



## GROWTH MANAGEMENT

205 North Marion Ave.

Lake City, FL 32055

Telephone: (386) 719-5750

E-mail: growthmanagement@locfla.com

### FOR PLANNING USE ONLY

Application # \_\_\_\_\_

Application Fee\$ \_\_\_\_\_

Receipt No. \_\_\_\_\_

Filing Date \_\_\_\_\_

Completeness Date \_\_\_\_\_

## COMPREHENSIVE PLAN AMENDMENT

Small Scale, less than or equal to fifty (50) acres; \$1,750

Large Scale, more than fifty (50) acres; \$4,900

All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.

### A. PROJECT INFORMATION

1. Project Name: PRICE CREEK, LLC
2. Address of Subject Property: SE CR-245, LAKE CITY FL 32025
3. Parcel ID Number(s): 02-4S-17-07481-003
4. Existing Future Land Use Map Designation: RES VERY LOW
5. Proposed Future Land Use Map Designation: INDUSTRIAL
6. Zoning Designation: PROPOSED - INDUSTRIAL
7. Acreage: 110.70
8. Existing Use of Property: PLANTED PINES
9. Proposed use of Property: INDUSTRIAL

### B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner ☐ Agent
2. Name of Applicant(s): PRICE CREEK, LLC Title: R. COLE; D. CRAPPS - MANAGERS

Company name (if applicable): \_\_\_\_\_

Mailing Address: 291 NW MAIN BLVD

City: LAKE CITY State: FL Zip: 32055

Telephone: (386) 397-3002 Fax: ( ) Email: dcrapps@danielcrapps.com

**PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.**

3. If the applicant is agent for the property owner\*.

Property Owner Name (title holder): N/A

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

**PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.**

**\*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

**C. ADDITIONAL INFORMATION**

1. Is there any additional contract for the sale of, or options to purchase, the subject property?

If yes, list the names of all parties involved:

If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute

2. Has a previous application been made on all or part of the subject property? ☒ Yes ☒ No

Future Land Use Map Amendment: ☐ Yes ☒ No

Future Land Use Map Amendment Application No. \_\_\_\_\_

Site-Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No

Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. \_\_\_\_\_

Variance: ☐ Yes ☒ No

Variance Application No. \_\_\_\_\_

Special Exception: ☐ Yes ☒ No

Special Exception Application No. \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS SUBMITTED WITH ZONING CHANGE REQUEST**

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required.
4. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal. The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

### NOTICE TO APPLICANT

All ten (10) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of two (2) paper copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

**THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.**

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Daniel Crapps Daniel Crapps

Applicant/Agent Name (Type or Print)

Richard C Cole Richard Cole 7-28-25

Applicant/Agent Signature

Date

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 28 day of July, 2025 by (name of person acknowledging).

(NOTARY SEAL or STAMP)

