



APPLICATION FOR COMMERCIAL SITE PLAN REVIEW

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

Phone: 850-653-9783 Fax: 850-653-9799

http://www.franklincountyflorida.com/planning_building.aspx

APPLICATION MUST BE COMPLETE:

Property Owner/s: Christopher B Varnes
Contact Information: Home #: 850-653-4355 Cell #: 850-653-6700
Mailing Address: 12 Marks st City/State/Zip: Apalachicola, FL 32320
EMAIL Address: CVmaintenance LLC@ Hotmail . Com

Agent Name: _____ Business Name: Recreational storage
Contact Information: Office #: _____ Cell #: _____
Mailing Address: _____ City/State/Zip: _____
EMAIL Address: _____

PROPERTY DESCRIPTION: 911 Address: 142 Hwy 98
Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____
Parcel Identification #: 36-08W-07W-0000-0220-0000

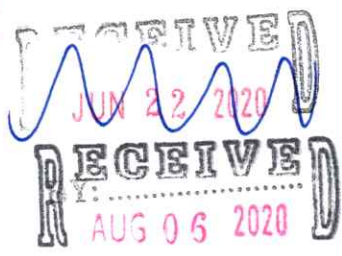
JURISDICTION: Franklin County
 Apalachicola Eastpoint St. George Island Carrabelle Dog Island Lanark/ St. James St. Teresa Alligator Point

Applicant Signature: Christopher B Varnes Date: June 22 2020
Agent Signature: _____ Date: _____

TYPE OF ESTABLISHMENT: Recreational Storage

ITEMS REQUIRED: ~~Flood Zone = AE Elev. 15'~~ **X (532F) Flood zone**

- Signed Application
- Site Plan
- Parking Plan
- Elevations of Building
- Water & Sewer Letter
- Stormwater



BY:

RECOMMENDATION FROM COUNTY PLANNER: _____

PLANNER SIGNATURE: _____ DATE: _____

BOARD APPROVAL DATE: _____



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	36-08S-07W-0000-0220-0000	Alternate ID	07W08S36000002200000	Owner Address	SEA-CURED STORAGE LLC
Sec/Twp/Rng	36-8S-7W	Class	VACANT		736 DRIFTWOOD DR
Property Address		Acreage	n/a		LYNN HAVEN, FL 32444
District	5				
Brief Tax Description	9.47 AC M/L IN SEC 36-08S-07W				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/25/2020
 Last Data Uploaded: 8/25/2020 7:51:04 AM

Developed by 

**Edwin G. Brown
& Associates, Inc.**
SURVEYORS * MAPPERS

August 7, 2020
(REVISED: August 7, 2020)

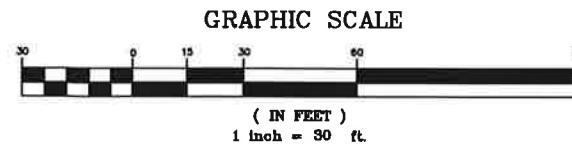
CHRISTOPHER VARNES

1.00 ACRES

Commence at a found 4x4 concrete monument marking the Northeast corner of the Southwest quarter of Section 36, Township 8 South, Range 7 West, Franklin County, Florida; thence run South 89 degrees 50 minutes 58 seconds East 88.25 feet to a re-bar, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING run along the Easterly boundary line of Parcel 1, as described in Official Records Book 1203, Page 399, in the public records of Franklin County, Florida., North 00 degrees 04 minutes 03 seconds East 169.02 feet to a concrete monument point marking the intersection of said Easterly boundary line with the Southerly right of way line of a 100.00 foot wide right of way known as U.S Highway #98(State Road #30); thence leaving said Easterly boundary line run along said Southerly right of way line North 87 degrees 02 minutes 40 seconds East 208.72 feet to a re-bar; thence leaving said Southerly right of way line run South 00 degrees 03 minutes 15 seconds West 208.72 feet to a re-bar; thence South 87 degrees 02 minutes 43 seconds West 208.72 feet to a re-bar lying on the Easterly boundary line of Parcel 2 as described in Official Records Book 1203, Page 399 in the Public Records of Franklin County, Florida; thence run North 00 degrees 00 minutes 10 seconds West along said Easterly boundary line for 39.70 feet to the POINT OF BEGINNING. Containing 1.00acre more or less

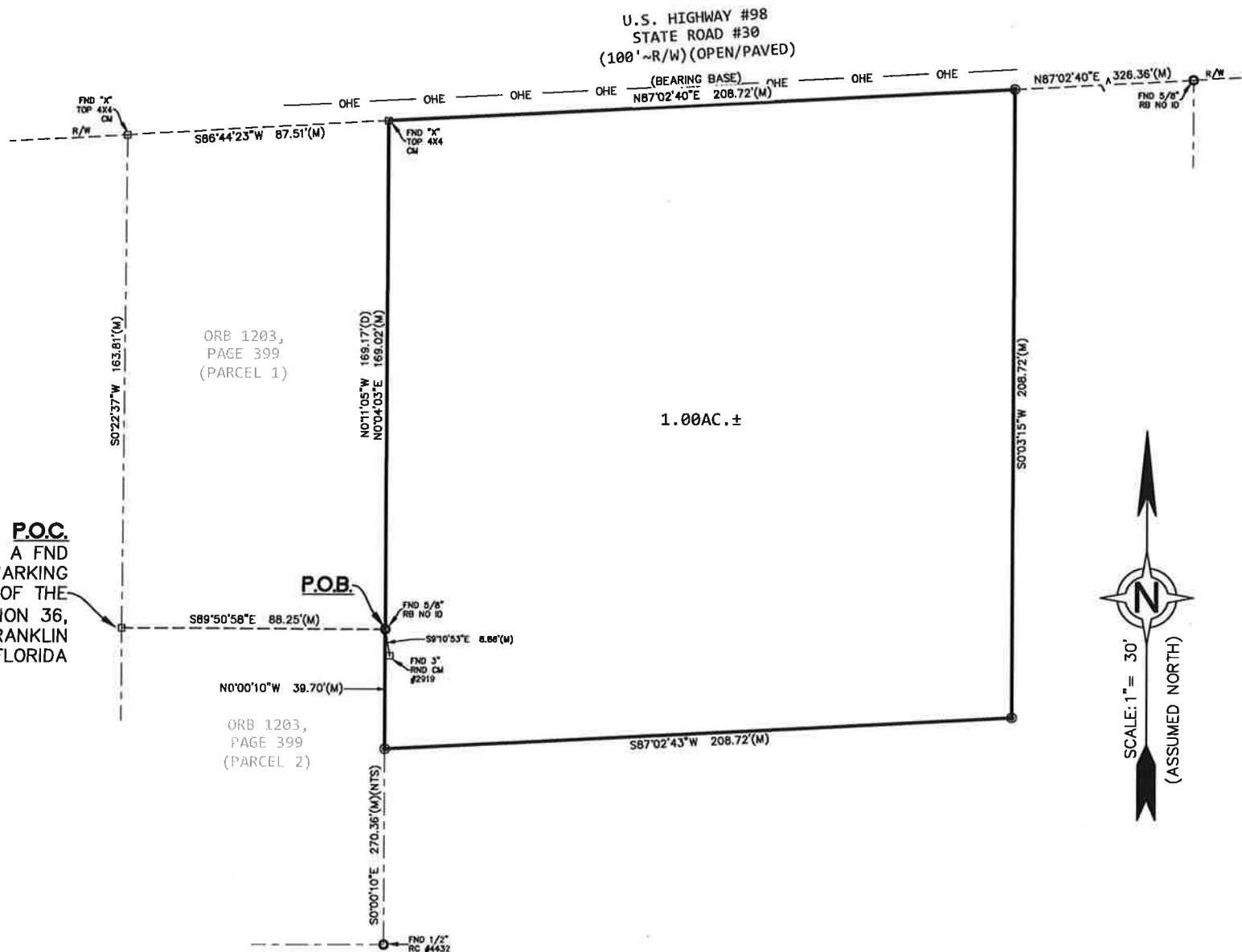
NOTES:

- No improvements were located in this survey other than those shown hereon.
- No underground encroachments, utilities or foundations were located in this survey.
- All measurements shown hereon are Standard U.S. Survey Feet, and decimals thereof.
- As scaled from Flood Insurance Rate Map for Franklin County, Florida, Community-Panel Number 12037C 0532 F; Date of Firm Index: February 5, 2014. This Property is located in Zone "X".
- The use of this survey is limited to the specific transaction shown hereon.
- Subject to zoning setbacks, easements and restrictions of record.
- Adjoining deeds of record were not provided to this firm.
- No wetland were located on this survey.
- Bearings shown hereon are based on the center line bearing of State Road #30 as shown on the Florida Department of Transportation Maintenance Map, Section 49D10, dated March 15, 2001.
- The parcel shown hereon is a division from a larger parent parcel created under the direction of the client. It is possible that there are local zoning and or subdivision requirements that could pertain to said division.



Commence at a found 4x4 concrete monument marking the Northeast corner of the Southwest quarter of Section 36, Township 8 South, Range 7 West, Franklin County, Florida; thence run South 89 degrees 50 minutes 58 seconds East 88.25 feet to a re-bar, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING run along the Easterly boundary line of Parcel 1, as described in Official Records Book 1203, Page 399, in the public records of Franklin County, Florida., North 00 degrees 04 minutes 03 seconds East 169.02 feet to a concrete monument point marking the intersection of said Easterly boundary line with the Southerly right of way line of a 100.00 foot wide right of way known as U.S Highway #98(State Road #30); thence leaving said Easterly boundary line run along said Southerly right of way line North 87 degrees 02 minutes 40 seconds East 208.72 feet to a re-bar; thence leaving said Southerly right of way line run South 00 degrees 03 minutes 15 seconds West 208.72 feet to a re-bar lying on the Easterly boundary line of Parcel 2 as described in Official Records Book 1203, Page 399 in the Public Records of Franklin County, Florida; thence run North 00 degrees 00 minutes 10 seconds West along said Easterly boundary line for 39.70 feet to the POINT OF BEGINNING. Containing 1.00acre more or less

P.O.C.
COMMENCE AT A FND 4X4 CM NO ID MARKING THE NE CORNER OF THE SW 1/4 OF SECTION 36, T-8-S, R-7-W, FRANKLIN COUNTY, FLORIDA



EDWIN BROWN & ASSOCIATES
SURVEYORS * MAPPERS
(850) 928-3018 888-433-4436 FAX (850) 926-8180
P.O. Box 625 2813 Crawfordville Hwy. Crawfordville, FL 32326

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB# 6475)

LEGEND

- PFZ - PRELIMINARY FLOOD ZONE
- ORB - OFFICIAL RECORDS BOOK
- CM - CONCRETE MONUMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- SRB - SET 5/8" RE-BAR #6475
- SNC - SET NAIL & CAP #6475
- FFE - FINISHED FLOOR ELEVATION
- EL - ELEVATION
- TBM - TEMPORARY BENCHMARK
- D - DEED
- M - MEASURED
- P - RECORDED PLAT
- R/W - RIGHT OF WAY
- RAD - RADIUS
- DEL - DELTA OR INCLUDED ANGLE
- CH - CHORD LENGTH
- CB - CHORD BEARING
- L - ARC LENGTH
- RC - ROD AND CAP
- IP - IRON PIPE
- PC - POINT OF CURVE
- CL - CENTER LINE
- C - CALCULATED
- (TYP) - TYPICAL
- PP - POWER POLE
- N/C - NAIL AND CAP
- RB - RE-BAR
- BND - BOUNDARY
- FND - FOUND
- INV - INVERT ELEVATION
- TV - CABLE TELEVISION BOX
- S.P.C - ST. JOE PAPER COMPANY
- OHE - OVERHEAD ELECTRIC LINE
- SCM - SET 4X4 CONCRETE MONUMENT (#6475)
- T - TOWNSHIP
- R - RANGE
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- - CALCULATED POINT
- ER - EDGE OF ROAD
- RND - ROUND
- PT - POINT OF TANGENT
- POT - POINT OF TERMINUS
- CP - POWER POLE
- ⊙ - SRB 5/8" #6475
- CSL - 1975 COASTAL SETBACK LINE
- SO - STUB OUT
- ELB - ELECTRIC BOX
- - FND CONCRETE MONUMENT
- ☆ - SERVICE POLE
- - FND MONUMENTATION
- EP - EDGE OF PAVEMENT
- ⊙ - LIGHT POLE
- CT - CURVE TAG (SEE CURVE TABLE)
- L1 - LINE TAG (SEE LINE TABLE)
- ID - IDENTIFICATION
- ⊗ - FIRE HYDRANT
- ⊕ - WATER VALVE
- PH - PHONE BOX
- WM - WATER METER
- SHWL - SEASONAL HIGH WATER LINE
- GPL - GENERAL PERMIT LINE
- NTS - NOT TO SCALE
- MHWL - MEAN HIGH WATER LINE
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FDEP - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

