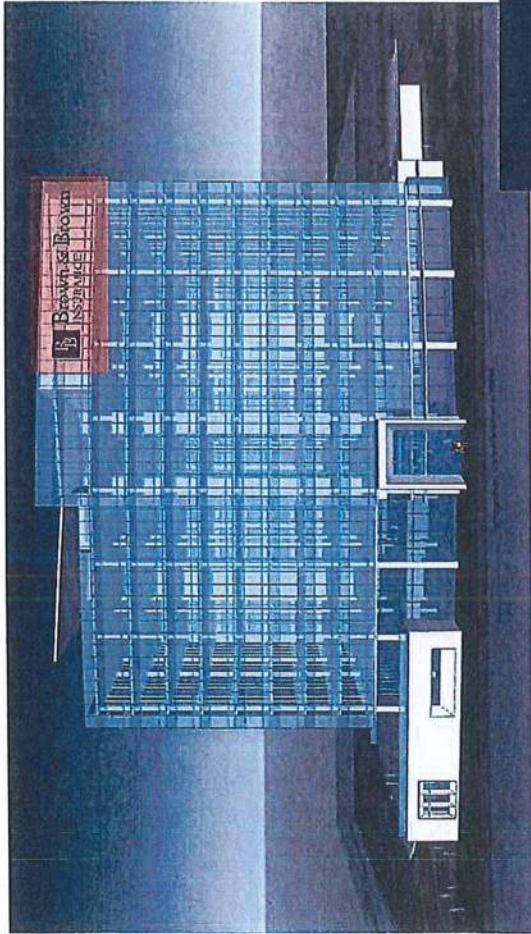
- NOTES:**
- LANDSCAPE AREAS ARE DISTRIBUTED SO THAT ROWS OF PARKING BETWEEN ANY TWO LANDSCAPE ISLANDS CONTAINS 25 OR FEWER CONTIGUOUS SPACES. SHALL COVER AN AREA EQUIVALENT TO AT LEAST TEN PERCENT OF THE PAVED AREA OF THE VEHICULAR USE AREA.
 - FOUNDATION PLANTING FOR PROPOSED HEADQUARTERS TO BE RELOCATED ON SITE.
 - RELOCATED ON SITE.
 - LANDSCAPING SHALL BE REQUIRED TO COMPLY WITH VEHICULAR USE AREA LANDSCAPING REQUIREMENTS AS PROVIDED IN SECTION 6.4.D OF THE LOC.