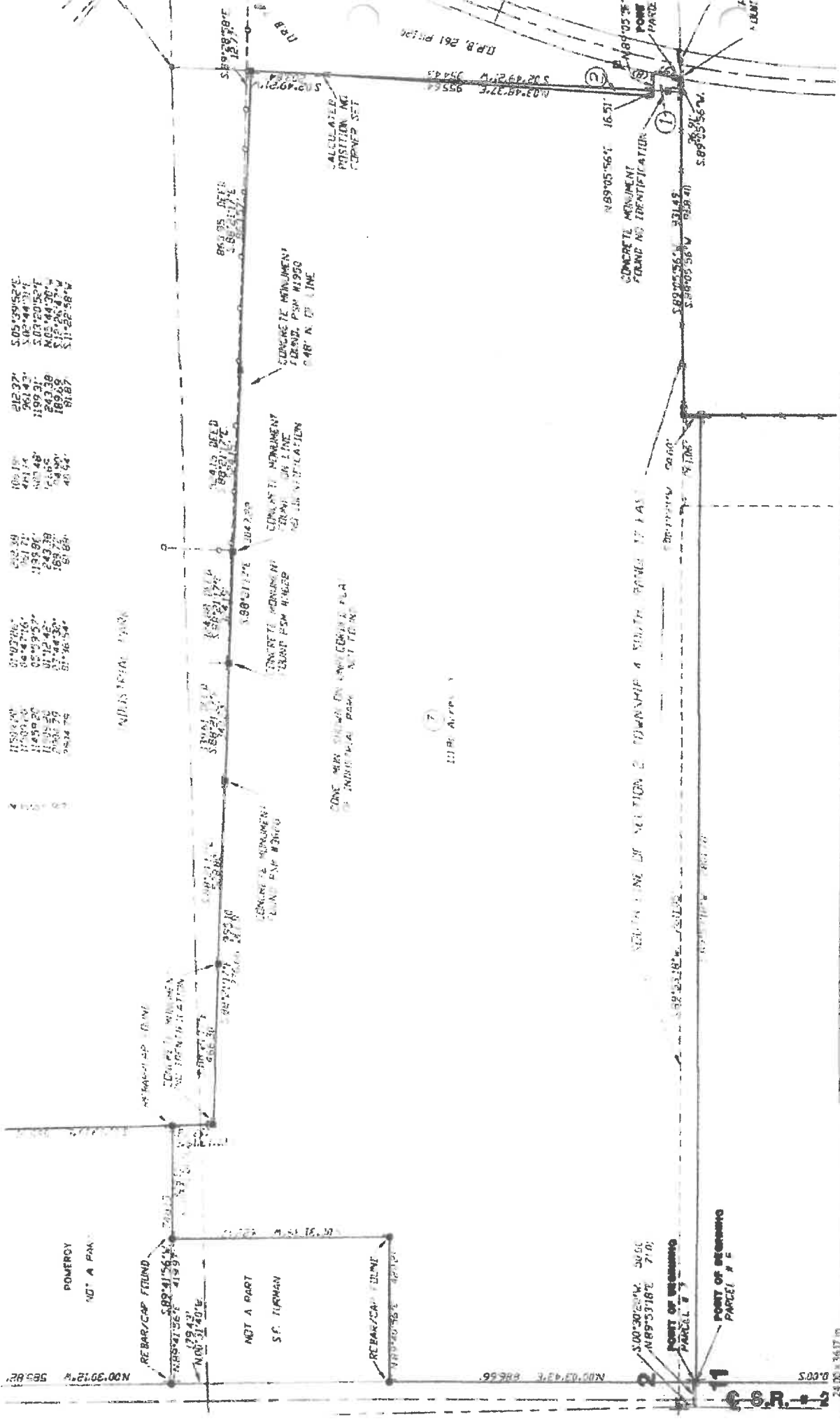


Vera Lisa Hicks  
Signature of Notary

Vera Lisa Hicks  
Printed Name of Notary

Personally, Known ☒ OR Produced Identification ☐  
Type of Identification Produced

City of Lake City - Growth Management Department  
205 North Marion Ave, Lake City, FL 32055



500° 03' 43\"/>

POWERCO  
NOT A PART

NOT A PART  
S.C. NORMAN

POINT OF BEGINNING  
PARCEL # 2  
S.00°30'20\"/>

POINT OF BEGINNING  
PARCEL # 1

500° 03' 43\"/>

24.00 x 36.37 m

7  
LINE APPROX.

ADJ. TO FINAL

SECTION 1 NE OF SECTION 2 TOWNSHIP 4 SOUTH RANGE 17 EAST

CONCRETE MONUMENT  
FOUND NO IDENTIFICATION

CONCRETE MONUMENT  
FOUND NO IDENTIFICATION

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5.05°39'52\"/>

212.27'

106.10'

212.59'

51°03'06\"/>

1153.60'

1153.60'

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0 0.07 0.14 0.21 0.28 0.35 0.42 0.49 0.56 0.63 0.7 mi

**CONCURRENCY  
WORKSHEET**

Price Creek, LLC  
March 1, 2018

**Trip Generation Analysis**

| ITE Code | ITE Use         | ADT Multiplier | PM Peak Multiplier | Total Floor Area* | Total ADT | Total PM Peak |
|----------|-----------------|----------------|--------------------|-------------------|-----------|---------------|
| 130      | Industrial Park | 3.34           | 0.46               | 2411.05           | 8052.91   | 1109.08       |

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF

Per US Green Building Council, ITE for Industrial Park Land Use Code 130 is 500 SF per employee

**Potable Water Analysis**

| ITE Code | Use             | Floor Area Ratio (SF) x 1 employee per 500 SF | Statistical data from N FL Regional Planning Council (GPD) | Total Potable Water Usage (GPD) |
|----------|-----------------|---|--|---------------------------------|
| 130      | Industrial Park | 2411.05                                       | 22.50  | 54248.54                        |

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF

Per US Green Building Council, ITE for Industrial Park Land Use Code 130 is 500 SF per employee