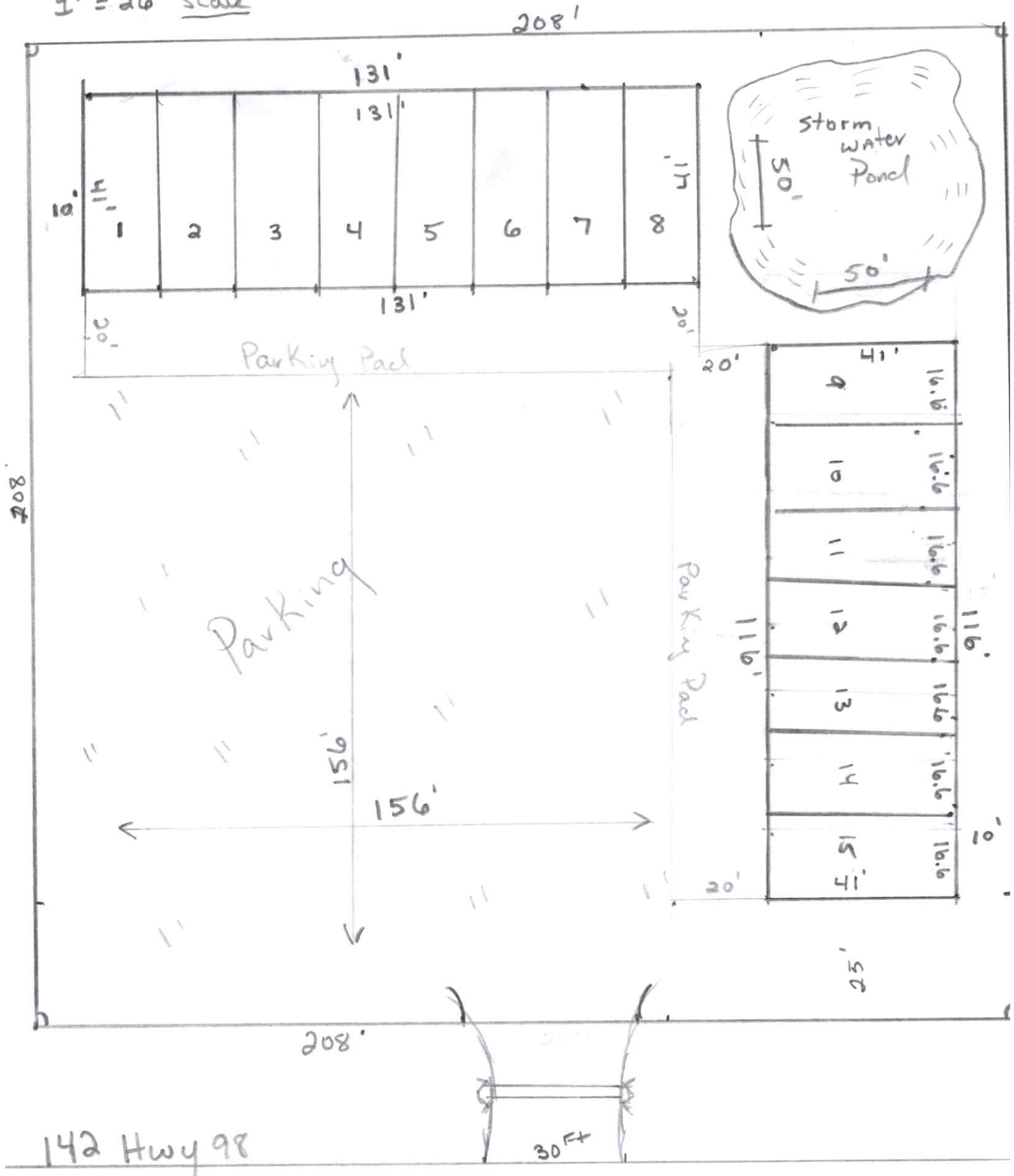
CERTIFIED TO:
CHRISTOPHER B. VARNES;
SANDERS & DUNCAN, P.A.;
CHICAGO TITLE INSURANCE COMPANY

REVISION	BY	DATE	
REVISED BOUNDARY & LEGAL	AA	8/7/2020	
PLAT OF BOUNDARY SURVEY PREPARED FOR CHRISTOPHER VARNES			
PREPARED BY: EDWIN G. BROWN AND ASSOCIATES, INC. 2813 CRAWFORDVILLE HWY. P.O. BOX 625 CRAWFORDVILLE, FL. 32326 (850)926-3016			
NOTEBOOK/PAGE	COUNTY: FRANKLIN	DRAWN BY: AA	REVIEWED BY: WGB
NOTEBOOK/PAGE	SECTION: 36	SCALE: 1" = 30'	CHECKED BY: WGB
NOTEBOOK/PAGE	TOWNSHIP: 8-SOUTH	SURVEY DATE: AUGUST 7, 2020	
SHEET: 1 OF 1	RANGE: 7-WEST	JOB NUMBER	PSC#
		19-277	42049

Recreational Storage
1" = 26' scale

24,336 sq ft Parking gravel
2500 sq ft Tension Pond

Chris Varnes
850-653-6700



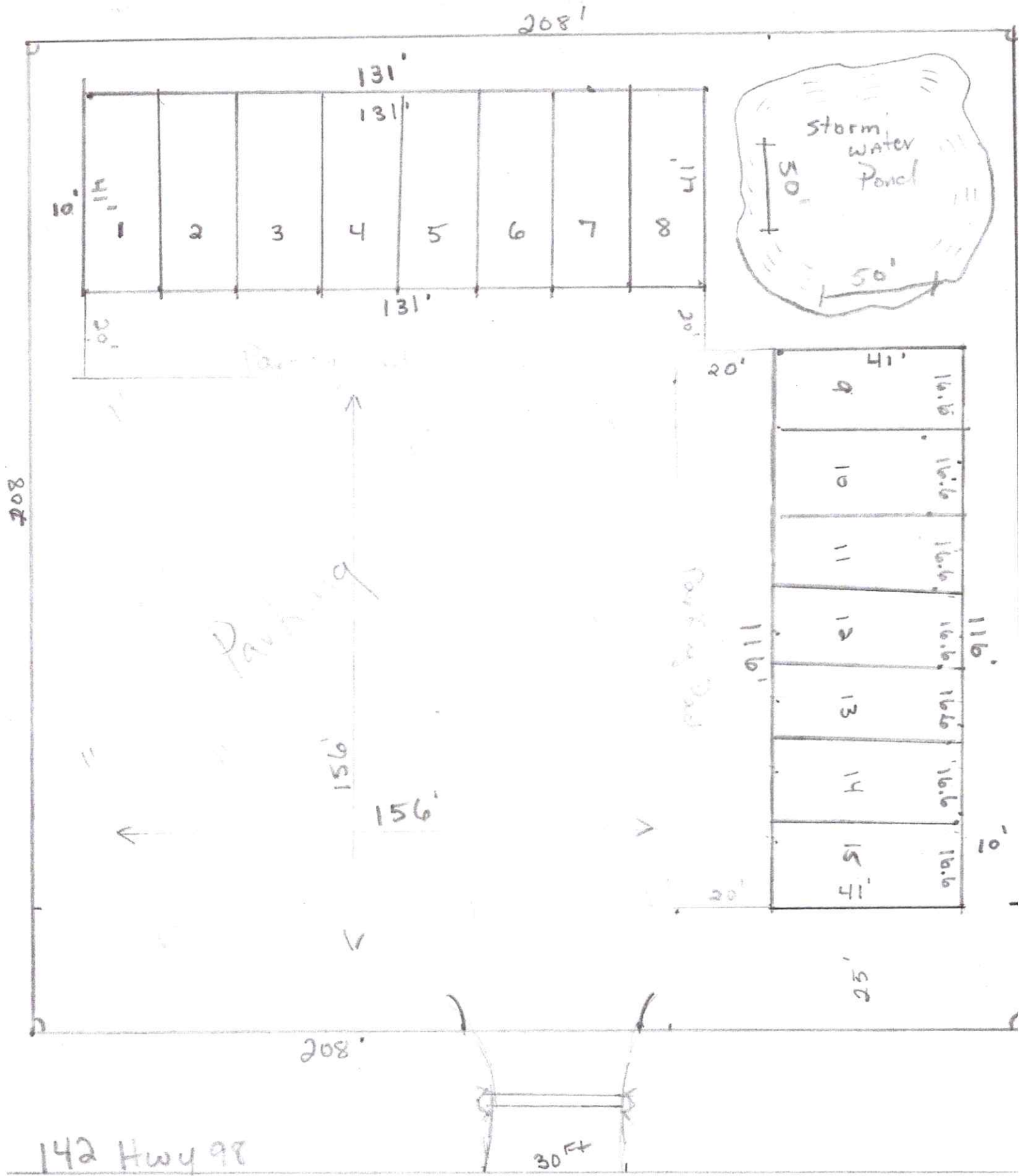
142 Hwy 98

Hwy 98

Recreational Storage

24,550 sq ft rain water gravel
2500 sq ft tenion Pond

Chris Varnes
850-653-6700



142 Hwy 98

30 FT

Hwy 98

Vacant Land Contract

1 * 1. Sale and Purchase: Sea-Cured Storage LLC ("Seller")
2 * and Christopher B Varnes ("Buyer")
3 (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property")
4 described as:

5 * Address: 142 Hwy 98, Eastpoint, FL 32328
6 * Legal Description: 9.47 AC M/L IN SEC 36-08S-07W

11 * SEC ___ /TWP ___ /RNG ___ of Franklin County, Florida. Real Property ID No.: 36-08S-07W-0000-0220-0
12 * including all improvements existing on the Property and the following additional property:

14 * 2. Purchase Price: (U.S. currency) \$ 135,000.00
15 All deposits will be made payable to "Escrow Agent" named below and held in escrow by:
16 * Escrow Agent's Name: Sanders & Duncan P.A.
17 * Escrow Agent's Contact Person: Ronnie Wallace
18 * Escrow Agent's Address: 80 Market St., Apalachicola, FL 32320
19 * Escrow Agent's Phone: (850)653-8976
20 * Escrow Agent's Email: rwallace@fairpoint.net

21 (a) Initial deposit (\$0 if left blank) (Check if applicable)
22 * [] accompanies offer
23 * [] will be delivered to Escrow Agent within 3 days (3 days if left blank)
24 * after Effective Date \$ 1,000.00

25 (b) Additional deposit to be delivered to Escrow Agent (Check if applicable)
26 * [] within ___ days (10 days if left blank) after Effective Date \$
27 * [] within ___ days (3 days if left blank) after expiration of Feasibility Study Period

28 * (c) Total Financing (see Paragraph 5) (express as a dollar amount or percentage)..... \$
29 * (d) Other: \$

30 (e) Balance to close (not including Buyer's closing costs, prepaid items, and prorations)
31 * to be paid at closing by wire transfer or other Collected funds \$ 134,000.00

32 * (f) [] (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The
33 * unit used to determine the purchase price is [] lot [] acre [] square foot [] other (specify):
34 * prorating areas of less than a full unit. The purchase price will be \$ ___ per unit based on a
35 * calculation of total area of the Property as certified to Seller and Buyer by a Florida licensed surveyor in
36 * accordance with Paragraph 7(c). The following rights of way and other areas will be excluded from the
37 * calculation: _____

38 3. Time for Acceptance; Effective Date: Unless this offer is signed by Seller and Buyer and an executed copy
39 * delivered to all parties on or before August 3, 2020, this offer will be withdrawn and Buyer's deposit, if
40 any, will be returned. The time for acceptance of any counter offer will be 3 days after the date the counter offer is
41 delivered. The "Effective Date" of this contract is the date on which the last one of the Seller and Buyer has
42 signed or initialed and delivered this offer or the final counter offer.