EXHIBIT D

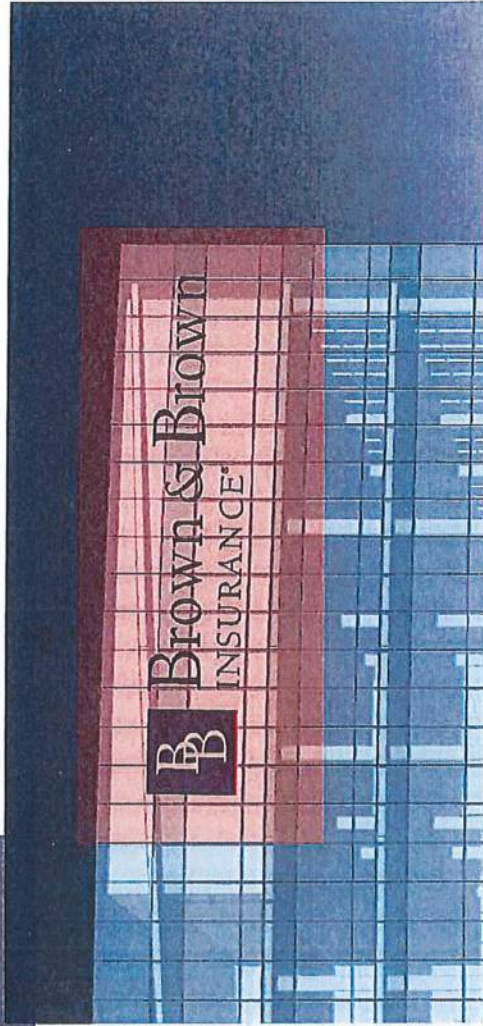
Sign Plan



General notes

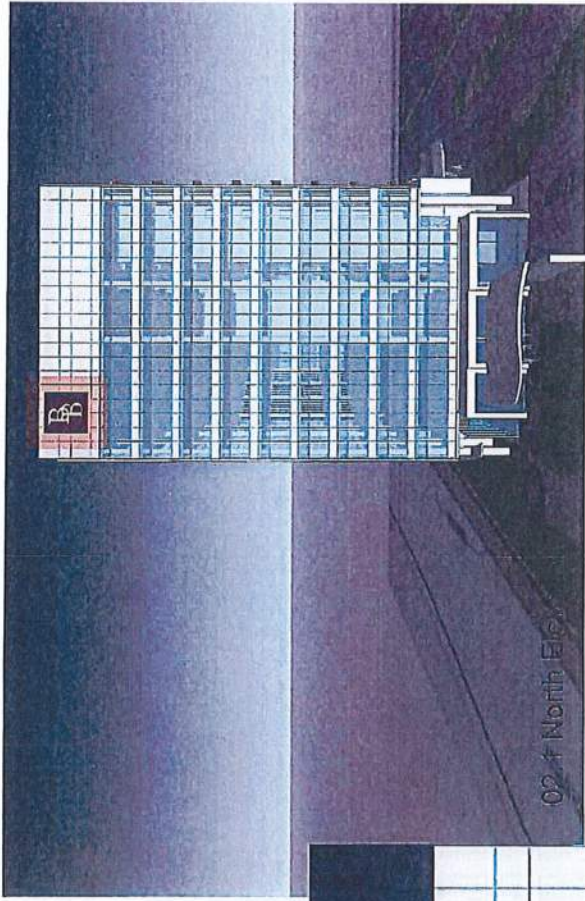
- Red shaded areas indicate general location of building signage. Approximate size 20' x 62'
- Future building signage to be in the same general location and be the same general size.
- Building graphics and signage under development image portrays approximate signage configuration, signage to incorporate Brown & Brown corporate typeface and logos
- Signage secured to building structure

01.1 East Elevation



01.2 East Elevation Detail

RS&M BROWN & BROWN
CORPORATE HEADQUARTERS
320 BEACH STREET
DAYTONA BEACH, FLORIDA 32144
DESIGN DEVELOPMENT SET
NOT FOR CONSTRUCTION