GPD = Gallons per Day

**Sanitary Sewer Analysis**

| ITE Code | Use             | Floor Area Ratio (SF) x 1 employee per 500 SF | Statistical data from N FL Regional Planning Council (GPD) | Total Sanitary Sewer Effluent (GPD) |
|----------|-----------------|---|--|-------------------------------------|
| 130      | Industrial Park | 2411.05                                       | 17.50  | 42193.31                            |

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF

Per US Green Building Council, ITE for Industrial Park Land Use Code 130 is 500 SF per employee

GPD = Gallons per Day

**CONCURRENCY  
WORKSHEET**

Price Creek, LLC  
March 1, 2018

**Solid Waste Analysis**

| ITE Code | Use             | Floor Area Ratio (SF) per 1,000 SF of gross floor area | Statistical data from N FL. Regional Planning Council (pounds) | Total Sanitary Sewer Effluent (GPD) |
|----------|-----------------|--|--|-------------------------------------|
| 130      | Industrial Park | 1205.52  | 5.50   | 6630.38                             |

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF





## *Comprehensive Plan Consistency Analysis*

*The following analysis identifies how this application is consistent with the County's Comprehensive Plan. Language from the comprehensive plan is provided in normal font, and the consistency statements are provided in bold and italics font.*

### *Property Location*

*The property is +110 acres and is located on SE County Road 245 in Columbia County (Tax Parcel 02-4S-17-07481-003), Price Creek LLC.*

### *Future Land Use Element*

*GOAL I – IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE COUNTY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVING IN PLACE OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.*

### *OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS*

*Urban development areas are those areas designated by the North Central Florida Strategic Regional Policy Plan and shown on the county's future land use plan map.*

*Objective I.1 - The County shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.*

***Consistency: The proposed development on the subject site is consistent with the types of uses allowed by the Industrial FLU category. The property is located on County Road 245 in an urban development area and is adjacent to the existing Industrial Park on State Road 100.***

*Policy I.1.1 - The county shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the county shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.*

***Consistency: The proposed industrial development is located between CR 245 and CR 245A. Public utilities are not available. Private potable water well, individual septic tanks and/or a package treatment plant will be placed on site and sized accordingly during the design phase.***

*Policy I.1.2 - The county's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.*

***Consistency: The subject property is currently located within the Residential Very Low Density FLU designation. The Industrial and Agriculture 3 designation is adjacent to the subject property. CR 245 is considered a Major Collector Road with level of service D. CR 245A is a Minor Collector Road with level of service D.***



*Policy I.1.3 - The county's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2023.*

***Consistency: The subject property is located on CR 245. This section of CR 245 is now a County Road with industrial, residential and agriculture FLU designations. The subject property will be developed before 2023.***

*Policy I.1.4 - The county shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.*

***Consistency: The subject property is located along CR 245 in a section that has industrial, residential and agriculture FLU designations. The industrial designation is consistent with the surrounding area and will have no adverse impacts on the existing land uses***

*Policy I.1.5. - The county shall continue to regulate govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.*

***Consistency: The future industrial development on the subject property will be designed in accordance with the design standards of the County and regulating agencies with jurisdiction during the design phase.***

*Policy I.1.6 - The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.*

***Consistency: The proposed industrial development will meet the County LDR's for Industrial land use with 0.25 floor area ratio.***

#### ***OBJECTIVES AND POLICIES FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS***

*Objective I.3 - The County shall include within the site plan review process to be adopted as part of the land development regulations, that adjacent land uses shall not be adversely impacted by any change in land use.*

***Consistency: The proposed industrial use is consistent with the types of uses allowed by the Industrial FLU category. The property is located on CR 245 in an urban development area and is adjacent to the existing Industrial Park with Industrial FLU designation on SR 100.***

*Policy I.3.1 - The county shall continue to regulate the location of public facilities so as to discourage the proliferation of urban sprawl. However, nothing in this provision shall limit the improvement of any public road in an area of the county.*

***Consistency: The subject property is located on CR 245 south of an existing industrial FLU designation on CR 245 and adjacent to an existing Industrial Park on SR 100 with an industrial FLU designation.***

*Policy I.3.5 - The county shall continue to have provisions for drainage, stormwater management, open space, convenient on site traffic flow and needed vehicle parking for all development.*

***Consistency: The future industrial development on the subject property will be designed in accordance with the design standards of the County and regulating agencies with jurisdiction during the design phase.***

*Transportation Element*

***GOAL II – PROVIDE FOR A TRAFFIC CIRCULATION SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.***

Objective II.1 - The County shall maintain a safe, convenient and efficient level of service standard for all roadways.