43 * 4. Closing Date: This transaction will close on August 21, 2020 ("Closing Date"), unless specifically
44 extended by other provisions of this contract. The Closing Date will prevail over all other time periods including, but
45 not limited to, Financing and Feasibility Study periods. However, if the Closing Date occurs on a Saturday,
46 Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business
47 day. In the event insurance underwriting is suspended on Closing Date and Buyer is unable to obtain property
48 insurance, Buyer may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If
49 this transaction does not close for any reason, Buyer will immediately return all Seller provided documents and
50 other items.

51 5. Extension of Closing Date: If Paragraph 6(b) is checked and Closing Funds from Buyer's lender(s) are not
52 available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements

Buyer (CV) () and Seller (CV) () acknowledge receipt of a copy of this page, which is 1 of 3 pages.

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53 ("CFPB Requirements), if applicable, then Closing Date shall be extended for such period necessary to satisfy
54 CFPB Requirements, provided such period shall not exceed 10 days.

55 **6. Financing: (Check as applicable)**

56 * (a) Buyer will pay cash for the Property with no financing contingency.
57 * (b) This contract is contingent on Buyer qualifying for and obtaining the commitment(s) or approval(s) specified
58 * below ("Financing") within _____ days after Effective Date (Closing Date or 30 days after Effective Date,
59 * whichever occurs first, if left blank) ("Financing Period"). Buyer will apply for Financing within _____ days
60 * after Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial, and
61 * other information required by the lender. If Buyer, after using diligence and good faith, cannot obtain the
62 * Financing within the Financing Period, either party may terminate this contract and Buyer's deposit(s) will be
63 * returned.

64 * (1) **New Financing:** Buyer will secure a commitment for new third party financing for \$ _____
65 * or _____ % of the purchase price at (Check one) a fixed rate not exceeding _____ % an
66 * adjustable interest rate not exceeding _____ % at origination (a fixed rate at the prevailing interest rate
67 * based on Buyer's creditworthiness if neither choice is selected). Buyer will keep Seller and Broker fully
68 * informed of the loan application status and progress and authorizes the lender or mortgage broker to
69 * disclose all such information to Seller and Broker.

70 * (2) **Seller Financing:** Buyer will execute a first second purchase money note and mortgage to
71 * Seller in the amount of \$ _____, bearing annual interest at _____ % and payable as follows:
72 *

73 The mortgage, note, and any security agreement will be in a form acceptable to Seller and will follow
74 forms generally accepted in the county where the Property is located; will provide for a late payment fee
75 and acceleration at the mortgagee's option if Buyer defaults; will give Buyer the right to prepay without
76 penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on
77 conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require Buyer to
78 keep liability insurance on the Property, with Seller as additional named insured. Buyer authorizes Seller
79 to obtain credit, employment, and other necessary information to determine creditworthiness for the
80 financing. Seller will, within 10 days after Effective Date, give Buyer written notice of whether or not Seller
81 will make the loan.

82 * (3) **Mortgage Assumption:** Buyer will take title subject to and assume and pay existing first mortgage to
83 * LN# _____ in the approximate amount of \$ _____ currently payable at
84 * \$ _____ per month, including principal, interest, taxes and insurance, and having a
85 * fixed other (describe) _____
86 * interest rate of _____ % which will will not escalate upon assumption. Any variance in the mortgage
87 * will be adjusted in the balance due at closing with no adjustment to purchase price. Buyer will purchase
88 * Seller's escrow account dollar for dollar. If the interest rate upon transfer exceeds _____ % or the
89 * assumption/transfer fee exceeds \$ _____, either party may elect to pay the excess, failing
90 * which this contract will terminate; and Buyer's deposit(s) will be returned. If the lender disapproves Buyer,
91 * this contract will terminate; and Buyer's deposit(s) will be returned.
92 *

93 * 7. **Assignability: (Check one)** Buyer may assign and thereby be released from any further liability under this
94 * contract. may assign but not be released from liability under this contract, or may not assign this contract.

95 * 8. **Title:** Seller has the legal capacity to and will convey marketable title to the Property by statutory warranty
96 * deed special warranty deed other (specify) _____, free of liens, easements,
97 * and encumbrances of record or known to Seller, but subject to property taxes for the year of closing; covenants,
98 * restrictions, and public utility easements of record; existing zoning and governmental regulations; and (list any
99 * other matters to which title will be subject) _____,
100 * provided there exists at closing no violation of the foregoing.

101 (a) **Title Evidence:** The party who pays for the owner's title insurance policy will select the closing agent and pay
102 for the title search, including tax and lien search (including municipal lien search) if performed, and all other
103 fees charged by closing agent. Seller will deliver to Buyer, at

104 * (Check one) Seller's Buyer's expense and
105 * (Check one) within _____ days after Effective Date at least 5 days before Closing Date,
106 * (Check one)

107 * (1) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be
108 * discharged by Seller at or before closing and, upon Buyer recording the deed, an owner's policy in the

Buyer (EW) (_____) and Seller (JZF) acknowledge receipt of a copy of this page, which is 2 of 8 pages.
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amount of the purchase price for fee simple title subject only to the exceptions stated above. If **Buyer** is paying for the owner's title insurance policy and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date.

(2) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller**, then (1) above will be the title evidence.

(b) **Title Examination:** After receipt of the title evidence, **Buyer** will, within 5 days (10 days if left blank) but no later than Closing Date, deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (i) **Buyer** fails to deliver proper notice of defects or (ii) **Buyer** delivers proper written notice and **Seller** cures the defects within _____ days (30 days if left blank) ("Cure Period") after receipt of the notice. If the defects are cured within the Cure Period, closing will occur within 10 days after receipt by **Buyer** of notice of such cure. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Cure Period. If the defects are not cured within the Cure Period, **Buyer** will have 10 days after receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

(c) **Survey:** **Buyer** may, at **Buyer's** expense, have the Property surveyed and must deliver written notice to **Seller**, within 5 days after receiving survey but not later than 5 days before Closing Date, of any encroachments on the Property, encroachments by the Property's improvements on other lands, or deed restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a title defect and **Seller's** and **Buyer's** obligations will be determined in accordance with Paragraph 8(b).

(d) **Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.

9. **Property Condition:** **Seller** will deliver the Property to **Buyer** at closing in its present "as is" condition, with conditions resulting from **Buyer's** Inspections and casualty damage, if any, excepted. **Seller** will not engage in or permit any activity that would materially alter the Property's condition without the **Buyer's** prior written consent.

(a) **Inspections: (Check (1) or (2))**

(1) **Feasibility Study:** **Buyer** will, at **Buyer's** expense and within 15 days (30 days if left blank) ("Feasibility Study Period") after Effective Date and in **Buyer's** sole and absolute discretion, determine whether the Property is suitable for **Buyer's** intended use. During the Feasibility Study Period, **Buyer** may conduct a Phase 1 environmental assessment and any other tests, analyses, surveys, and investigations ("Inspections") that **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, and environmental properties; zoning and zoning restrictions; subdivision statutes; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state, and regional growth management plans; availability of permits, government approvals, and licenses; and other inspections that **Buyer** deems appropriate. If the Property must be rezoned, **Buyer** will obtain the rezoning from the appropriate government agencies. **Seller** will sign all documents **Buyer** is required to file in connection with development or rezoning approvals. **Seller** gives **Buyer**, its agents, contractors, and assigns, the right to enter the Property at any time during the Feasibility Study Period for the purpose of conducting Inspections, provided, however, that **Buyer**, its agents, contractors, and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims, and expenses of any nature, including attorneys' fees, expenses, and liability incurred in application for rezoning or related proceedings, and from liability to any person, arising from the conduct of any and all Inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a construction lien being filed against the Property without **Seller's** prior written consent. If this transaction does not close, **Buyer** will, at **Buyer's** expense, (i) repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in before conducting the Inspections and (ii) release to **Seller** all reports and other work generated as a result of the Inspections.

Before expiration of the Feasibility Study Period, **Buyer** must deliver written notice to **Seller** of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property as suitable for **Buyer's** intended use in its "as is" condition. If the Property is unacceptable to **Buyer** and written notice of this fact is timely delivered to **Seller**, this contract will be deemed terminated, and **Buyer's** deposit(s) will be returned.

Buyer () and Seller () acknowledge receipt of a copy of this page, which is 3 of 8 pages.
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165 * (2) **No Feasibility Study:** Buyer is satisfied that the Property is suitable for Buyer's purposes, including
166 being satisfied that either public sewerage and water are available to the Property or the Property will be
167 approved for the installation of a well and/or private sewerage disposal system and that existing zoning
168 and other pertinent regulations and restrictions, such as subdivision or deed restrictions, concurrency,
169 growth management, and environmental conditions, are acceptable to Buyer. This contract is not
170 contingent on Buyer conducting any further investigations.

171 (b) **Government Regulations:** Changes in government regulations and levels of service which affect Buyer's
172 intended use of the Property will not be grounds for terminating this contract if the Feasibility Study Period has
173 expired or if Paragraph 9(a)(2) is selected.

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

177 (d) **Coastal Construction Control Line ("CCCL"):** If any part of the Property lies seaward of the CCCL as
178 defined in Section 161.053, Florida Statutes, Seller will provide Buyer with an affidavit or survey as required
179 by law delineating the line's location on the Property, unless Buyer waives this requirement in writing. The
180 Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that
181 govern coastal property, including delineation of the CCCL, rigid coastal protection structures, beach
182 nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida
183 Department of Environmental Protection, including whether there are significant erosion conditions associated
184 with the shore line of the Property being purchased.

185 * Buyer waives the right to receive a CCCL affidavit or survey.

186 **10. Closing Procedure; Costs:** Closing will take place in the county where the Property is located and may be
187 conducted by mail or electronic means. If title insurance insures Buyer for title defects arising between the title
188 binder effective date and recording of Buyer's deed, closing agent will disburse at closing the net sale proceeds to
189 Seller (in local cashier's check if Seller requests in writing at least 5 days before closing) and brokerage fees to
190 Broker as per Paragraph 21. In addition to other expenses provided in this contract, Seller and Buyer will pay the
191 costs indicated below.

192 (a) **Seller Costs:**

193 Taxes on the deed
194 Recording fees for documents needed to cure title
195 Title evidence (if applicable under Paragraph 8)
196 Estoppel Fee(s)
197 * Other: _____

198 (b) **Buyer Costs:**

199 Taxes and recording fees on notes and mortgages
200 Recording fees on the deed and financing statements
201 Loan expenses
202 Title evidence (if applicable under Paragraph 8)
203 Lender's title policy at the simultaneous issue rate
204 Inspections
205 Survey
206 Insurance
207 * Other: _____

208 (c) **Prorations:** The following items will be made current and prorated as of the day before Closing Date: real
209 estate taxes (including special benefit tax liens imposed by a CDD), interest, bonds, assessments, leases, and
210 other Property expenses and revenues. If taxes and assessments for the current year cannot be determined,
211 the previous year's rates will be used with adjustment for any exemptions.

212 (d) **Special Assessment by Public Body:** Regarding special assessments imposed by a public body, Seller will
213 pay (i) the full amount of liens that are certified, confirmed, and ratified before closing and (ii) the amount of the
214 last estimate of the assessment if an improvement is substantially completed as of Effective Date but has not
215 resulted in a lien before closing; and Buyer will pay all other amounts. If special assessments may be paid in
216 * paid in installments, Seller Buyer (Buyer if left blank) will pay installments due after closing. If Seller is
217 checked, Seller will pay the assessment in full before or at the time of closing. Public body does not include a
218 Homeowners' or Condominium Association.

219 (e) **PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT
220 PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT BUYER MAY BE OBLIGATED TO
221 PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY

Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is 4 of 8 pages.
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222 IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER
223 PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE
224 COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.

- 225 (f) **Foreign Investment in Real Property Tax Act ("FIRPTA"):** If **Seller** is a "foreign person" as defined by
226 FIRPTA, **Seller** and **Buyer** will comply with FIRPTA, which may require **Seller** to provide additional cash at
227 closing.
228 (g) **1031 Exchange:** If either **Seller** or **Buyer** wish to enter into a like-kind exchange (either simultaneously with
229 closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate
230 in all reasonable respects to effectuate the Exchange including executing documents, provided, however, that
231 the cooperating party will incur no liability or cost related to the Exchange and that the closing will not be
232 contingent upon, extended, or delayed by the Exchange.