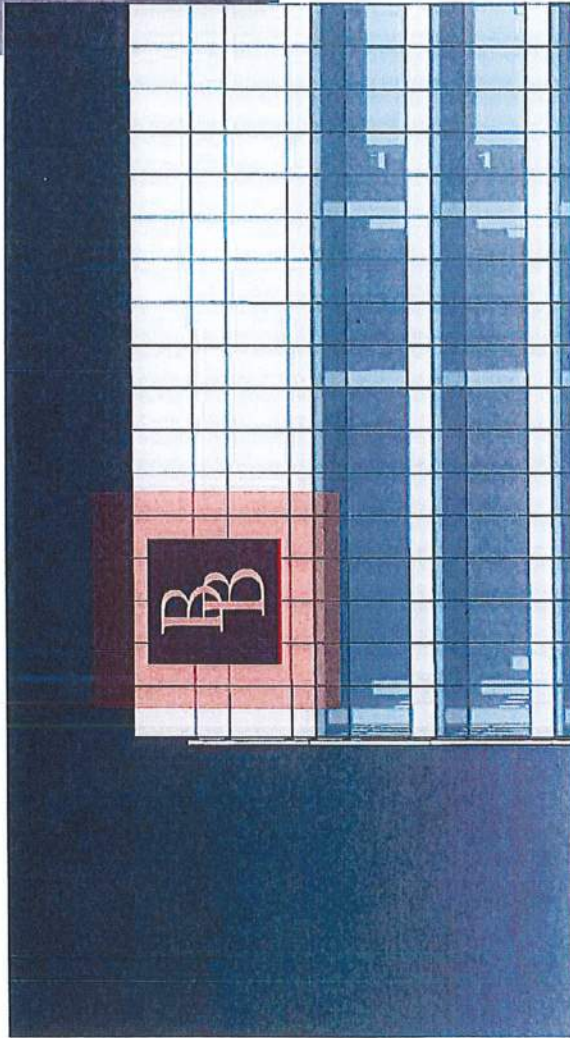
General notes

Red shaded areas indicate general location of building signage. Approximate size 16' high x 12' wide

Future building signage to be in the same general location and be the same general size.

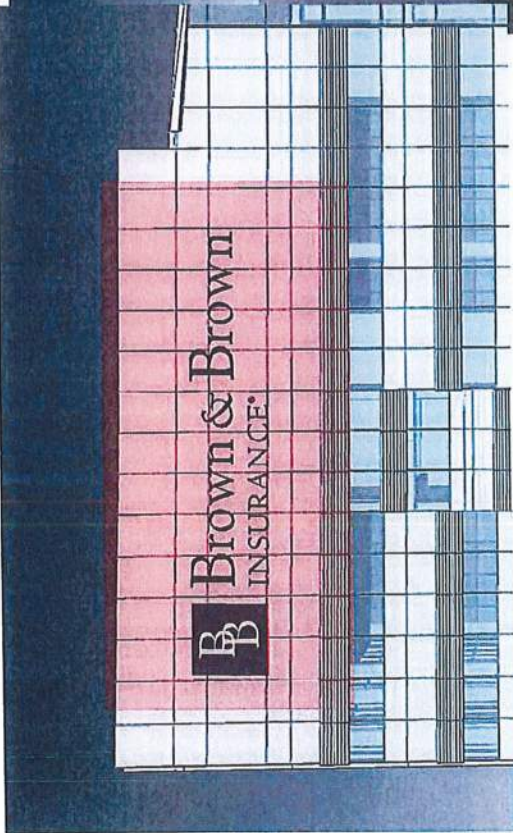
Building graphics and signage under development, image portrays approximate signage configuration, signage to incorporate Brown & Brown corporate typeface and logos