***Consistency: The property is located on County Road 245 with a Level of Service D per the 2013 FDOT Quality/Level of Service Handbook and currently meets and/or exceeds the current standard for traffic circulation.***

Policy II.1.1 – Establish the service standards as noted below at peak hour for the following roadway segments within the County as defined within the FDOT Quality/LOS Handbook, 2013.

***Consistency: The property is located on County Road 245 with a Level of Service D per the 2013 FDOT Quality/Level of Service Handbook and currently meets and/or exceeds the current standard for traffic circulation.***

Policy II.1.2 – The County shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads.

***Consistency: The future industrial development on the subject property will be designed in accordance with the design standards of the County including driveway connection details and requirements.***

Policy II.1.3 – The County shall require the provision of safe and convenient on-site traffic, which includes the provision for vehicle parking.

***Consistency: The future industrial development on the subject property will be designed in accordance with the design standards of the County including required vehicle parking requirements.***

*Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element*

Objective IV.2 - The County shall coordinate the continued extension of, or increase in the capacity of sanitary sewer facilities by scheduling the completion of public facility improvements concurrent with projected demand.

***Consistency: The proposed industrial development is located between CR 245 and CR 245A. Public utilities are not available. Individual septic tanks and/or a package treatment plant will be placed on site and sized accordingly during the design phase per Chap. 64E-6, F.A.C.***

Objective IV.3 - The County shall coordinate the continued extension of, or increase in the capacity of solid waste facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

***Consistency: The solid waste facilities for the proposed industrial development will be located at the County landfill. The proposed industrial development should not have a negative impact as the County facility currently meets and/or exceeds the level of service required by the Comprehensive Plan.***

Objective IV.4 - The County shall continue to coordinate the extension of, or increase in the capacity of, drainage facilities by scheduling the completion of public facility improvements and requiring they are concurrent with projected demand.

***Consistency: The future industrial development on the subject property will be designed in accordance with the design standards of the County and regulating agencies with jurisdiction during the design phase.***

Objective IV.5 - The County shall continue to coordinate the extension of, or increase in the capacity of, potable water facilities by scheduling the completion of public facility improvements and requiring they are concurrent with projected demand.

***Consistency: The proposed industrial development is located between CR 245 and CR 245A. Public utilities are not available. Private individual water wells will be placed on site and sized accordingly during the design phase***

Parcel #02-4S-17-07481-003

Exhibit "A"

Parcel No. 7:

A part of the South ½ of Section 2 and the North ½ of Section 11, all in Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Southwest corner of said Section 2 and run S 00° 30' 20" W, along the West line of said Section 11, a distance of 50.60 feet; thence N B9° 53' 18" E, a distance of 71.01 feet to a point on the East Right-of-Way Line of State Road #245 (Price Creek Rd) for a Point of Beginning; Thence N 00° 03' 43" E, along said East Right-of-Way Line, a distance of 886.66 feet to a rebar and cap; Thence N 89° 40' 56" E, a distance of 420.21 feet to a rebar and cap; thence N 00° 31' 39" W a distance of 622.17 feet to a concrete monument; thence N 89° 41' 56" E, a distance of 328.15 feet; thence S 01° 19' 19" E, a distance of 117.78 feet; thence S B8° 21' 17" E, a distance of 3047.22 feet; thence S 02° 49' 21" W a distance of 203.84 feet; thence S 03° 48' 37" W a distance of 955.64 feet; thence N 89° 05' 56" E, a distance of 67.70 feet to the Westerly Right-of-Way Line of State Road 245-A; thence Southerly along the arc of a curve to the left on said Right-of-Way having a radius of 2904.79 feet, an included angle of 01° 36' 54" for an arc distance of 81.88 feet to a concrete monument at its intersection with the South Line of said Section 2; thence S 89° 05' 56" W, along said South Line a distance of 968.40 feet; thence S 00° 13' 21" W, a distance of 50.60 feet; thence S 89° 53' 18" W, a distance of 2801.78 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.