233 **11. Computation of Time:** Calendar days will be used when computing time periods, except time periods of 5 days
234 or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal
235 holidays specified in 5 U.S.C. 6103(a). Other than time for acceptance and Effective Date as set forth in Paragraph
236 3, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or
237 inserted herein, which shall end or occur on a Saturday, Sunday, or national legal holiday (see 5 U.S.C. 6103)
238 shall extend until 5:00 p.m. (where the Property is located) of the next business day. **Time is of the essence in
239 this contract.**

240 **12. Risk of Loss; Eminent Domain:** If any portion of the Property is materially damaged by casualty before closing
241 or **Seller** negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain
242 proceedings or an eminent domain proceeding is initiated, **Seller** will promptly inform **Buyer**. Either party may
243 terminate this contract by written notice to the other within 10 days after **Buyer's** receipt of **Seller's** notification,
244 and **Buyer's** deposit(s) will be returned, failing which **Buyer** will close in accordance with this contract and receive
245 all payments made by the governmental authority or insurance company, if any.

246 **13. Force Majeure:** **Seller** or **Buyer** will not be required to perform any obligation under this contract or be liable to
247 each other for damages so long as the performance or non-performance of the obligation is delayed, caused, or
248 prevented by an act of God or force majeure. An "act of God or "force majeure" is defined as hurricanes,
249 earthquakes, floods, fire, unusual transportation delays, wars, insurrections, and any other cause not reasonably
250 within the control of **Seller** or **Buyer** and which by the exercise of due diligence the non-performing party is unable
251 in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended for the period
252 that the act of God or force majeure is in place. However, in the event that such act of God or force majeure event
253 continues beyond 30 days, either party may terminate this contract by delivering written notice to the other; and
254 **Buyer's** deposit(s) will be returned.

255 **14. Notices:** All notices will be in writing and delivered to the parties and Broker by mail, personal delivery, or
256 electronic means. **Buyer's failure to timely deliver written notice to Seller, when such notice is required by
257 this contract, regarding any contingency will render that contingency null and void, and this contract will
258 be construed as if the contingency did not exist. Any notice, document, or item delivered to or received by
259 an attorney or licensee (including a transactions broker) representing a party will be as effective as if
260 delivered to or received by that party.**

261 **15. Complete Agreement; Persons Bound:** This contract is the entire agreement between **Seller** and **Buyer**.
262 **Except for brokerage agreements, no prior or present agreements will bind Seller, Buyer, or Broker unless
263 incorporated into this contract.** Modifications of this contract will not be binding unless in writing, signed or
264 initialed, and delivered by the party to be bound. Electronic signatures will be acceptable and binding. This
265 contract, signatures, initials, documents referenced in this contract, counterparts, and written modifications
266 communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding.
267 Handwritten or typewritten terms inserted in or attached to this contract prevail over preprinted terms. If any
268 provision of this contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully
269 effective. **Seller** and **Buyer** will use diligence and good faith in performing all obligations under this contract. This
270 contract will not be recorded in any public record. The terms "**Seller**," "**Buyer**," and "**Broker**" may be singular or
271 plural. This contract is binding on the heirs, administrators, executors, personal representatives, and assigns, if
272 permitted, of **Seller**, **Buyer**, and Broker.

273 **16. Default and Dispute Resolution:** This contract will be construed under Florida law. This Paragraph will survive
274 closing or termination of this contract.

- 275 (a) **Seller Default:** If **Seller** fails, neglects, or refuses to perform **Seller's** obligations under this contract, **Buyer**
276 may elect to receive a return of **Buyer's** deposit(s) without thereby waiving any action for damages resulting

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277 from **Seller's** breach and may seek to recover such damages or seek specific performance. **Seller** will also be
278 liable for the full amount of the brokerage fee.

279 (b) **Buyer Default:** If **Buyer** fails, neglects, or refuses to perform **Buyer's** obligations under this contract,
280 including payment of deposit(s), within the time(s) specified, **Seller** may elect to recover and retain the
281 deposit(s), paid and agreed to be paid, for the account of **Seller** as agreed upon liquidated damages,
282 consideration for execution of this contract, and in full settlement of any claims, whereupon **Seller** and **Buyer**
283 will be relieved from all further obligations under this contract; or **Seller**, at **Seller's** option, may proceed in
284 equity to enforce **Seller's** rights under this contract.

285 **17. Attorney's Fees; Costs:** In any litigation permitted by this Contract, the prevailing party shall be entitled to
286 recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting
287 the litigation. This Paragraph 16 shall survive Closing or termination of this Contract.

288 **18. Escrow Agent; Closing Agent:** **Seller** and **Buyer** authorize Escrow Agent and closing agent (collectively
289 "Agent") to receive, deposit, and hold funds and other items in escrow and, subject to Collection, disburse them
290 upon proper authorization and in accordance with Florida law and the terms of this contract, including disbursing
291 brokerage fees. "Collection" or "Collected" means any checks tendered or received have become actually and
292 finally collected and deposited in the account of Agent. The parties agree that Agent will not be liable to any person
293 for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this
294 contract or gross negligence. If Agent interpleads the subject matter of the escrow, Agent will pay the filing fees
295 and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed
296 funds or equivalent and charged and awarded as court costs in favor of the prevailing party.

297 **19. Professional Advice; Broker Liability:** Broker advises **Seller** and **Buyer** to verify all facts and representations
298 that are important to them and to consult an appropriate professional for legal advice (for example, interpreting this
299 contract, determining the effect of laws on the Property and this transaction, status of title, foreign investor
300 reporting requirements, the effect of property lying partially or totally seaward of the CCCL, etc.) and for tax,
301 property condition, environmental, and other specialized advice. **Buyer** acknowledges that Broker does not reside
302 in the Property and that all representations (oral, written, or otherwise) by Broker are based on **Seller**
303 representations or public records. **Buyer** agrees to rely solely on **Seller**, professional inspectors, and
304 government agencies for verification of the Property condition and facts that materially affect Property
305 value. **Seller** and **Buyer** respectively will pay all costs and expenses, including reasonable attorneys' fees at all
306 levels, incurred by Broker and Broker's officers, directors, agents, and employees in connection with or arising
307 from **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations. **Seller** and **Buyer** hold
308 harmless and release Broker and Broker's officers, directors, agents, and employees from all liability for loss or
309 damage based on (i) **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations; (ii) the use or
310 display of listing data by third parties, including, but not limited to, photographs, images, graphics, video
311 recordings, virtual tours, drawings, written descriptions, and remarks related to the Property; (iii) Broker's
312 performance, at **Seller's** or **Buyer's** request, of any task beyond the scope of services regulated by Chapter 475,
313 Florida Statutes, as amended, including Broker's referral, recommendation, or retention of any vendor; (iv)
314 products or services provided by any vendor; and (v) expenses incurred by any vendor. **Seller** and **Buyer** each
315 assume full responsibility for selecting and compensating their respective vendors. This Paragraph will not relieve
316 Broker of statutory obligations. For purposes of this Paragraph, Broker will be treated as a party to this contract.
317 This Paragraph will survive closing.

318 **20. Commercial Real Estate Sales Commission Lien Act:** If the Property is commercial real estate as defined by
319 Section 475.701, Florida Statutes, the following disclosure will apply: The Florida Commercial Real Estate Sales
320 Commission Lien Act provides that when a broker has earned a commission by performing licensed services
321 under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the
322 broker's commission. The broker's lien rights under the act cannot be waived before the commission is earned.

323 **21. Brokers:** The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to**
324 **closing agent:** **Seller** and **Buyer** direct Closing Agent to disburse at Closing the full amount of the brokerage
325 fees as specified in separate brokerage agreements with the parties and cooperative agreements between the
326 Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Paragraph will not be
327 used to modify any MLS or other offer of compensation made by **Seller** or listing broker to cooperating brokers.

328 *
329 *

330 Zach Ferrell
331 **Seller's** Sales Associate/License No.

Mary Seymour/ BK 3038733
Buyer's Sales Associate/License No.

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332
333 zachferrell98@gmail.com
334 **Seller's Sales Associate Email Address**
335
336 (850)527-2330
337 **Seller's Sales Associate Phone Number**
338
339 NAI Talcor - WindMark
340 **Listing Brokerage**
341 101 Good Morning St
342 Port Saint Joe, FL 32456-4765
343 **Listing Brokerage Address**
344

mary@seymourrealtysgi.com
Buyer's Sales Associate Email Address
(850)728-8578
Buyer's Sales Associate Phone Number
Seymour Realty of St. George Island
Buyer's Brokerage
35 Island Dr. # 9
Eastpoint, FL 32328
Buyer's Brokerage Address

345 **22. Addenda:** The following additional terms are included in the attached addenda and incorporated into this Contract
346 **(Check if applicable):**
347 * A. Back-up Contract
348 * B. Other _____
349

350 * **23. Additional Terms:** _____
351 Buyer is paying all closing costs including a 2% commission to seller broker only.
352 Developer is required to subdivide parcel and provide survey which will reflect dimensions of 208.5 x 208.5
353 with 208.5 frontage on the west corner of Hwy 98
354 _____
355 _____
356 _____
357 _____
358 _____
359 _____
360 _____
361 _____
362 _____
363 _____
364 _____
365 _____

366 **COUNTER-OFFER/REJECTION**

367 * Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and
368 deliver a copy of the acceptance to Seller).
369 * Seller rejects Buyer's offer

370 **This is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney before**
371 **signing.**

372 * **Buyer:** *Christopher B Varnes* Date: *Aug 3 2020*
373 * **Print name:** Christopher B Varnes

374 * **Buyer:** _____ Date: _____
375 * **Print name:** _____

376 **Buyer's address for purpose of notice:**
377 * **Address:** 12 Mark St. Apalachicola, FL 32328
378 * **Phone:** (850)653-6700 **Fax:** _____ **Email:** cvmaintenancelc@hotmail.com

379 * **Seller:** *John Zachery Ferrell* Date: 8/3/2020

380 * **Print name:** Sea-Cured Storage LLC

381 * **Seller:** _____ Date: _____

382 * **Print name:** _____

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383 **Seller's** address for purpose of notice:

384 * Address: _____

385 * Phone: _____ Fax: _____ Email: _____

386 * **Effective Date:** _____ **(The date on which the last party signed or initialed and delivered the**
387 **final offer or counter offer.)**

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RHINO STEEL BUILDING SYSTEMS

4305 I-35 North - Denton, TX 76207 www.rhinobldg.com
 Phone: 940.220.5196 Fax: 888.687.3602 Toll Free: 888.320.7466

Quoted by:	Zach Freis
Quote:	080420-02

CUSTOMER INFORMATION

Name:	Chris Varnes B1	County:	Franklin	Date:	8/4/2020
-------	-----------------	---------	----------	-------	----------

BUILDING SPECIFICATIONS

Width:	41	Bldg Code:	FBC-2017	Live Load:	20	Wall Color:	Choice of Colors
Length:	var	Collateral Load:	1	Bay Spacing:	16.33	Roof Color:	Galvalume
Eave Ht:	15	Wind Load:	128/EXP C	# Bays:	9	Trim Color:	Choice of Colors
Roof Pitch */12:	0.5	Ground Snow:	0	Girt Condition:	Bypass	Column:	Tapered

ACCESSORIES

Walk Doors:	by others	
Framed Openings:	17 - 12x14 with Full Cover Trim	Included
Windows:	By others	
Gutters & Downs:	Gutters and Downspouts on Back Sidewalls	Included
Insulation:	All Bldg - 4" R-13, WMP-50 Backing(Polypropylene Facing/Metallized Polyester Backing)	Option
Overhead Doors:	15-12x14 (3100 Series Wind Rated Roll Up Doors)	Included
Notes:	Clear Span, Base Angle and Trim	Included
	Building 2 -41x132 SS	Included

RHINO STEEL BUILDINGS - STANDARD FEATURES and BENEFITS

25 years on all silicon polyester roof and wall panels from

chalking or fading. **40 years** on all Kynar roof and wall panels from chalking or fading.

26 Gauge PBR Panels – Rhino Standard PBR for roof and wall panels feature extra overlap for increased strength and water resistance.

Base Trim – A colored steel edge that the wall panel rests on resulting in two major benefits: eliminates the need for concrete sheet notch and prevents panels from resting on concrete which may later cause rusting.

Full Cover Trim – added to all framed openings to enhance looks and resulting in more finished look.