Signage secured to building structure

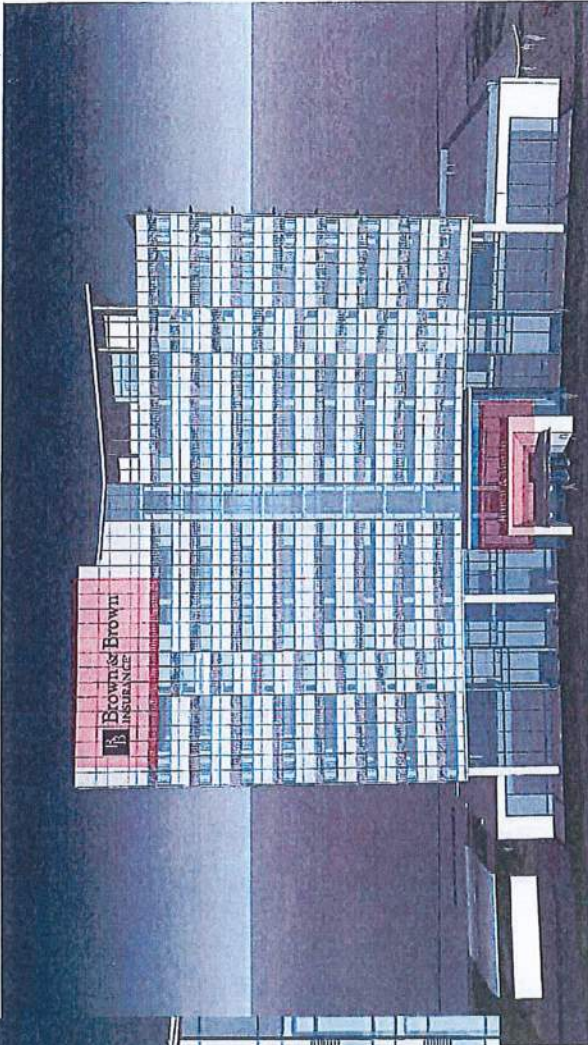


02.2 North Elevation Detail

RS&H BROWN & BROWN
 CORPORATE HEADQUARTERS
 320 BEACH STREET
 DAYTONA BEACH, FLORIDA 32144
 386.255.1234
 www.rsandh.com
 ARCHITECTS
 022-11000009-0001
 NOT FOR CONSTRUCTION



03.2 West Elevation Detail



03.1 West Elevation

General notes

Red shaded areas indicate general location of building signage. Approximate size:

High signage 20' high x 62' wide

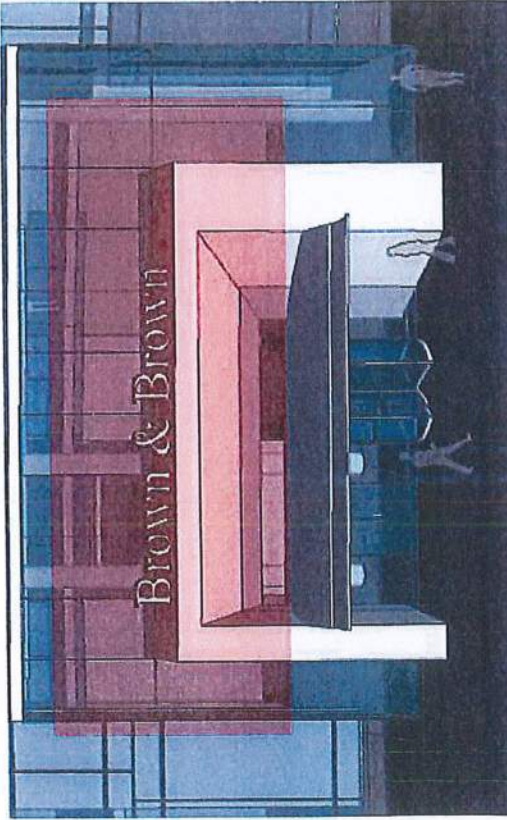
Canopy signage 3' high x 28' wide

Future building signage to be in the same general location and be the same general size.

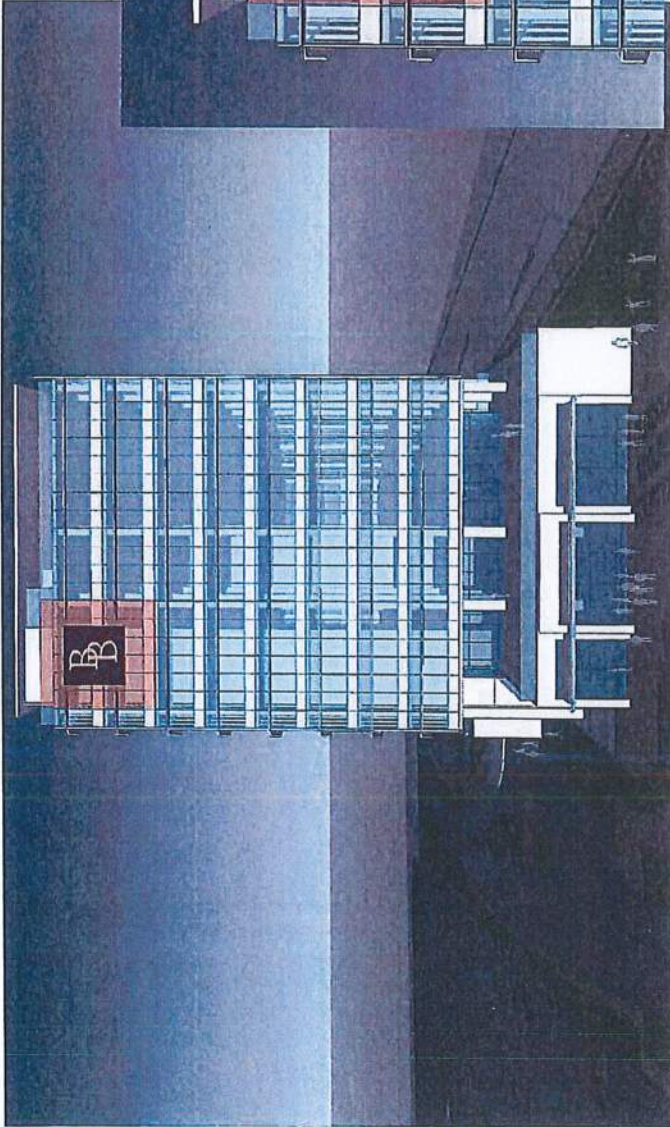
Building graphics and signage under development image portrays approximate signage configuration, signage to incorporate Brown & Brown corporate typeface and logos