[illegible]

Rec. 27.00  
Dr. 9,126.60

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

File No. 05-432 & 433

Property Appraiser's  
Parcel Identification No.  
02-48-XXXXXXXXXX

Inst:2005019442 Date:08/11/2005 Time:14:42  
Doc Stamp-Deed : 9126.60

271K DC, P. Dewitt Cason, Columbia County B:1054 P:2254

### WARRANTY DEED

THIS INDENTURE, made this 11th day of August 2005, BETWEEN SANDRA S. TURMAN, individually, and as Trustee of the SANDRA S. TURMAN LIVING TRUST dated October 2, 2002, whose post office address is 4276 NW Wisteria Drive, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantor\*, and PRICE CREEK, LLC, a Florida Limited Liability Company, whose document number assigned by the Secretary of State of Florida is LXXXXXXXXXX and whose Federal Tax I.D. Number is XXXXXXXXXX\*, whose post office address is 2806 US Highway 90 West, Suite 101, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantee\*.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

N.B.: Neither the Grantor nor any member of her family live or reside on the property described herein or any land adjacent thereto or claim any part thereof or any land adjacent thereto as their homestead.


\*N.B.: THE PURPOSE OF INCLUDING THE DOCUMENT NUMBER AND THE FEDERAL TAX I.D. NUMBER OF THIS GRANTEE IS TO AVOID CONFUSION BETWEEN THIS GRANTEE AND ANY OTHER LIMITED LIABILITY COMPANY OF THE SAME OR SIMILAR NAME.

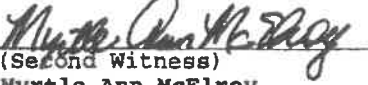
and said grantor does hereby fully warrant the title to said land,  
and will defend the same against the lawful claims of all persons  
whomsoever.

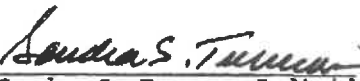
\*"Grantor" and "grantee" are used for singular or plural, as  
context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand  
and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

  
(First Witness)  
Terry McDavid  
Printed Name

  
(Second Witness)  
Myrtle Ann McElroy  
Printed Name

 (SEAL)  
Sandra S. Turman, Individually,  
and as Trustee of the Sandra S.  
Turman Living Trust dated  
October 2, 2002

Inst:2005019442 Date:08/11/2005 Time:14:42  
Doc Stamp-Deed : 9126.60  
DC, P. Dewitt Cason, Columbia County B:1054 P:2255

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 11th  
day of August 2005, by SANDRA S. TURMAN, individually, and as  
Trustee of the SANDRA S. TURMAN LIVING TRUST dated October 2, 2002.  
She is personally known to me and did not take an oath.


  
Notary Public  
My Commission Expires: \_\_\_\_\_



EXHIBIT "A"

PARCEL NO. 7:

A part of the South 1/2 of Section 2 and the North 1/2 of Section 11, all in Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Southwest Corner of said Section 2 and run S 00°30'20"W, along the West Line of said Section 11, a distance of 50.60 feet; thence N 89°53'18"E, a distance of 71.01 feet to a point on the East Right-of-Way Line of State Road #245 (Price Creek Road) for a POINT OF BEGINNING; thence N 00°03'43"E, along said East Right-of-Way Line, a distance of 886.66 feet to a rebar and cap; thence N 89°40'56"E, a distance of 420.21 feet to a rebar and cap; thence N 00°31'39"W, a distance of 622.17 feet to a concrete monument; thence N 89°41'56"E, a distance of 328.15 feet; thence S 01°19'19"E, a distance of 117.78 feet; thence S 88°21'17"E, a distance of 3047.22 feet; thence S 02°49'21"W, a distance of 203.84 feet; thence S 03°48'37"W, a distance of 955.64 feet; thence N 89°05'56"E, a distance of 67.70 feet to the Westerly Right-of-Way Line of State Road #245A; thence Southerly along the arc of a curve to the left on said Right-of-Way having a radius of 2904.79 feet, an included angle of 01°36'54" for an arc distance of 81.88 feet to a concrete monument at its intersection with the South Line of said Section 2; thence S 89°05'56"W, along said South Line a distance of 968.40 feet; thence S 00°13'21"W, a distance of 50.60 feet; thence S 89°53'18"W, a distance of 2801.78 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

Inst:2005019442 Date:08/11/2005 Time:14:42  
Doc Stamp-Deed : 9126.60  
DC,P.Dewitt Cason,Columbia County B:1054 P:2256



ARTICLES OF ORGANIZATION FOR  
PRICE CREEK, LLC

ARTICLE I - Name:

The name of the Limited Liability Company is: Price Creek,  
LLC

ARTICLE II - Address:

The mailing address and street address of the principal office  
of the Limited Liability Company is:

2806 US Highway 90 West, Suite 101  
Lake City, FL 32055

ARTICLE III - Duration:

The company shall commence its existence on the date these  
articles of organization are filed by the Florida Department of  
State. The company's existence shall be perpetual, unless the  
company is earlier dissolved as provided in these articles of  
organization.