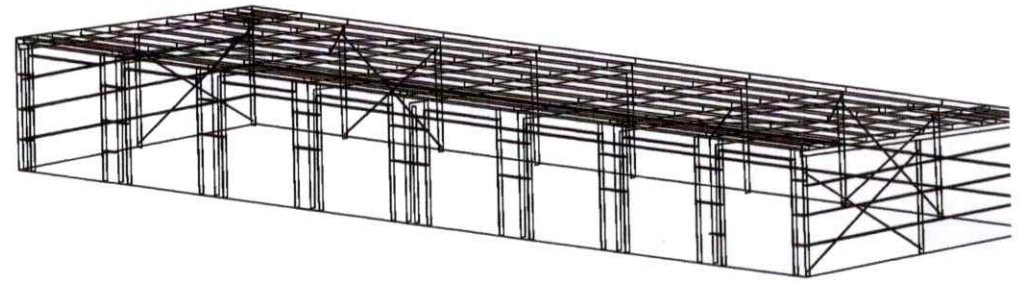
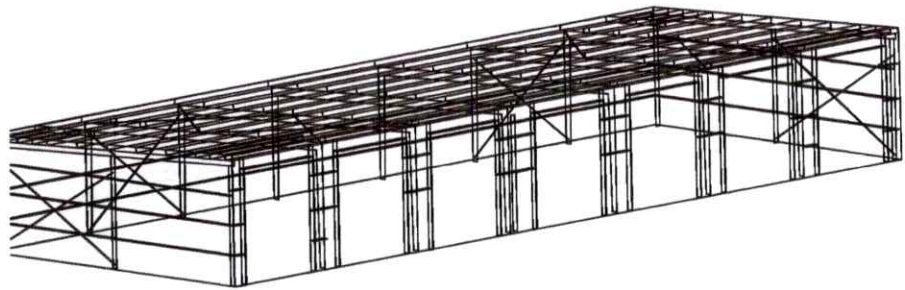
Weather Proofing – At base, eave and rake. Another standard feature that includes closures strips, mastic, and flashing to ensure a weather tight building.

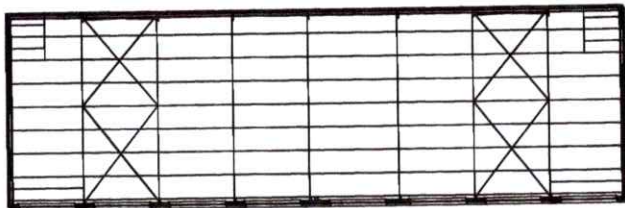
Price includes - 3 sets of engineer stamped drawings and anchor bolt plans.

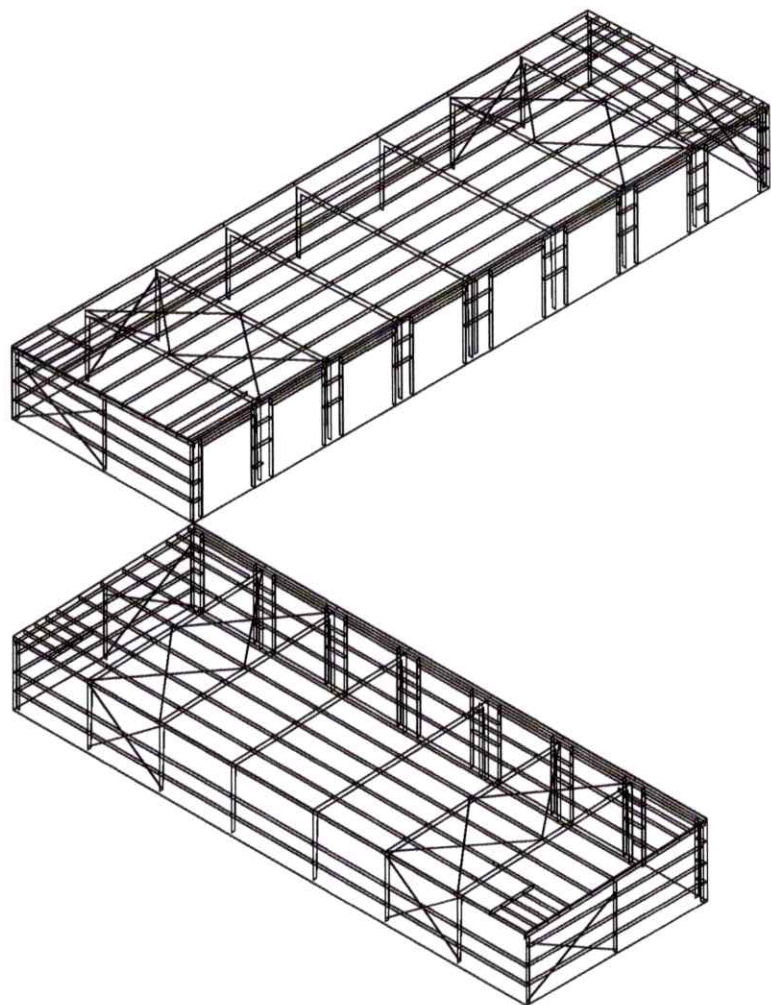
Freight	Included
Sales Tax (If Applicable):	Not Included
Total Building Price	\$ 98,725.33

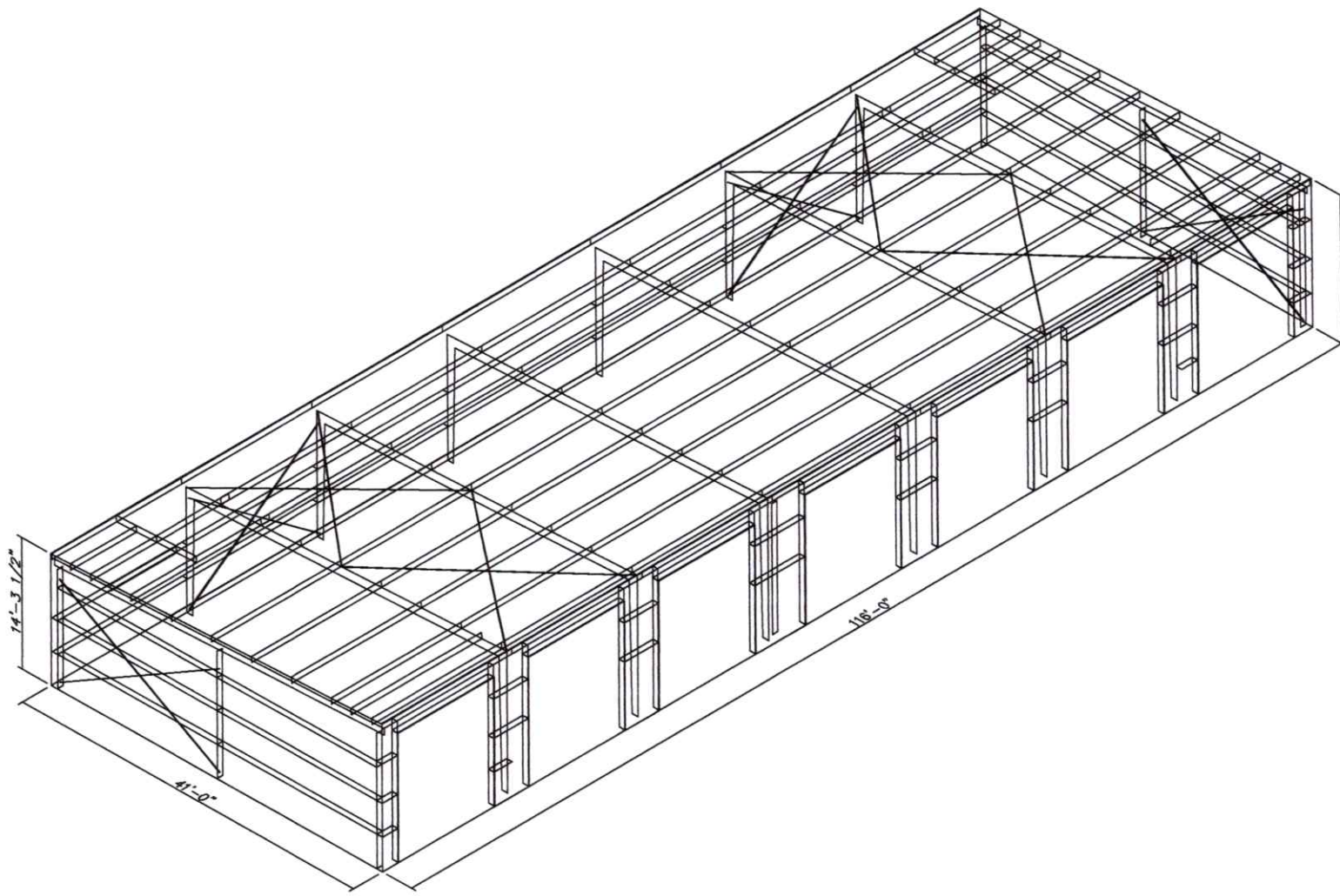
- * 25% Deposit Required w/ Order
- * Remaining Balance Due C.O.D.
- * Anchor bolts are not included.
- * Price is Valid for 15 days

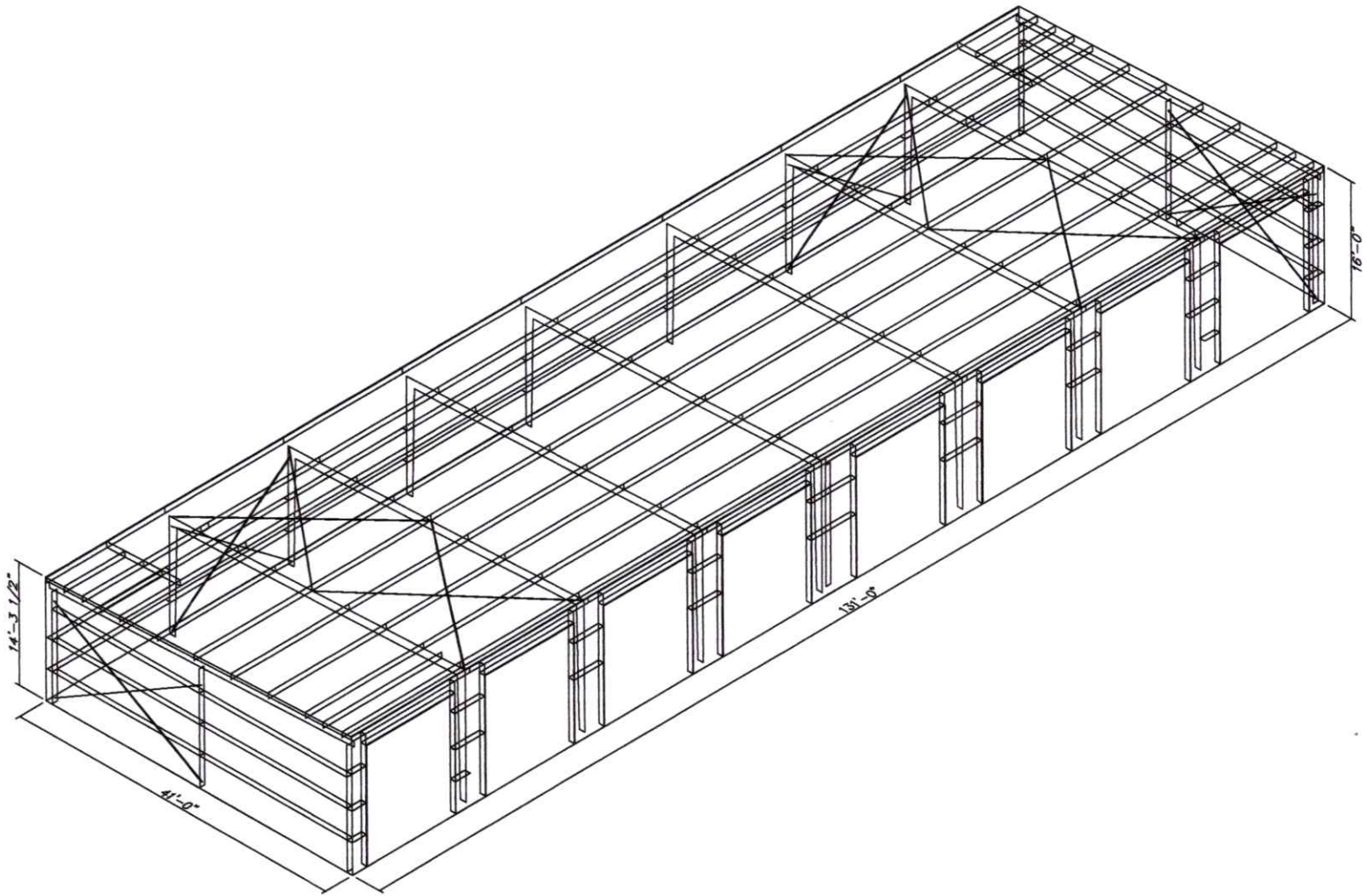
Customer is responsible for confirming loads with local authority.