Signage secured to building structure

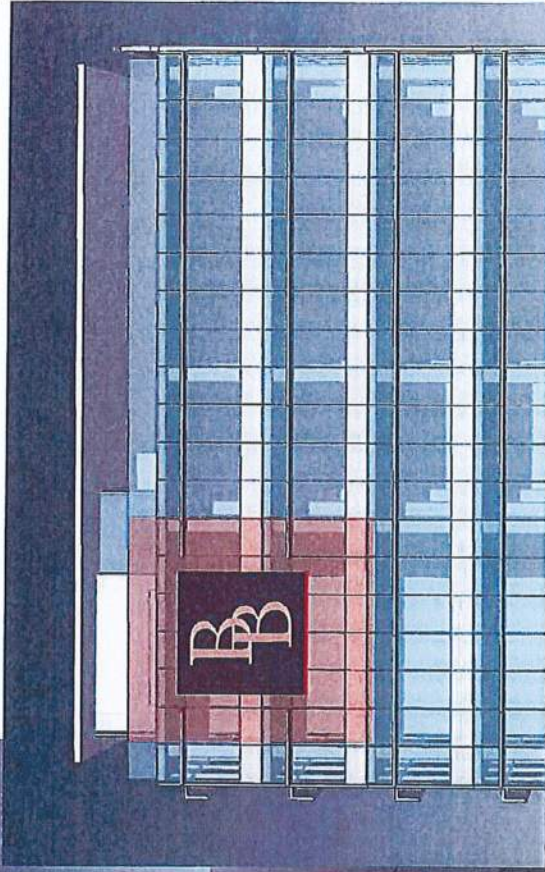
Freestanding Brown & Brown signage secured to entry canopy



03.3 West Elevation Detail



04.1 South Elevation



04.2 South Elevation

General notes

Red shaded areas indicate general location of building signage. Approximate size 16' high x 12' wide

Future building signage to be in the same general location and be the same general size.

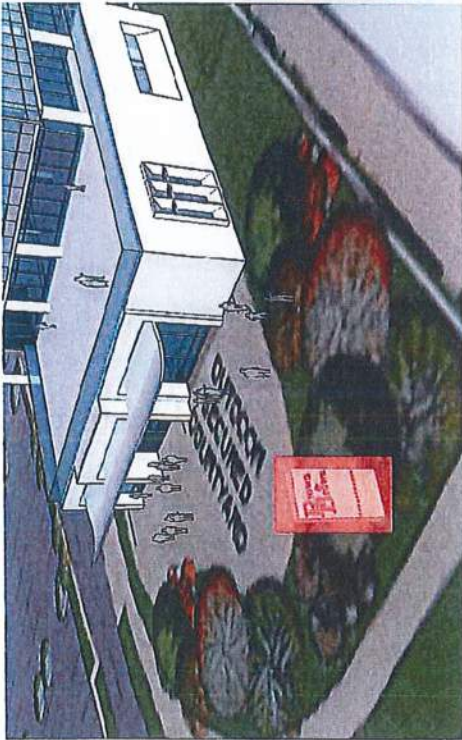
Building graphics and signage under development, image portrays approximate signage configuration, signage to incorporate Brown & Brown corporate typefaces and logos