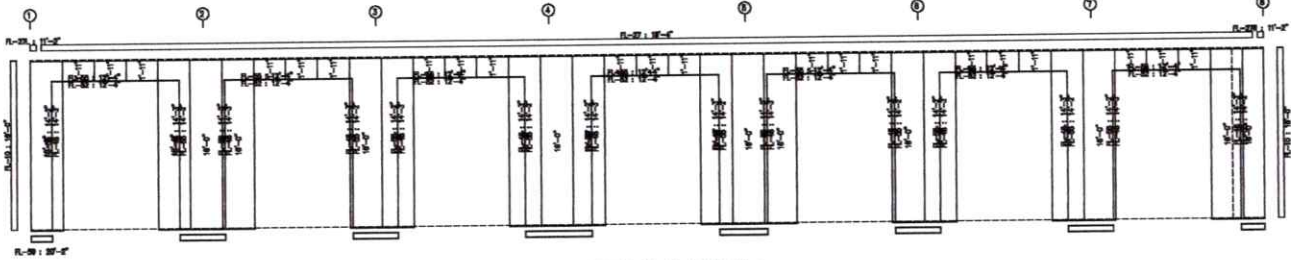




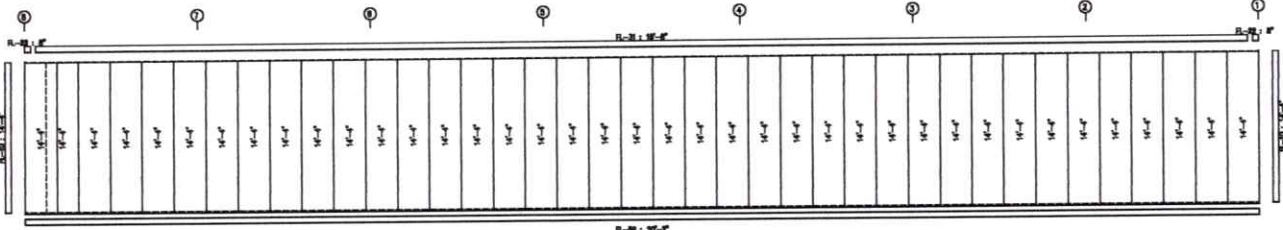




PRELIMINARY DRAWING USE ONLY FOR REFERENCE.



SIDEWALL SHEETING & TRIM: FRAME LINE A
FINISH TO THE FIN - Head Stud Color



SIDEWALL SHEETING & TRIM: FRAME LINE C
FINISH TO THE FIN - Head Stud Color

GENERAL NOTES:
 THIS IS A PRELIMINARY DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION.
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

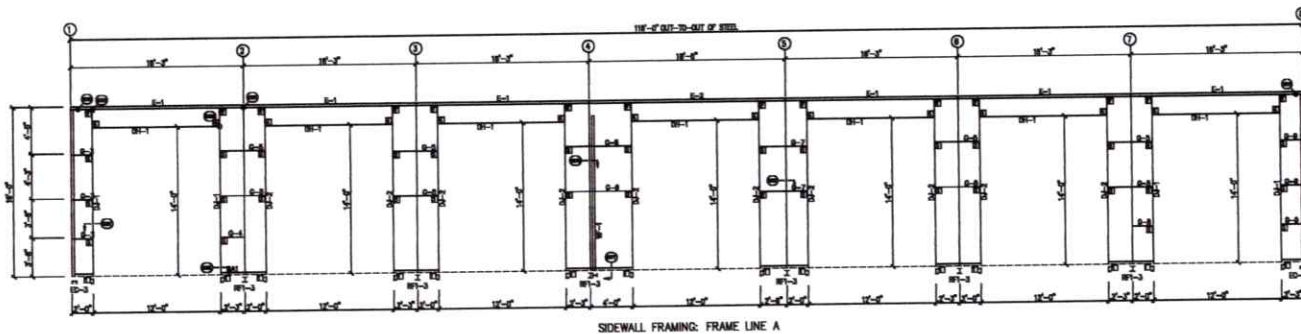
DRAWING STATUS		REVISIONS		DATE		BY		CHECKED	
<input type="checkbox"/>	DESIGNED	6/4/20	PRELIMINARY						
<input type="checkbox"/>	REVISED								
<input type="checkbox"/>	APPROVED								
<input type="checkbox"/>	ISSUED								

RHINO		Rhinoceros Software	
ARCHITECTURAL ELEVATION		REFER TO CH	
PROJECT: Chris Varner 414132618 BT BS			
DATE:	6/4/20	TIME:	11:15
SCALE:	AS SHOWN	PROJECT:	000420-01

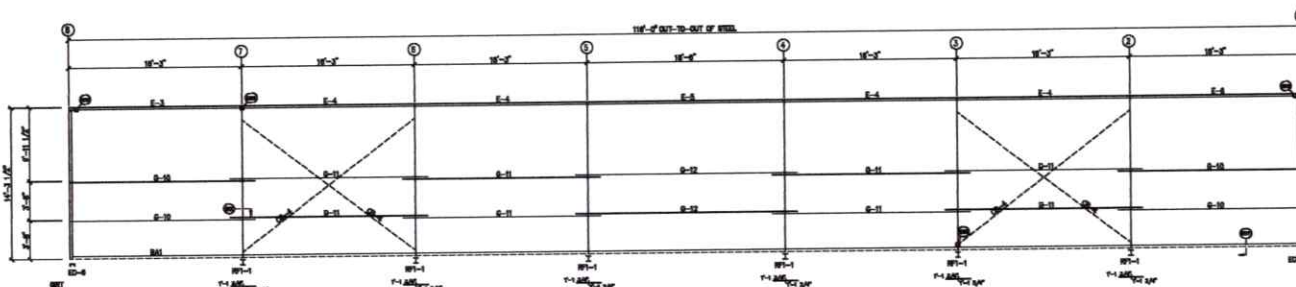
PRELIMINARY DRAWING USE ONLY FOR REFERENCE.

NO.	DATE	DESCRIPTION	BY	CHK
1	8/ 4/20	PRELIMINARY		

<input type="checkbox"/>	DESIGNED AND DRAWN BY ENGINEER
<input type="checkbox"/>	ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE SPECIFIED
<input type="checkbox"/>	ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
<input type="checkbox"/>	ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED
<input type="checkbox"/>	ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE SPECIFIED
<input type="checkbox"/>	ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED
<input type="checkbox"/>	ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE SPECIFIED



SIDEWALL FRAMING: FRAME LINE A



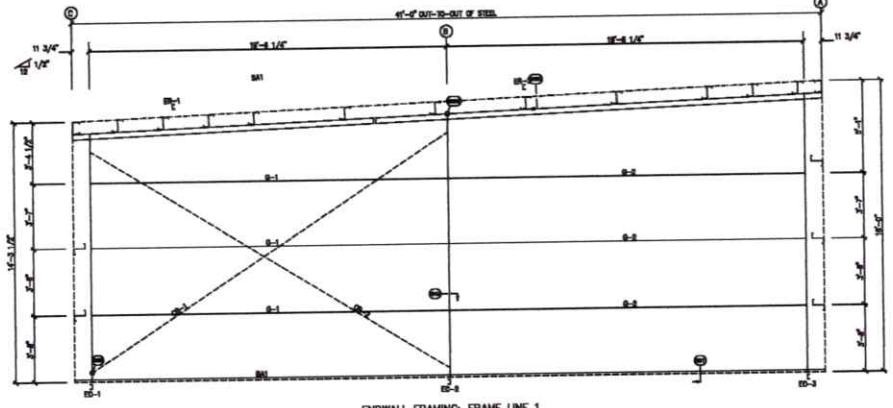
SIDEWALL FRAMING: FRAME LINE C

DRAWING STATUS		NO.	DATE	DESCRIPTION	BY	CHK
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<input type="checkbox"/>	ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE SPECIFIED					
<input type="checkbox"/>	ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED					
<input type="checkbox"/>	ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED					
<input type="checkbox"/>	ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE SPECIFIED					
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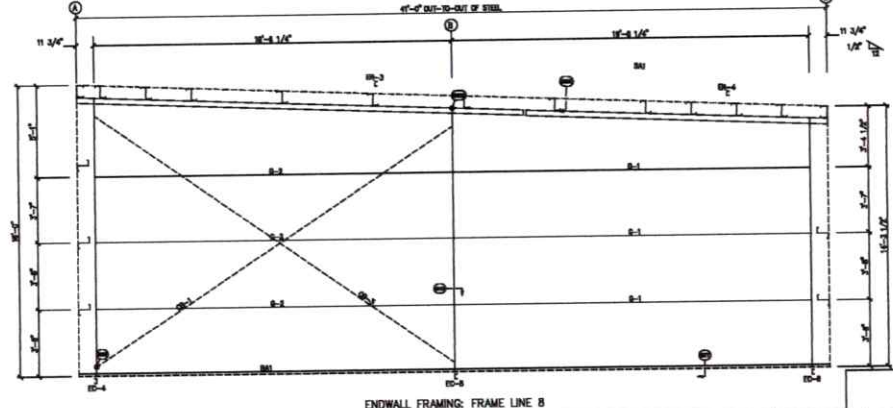
RUINO	Price Sheet 8/19, 8/20, 8/21, 8/22, 8/23, 8/24, 8/25, 8/26, 8/27, 8/28, 8/29, 8/30, 8/31, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 9/9, 9/10, 9/11, 9/12, 9/13, 9/14, 9/15, 9/16, 9/17, 9/18, 9/19, 9/20, 9/21, 9/22, 9/23, 9/24, 9/25, 9/26, 9/27, 9/28, 9/29, 9/30, 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/7, 10/8, 10/9, 10/10, 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 11/1, 11/2, 11/3, 11/4, 11/5, 11/6, 11/7, 11/8, 11/9, 11/10, 11/11, 11/12, 11/13, 11/14, 11/15, 11/16, 11/17, 11/18, 11/19, 11/20, 11/21, 11/22, 11/23, 11/24, 11/25, 11/26, 11/27, 11/28, 11/29, 11/30, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 12/15, 12/16, 12/17, 12/18, 12/19, 12/20, 12/21, 12/22, 12/23, 12/24, 12/25, 12/26, 12/27, 12/28, 12/29, 12/30, 12/31
	REVISION SIDEWALL ELEVATION RE: REFER TO C2
	Chris Verma 41x132x18 #1 SS
	DATE: 8/ 4/20
	SCALE: 1/8" = 1'-0"
	NO. 8
	SHEET 1

PRELIMINARY DRAWING USE ONLY FOR REFERENCE.


NO.	DATE	DESCRIPTION	BY	CHK



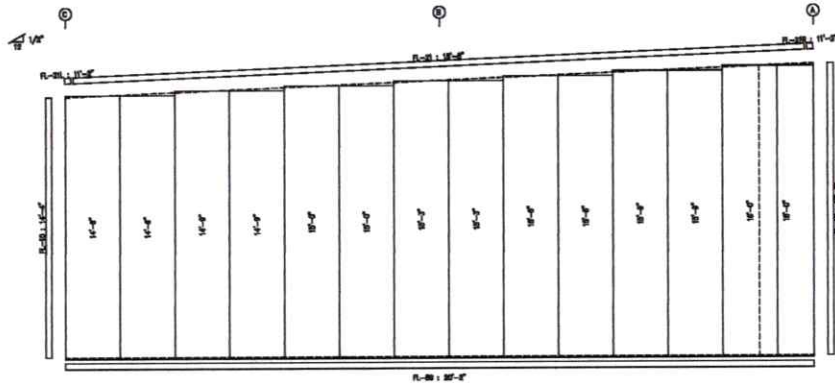
ENDWALL FRAMING: FRAME LINE 1



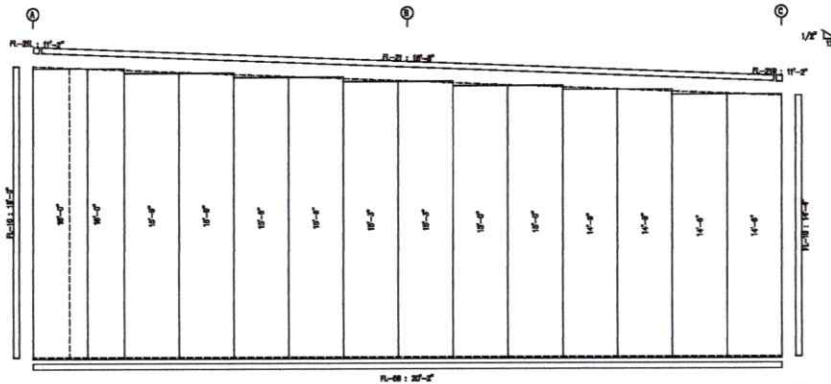
ENDWALL FRAMING: FRAME LINE 8

DRAWING STATUS <input type="checkbox"/> FOR APPROVAL: THIS DRAWING, WHEN USED AS SHOWN, AND BY IMPROPER USE THEREOF, AND FOR THE DESIGNER, ARCHITECTURE, ENGINEER, CONTRACTOR OR ANY OTHER PERSON OR ENTITY, SHALL BE CONSIDERED AS SUCH. <input type="checkbox"/> FOR REVIEW: THIS DRAWING, WHEN USED AS SHOWN, AND BY IMPROPER USE THEREOF, AND FOR THE DESIGNER, ARCHITECTURE, ENGINEER, CONTRACTOR OR ANY OTHER PERSON OR ENTITY, SHALL BE CONSIDERED AS SUCH. <input type="checkbox"/> FOR INFORMATION: THIS DRAWING, WHEN USED AS SHOWN, AND BY IMPROPER USE THEREOF, AND FOR THE DESIGNER, ARCHITECTURE, ENGINEER, CONTRACTOR OR ANY OTHER PERSON OR ENTITY, SHALL BE CONSIDERED AS SUCH. <input type="checkbox"/> FOR RECORD: THIS DRAWING, WHEN USED AS SHOWN, AND BY IMPROPER USE THEREOF, AND FOR THE DESIGNER, ARCHITECTURE, ENGINEER, CONTRACTOR OR ANY OTHER PERSON OR ENTITY, SHALL BE CONSIDERED AS SUCH.	NO.	DATE	DESCRIPTION	BY	CHK
		8/4/20	PRELIMINARY		
 BRNO <small>Build Right Now</small>					
OWNER: ENDWALL ELEVATION REFER TO CI					
DESIGNER: Chris Varner 41x132018 B1 SS					
DATE: 8/4/20					
SCALE: N.T.S.					
PROJECT NO: 080430-02					
SHEET NO:					
TOTAL SHEETS:					

PRELIMINARY DRAWING USE ONLY FOR REFERENCE.



ENDWALL SHEETING & TRIM: FRAME LINE 1
PANELS: 28 TO 30 - Head 2nd Color



ENDWALL SHEETING & TRIM: FRAME LINE 8
PANELS: 28 TO 30 - Head 2nd Color

GENERAL NOTES:
THIS IS DRAWN WITH 1/2" TRIM LAP UNLESS NOTED ON A DETAIL.
THIS IS DRAWN WITH 1/2" TRIM LAP UNLESS NOTED ON A DETAIL.
THIS IS DRAWN WITH 1/2" TRIM LAP UNLESS NOTED ON A DETAIL.

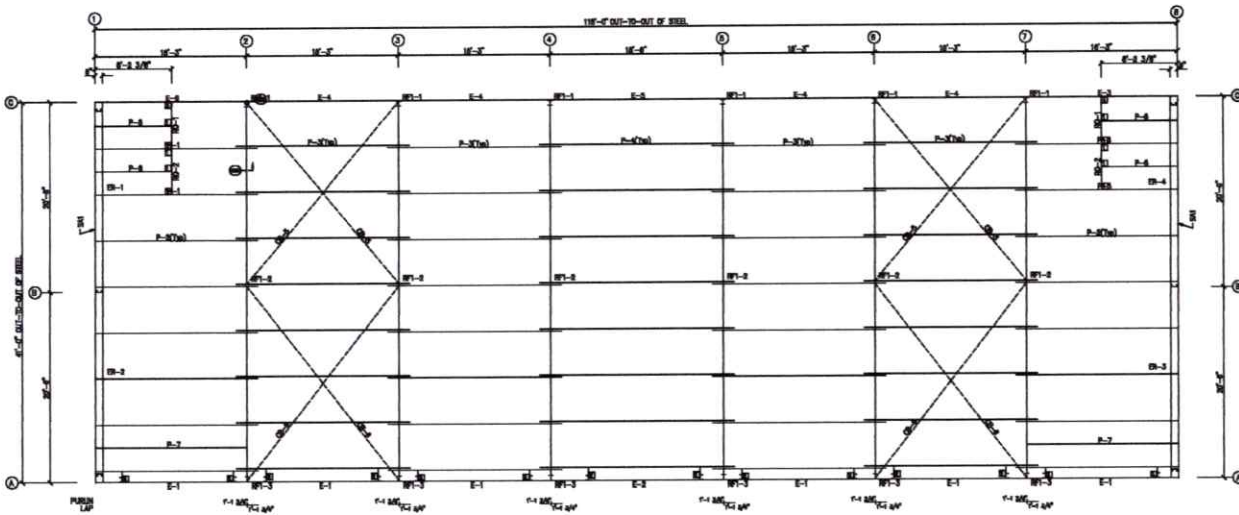
DRAWING STATUS	
<input type="checkbox"/>	THIS DRAWING, UNLESS FOR APPROVAL, AND BY OPERATION ONLY FOR THE CONTRACTOR, REPRESENTS THE FINAL DESIGN. IT IS TO BE USED FOR CONSTRUCTION AND SHALL BE SUBJECT TO THE CONTRACTOR'S OBLIGATION TO VERIFY THE ACCURACY OF THE INFORMATION AND TO OBTAIN NECESSARY PERMITS AND APPROVALS.
<input type="checkbox"/>	THIS DRAWING, UNLESS FOR PERMIT, AND BY OPERATION ONLY FOR THE CONTRACTOR, REPRESENTS THE FINAL DESIGN. IT IS TO BE USED FOR CONSTRUCTION AND SHALL BE SUBJECT TO THE CONTRACTOR'S OBLIGATION TO VERIFY THE ACCURACY OF THE INFORMATION AND TO OBTAIN NECESSARY PERMITS AND APPROVALS.
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NO.	DATE	DESCRIPTION	BY	CHKD.
1	8/4/20	PRELIMINARY		

RHINO Rhino Steel Bldg. Systems
 11111 N. 111th Street
 Omaha, NE 68148
 (402) 426-1111
 rhino@rhino-bldg.com
 rhino.com

PROJECT: ENDWALL ELEVATION SEE REFER TO (2)
 CLIENT: Chris Vermae 4th/32nd ST BR
 DATE: 8/4/20
 DRAWN BY: J.L.T.A.
 CHECKED BY: J.L.T.A.
 000420-03

PRELIMINARY DRAWING USE ONLY FOR REFERENCE.



ROOF FRAMING PLAN

DRAWING STATUS

THIS DRAWING IS FOR APPROVAL. USE OF APPROVAL DOES NOT IMPLY ENDORSEMENT OR GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION CONTAINED HEREIN.

THIS DRAWING IS FOR PRELIMINARY USE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION CONTAINED HEREIN.

THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION CONTAINED HEREIN.

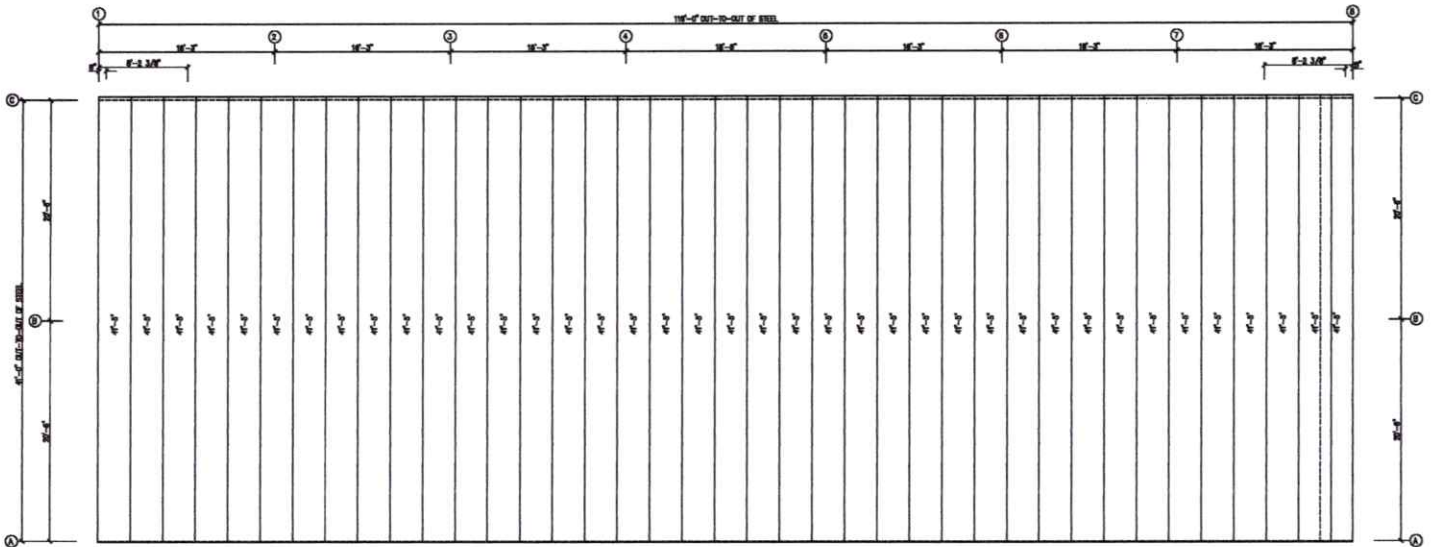
REV.	DATE	DESCRIPTION	BY	CHK
01	4/20	PRELIMINARY		

BRUNO Professional Engineering Services

1000 UNIVERSITY BLVD
 SUITE 1000
 CHICAGO, ILLINOIS 60606-4400
 TEL: 312.329.1100
 FAX: 312.329.1101
 WWW: WWW.BRUNOENGINEERING.COM

PROJECT: ROOF FRAMING PLAN
 SHEET: 01 OF 01
 DATE: 4/20/11

PRELIMINARY DRAWING USE ONLY FOR REFERENCE.



ROOF SHEETING PLAN
 PANELS: 56 Ga. PBR - Galvalume 56ga.