Signage secured to building structure



BROWN & BROWN
CORPORATE HEADQUARTERS
320 BEACH STREET
DAYTONA BEACH, FLORIDA 32144

ARCHITECTURE
PLANNING
INTERIOR DESIGN
2021 ACCREDITED AIA/CES
NOT FOR CONSTRUCTION

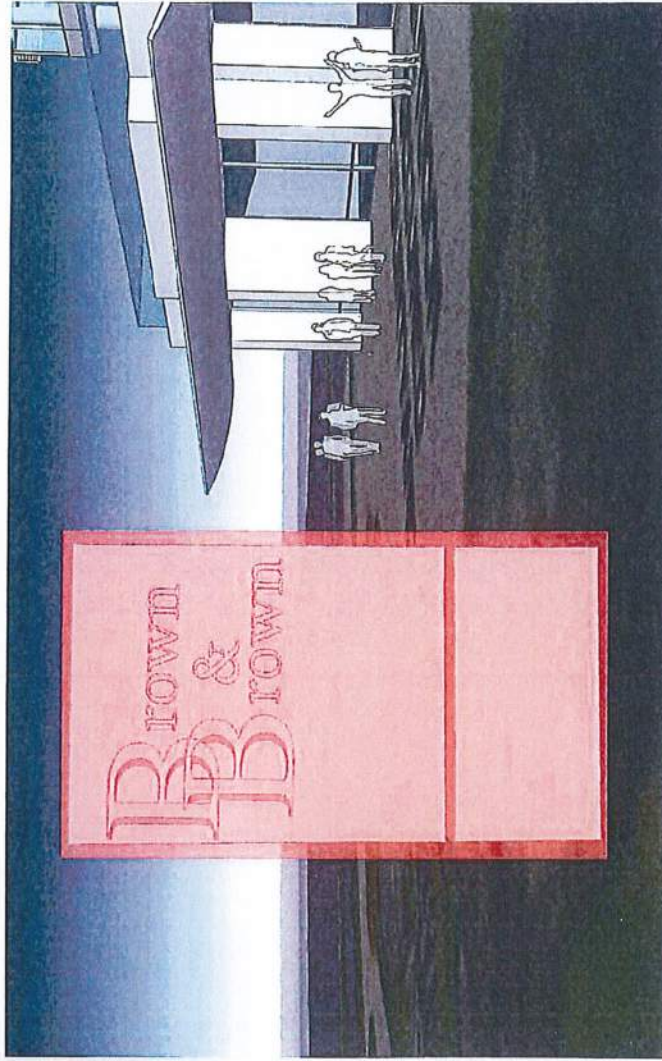


05.1 Site

General notes
 Red shaded areas indicate general location of site signage. Approximate size:
 Southeast site area 16' high x 8' wide
 Adjacent to vehicular access from Mary McCloud Bethune Blvd. 16' high x 8' wide
 Adjacent to vehicular access from Beach Street 16' high x 8' wide

Building graphics and signage under development image portrays approximate signage configuration. signage to incorporate Brown & Brown corporate typeface and logos

Site monument sign concrete or cast stone base with pylon signage above



05.1 Site Detail

RS&H BROWN & BROWN
 CORPORATE HEADQUARTERS
 320 BEACH STREET
 DAYTONA BEACH, FLORIDA 32144

1718 Jerwood Park Blvd, Suite
 Jacksonville, Florida 32214-6897
 Phone: 904.251.1000
 Fax: 904.251.1001
 WWW.RSANDH.COM

DESIGN DEVELOPMENT SET
 NOT FOR CONSTRUCTION