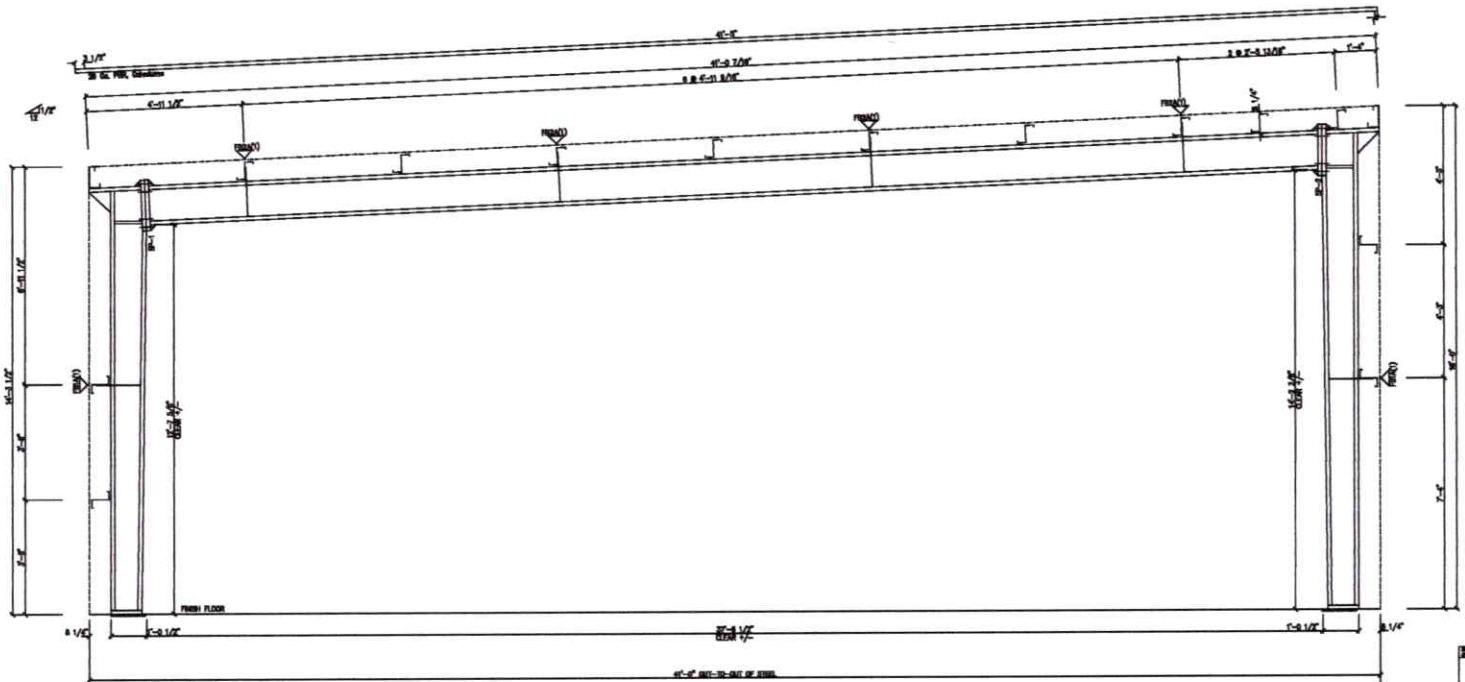
DRAWING STATUS		REVISIONS		PROJECT INFORMATION	
NO.	DATE	DESCRIPTION	BY	DATE	PROJECT
1	8/1/20	PRELIMINARY			

<input type="checkbox"/> THIS DRAWING HAS BEEN APPROVED AND IS COMPLETE FOR PERMITTING AND CONSTRUCTION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS ON SITE. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.		RHINO Roofing & Sheet Metal Systems 10000 W. 10th Ave. Suite 100 Denver, CO 80202 Phone: 303.751.1111 Fax: 303.751.1112 www.rhino-roofing.com
<input type="checkbox"/> THIS DRAWING HAS BEEN APPROVED AND IS COMPLETE FOR PERMITTING AND CONSTRUCTION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS ON SITE. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.		
PROJECT: ROOF FRAMING PLAN SHEET: 01-1000-101 OF 101		REFER TO: CI
DRAWN BY: JL CHECKED BY: JL DATE: 8/1/20		SCALE: AS SHOWN

REV	DATE	BY	CHKD	DESCRIPTION
1	8/4/20			ISSUED FOR PERMITS
2	8/4/20			ISSUED FOR PERMITS
3	8/4/20			ISSUED FOR PERMITS
4	8/4/20			ISSUED FOR PERMITS
5	8/4/20			ISSUED FOR PERMITS
6	8/4/20			ISSUED FOR PERMITS
7	8/4/20			ISSUED FOR PERMITS

FLANGE BRACKETS: (1 or 2)
 (1) Top Flange (2) Top Flange
 A - 2020-10

PRELIMINARY DRAWING USE ONLY FOR REFERENCE.



MAIN FRAME ELEVATION: FRAME LINE 2 3 4 5 6 7

DRAWING STATUS	
<input type="checkbox"/>	THIS DRAWING IS FOR APPROVAL AND IS NOT TO BE USED FOR CONSTRUCTION. APPROVAL IS TO BE OBTAINED FROM THE ARCHITECT AND ENGINEER.
<input type="checkbox"/>	THIS DRAWING IS FOR APPROVAL AND IS NOT TO BE USED FOR CONSTRUCTION. APPROVAL IS TO BE OBTAINED FROM THE ARCHITECT AND ENGINEER.
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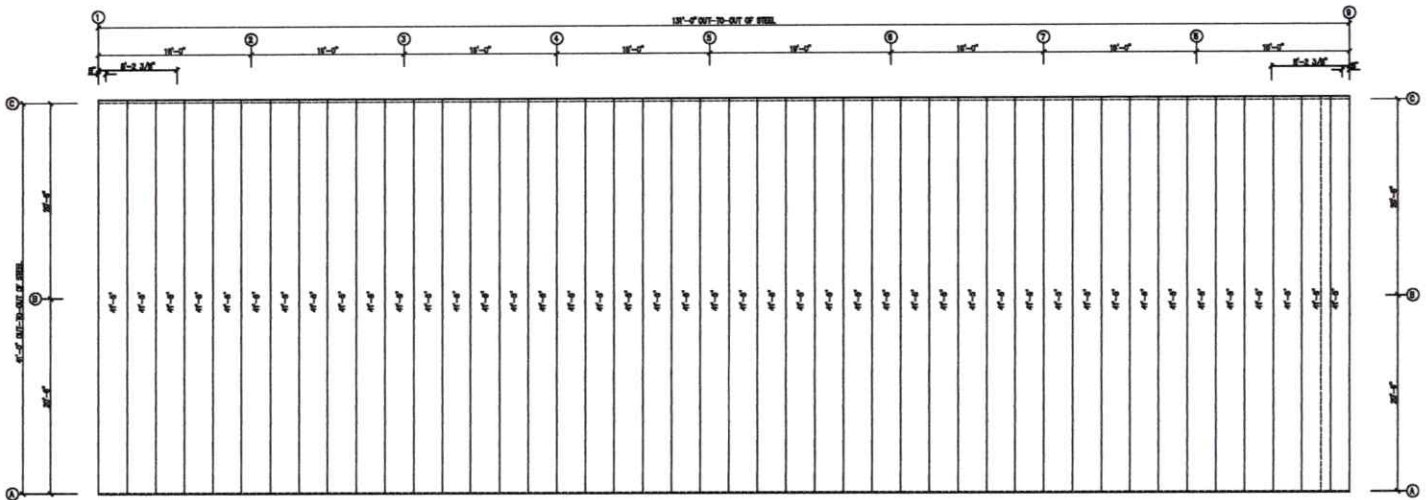
REV	DATE	DESCRIPTION	BY	CHKD
1	8/4/20	PRELIMINARY		

RHINO Plate Steel Welded Systems
 10000 N. 10th Street
 Phoenix, AZ 85020
 (602) 998-8800
 www.rhino-steel.com

PROJECT: CHOCOLATE SECTION
 CLIENT: RIVER TO CH
 DRAWING: CHOCOLATE SECTION
 DATE: 8/4/20
 SCALE: 1/4" = 1'-0"

GENERAL NOTES:
 SEE ROOF FRAMING PLAN AND SEVERAL ELEVATIONS FOR MAIN FRAME PEEK BARS.

PRELIMINARY DRAWING USE ONLY FOR REFERENCE.



ROOF SHEETING PLAN
PANELS 20 On Panel - Substrate Strip.

DRAWING STATUS	
<input type="checkbox"/>	THIS DRAWING IS FOR APPROVAL USE BY SUBMITTER ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. APPROVAL IS TO BE OBTAINED FROM THE ARCHITECT OR ENGINEER BEFORE CONSTRUCTION. THIS DRAWING IS TO BE KEPT ON FILE AND NOT REPRODUCED OR COPIED FOR ANY OTHER PURPOSE.
<input type="checkbox"/>	THIS DRAWING IS FOR APPROVAL USE BY SUBMITTER ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. APPROVAL IS TO BE OBTAINED FROM THE ARCHITECT OR ENGINEER BEFORE CONSTRUCTION. THIS DRAWING IS TO BE KEPT ON FILE AND NOT REPRODUCED OR COPIED FOR ANY OTHER PURPOSE.
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REV	DATE	DESCRIPTION	BY	CHK
01	8/ 4/20	PRELIMINARY		

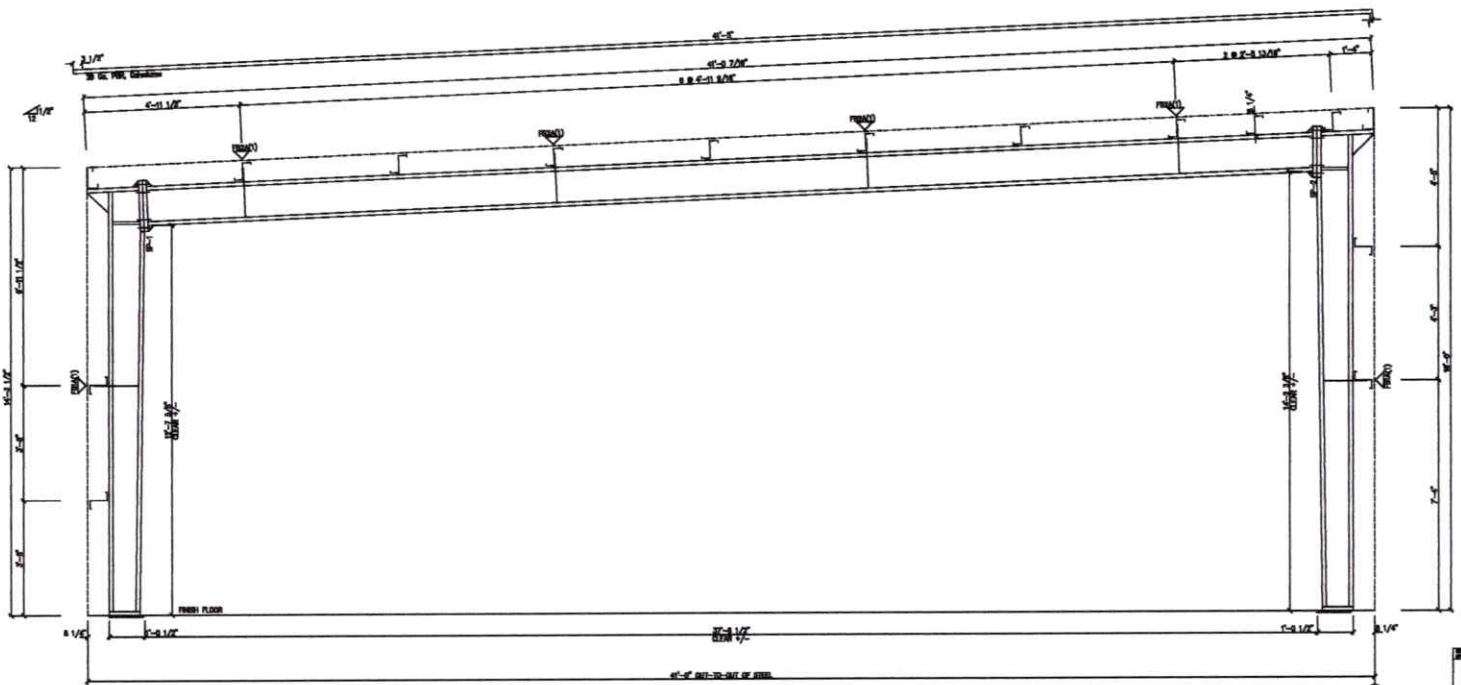
BLIND Roof Steel Deck Systems

ARCHITECT: [REDACTED]
 ENGINEER: [REDACTED]
 CONTRACTOR: [REDACTED]
 PROJECT: [REDACTED]
 SHEET NO: [REDACTED] OF [REDACTED]

Sheet No.	Rev.	Date	Description	By	Check
01	1	8/1/20	PRELIMINARY		

FLANGE BRACKETS (1 or 2)
 (1) See Note C2 for Detail
 A - 2023/08/01

PRELIMINARY DRAWING USE ONLY FOR REFERENCE.



MAIN FRAME ELEVATION: FRAME LINE 2 3 4 5 6 7 8

DRAWING STATUS	
<input type="checkbox"/>	DESIGN APPROVED
<input type="checkbox"/>	CONSTRUCTION APPROVED
<input type="checkbox"/>	AS BUILT
<input type="checkbox"/>	REVISIONS

NO.	DATE	DESCRIPTION	BY	CHECK
1	8/1/20	PRELIMINARY		

RUHO Plate Steel Deck System
 800-888-7623
 15000 W. 10th Ave., Suite 100
 Denver, CO 80202
 www.ruho.com

PROJECT: CHS-210-210-01
 DRAWING: CHS-210-210-01-01
 DATE: 8/1/20
 SCALE: AS SHOWN
 SHEET NO.: 1 OF 1
 TOTAL SHEETS: 1

GENERAL NOTES:
 SEE ROOF FRAME PLAN AND SECTIONS FOR MAIN FRAME PEEK BARRIS.