ARTICLE IV - Management:

The Limited Liability Company is to be managed by the members  
and the names and addresses of the managing members are:

Daniel Crapps  
2806 US Highway 90 West, Suite 101  
Lake City, FL 32055

Richard C. Cole  
Post Office Box 16  
Lake City, FL 32056

FILED  
2005 JUN 30 PM 2:32  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

ARTICLE V - Admission of Additional Members:

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be:

No additional members shall be admitted to the company except with the unanimous written consent of all the members of the company and on such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the company as set forth in the regulations of the company, but the transferee shall have no right to participate in the management of the business and affairs of the company or become a member unless all the other members of the company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

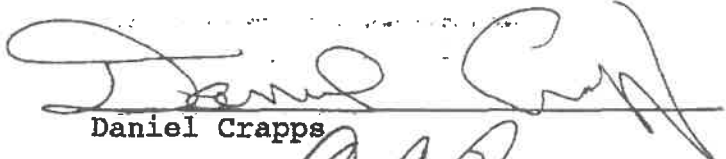
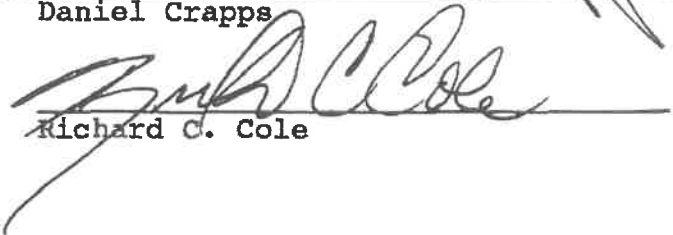
ARTICLE VI - Members Rights to Continue Business:

The right, if given of the remaining members of the Limited Liability Company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company shall be:

The company shall be dissolved on the death, bankruptcy, or dissolution of a member or manager, or on the occurrence of any other event that terminates the continued membership of a member in the company, unless the business of the company is continued by the

FILED  
2005 JUN 30 PM 2:32  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

consent of all the remaining members, provided there is at least one remaining member.

  
Daniel Crapps  
  
Richard C. Cole

(In accordance with §608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

FILED  
2005 JUN 30 PM 2:32  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

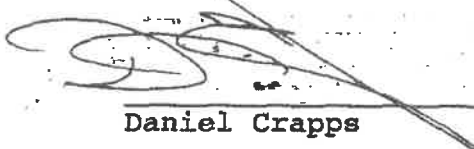
**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF §608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is: Price Creek, LLC.
2. The name and the Florida street address of the registered agent are:

Daniel Crapps  
2806 US Highway 90 West, Suite 101  
Lake City, FL 32055

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

  
Daniel Crapps

FILED  
2006 JUN 30 PM 2:32  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA



| PARCEL NUMBER | ESCROW CD | Millage Code |
|---------------|-----------|--------------|
| R07481-003    |           | 1            |

PRICE CREEK LLC  
291 NW MAIN BLVD  
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

(AKA PRCL #7 UNR SURVEY):  
COMM AT SW COR OF SEC, RUN S  
ALONG W LINE SEC 11, 50.60 FT,

135 NE Hernando Ave, Suite 125, Lake City, FL 32055  
(386) 758-1077

AD VALOREM TAXES

| TAXING AUTHORITY              | ASSESSED VALUE | MILLAGE RATE | EXEMPTION AMOUNT | TAXABLE AMOUNT | TAXES LEVIED |
|-------------------------------|----------------|--------------|------------------|----------------|--------------|
| CITY OF LAKE CITY             |                |              |                  |                |              |
| LAKE CITY                     | 40,596         | 4.9000       | 0                | 40,596         | 198.92       |
| BOARD OF COUNTY COMMISSIONERS |                |              |                  |                |              |
| GENERAL FUND                  | 40,596         | 7.8150       | 0                | 40,596         | 317.26       |
| COLUMBIA COUNTY SCHOOL BOARD  |                |              |                  |                |              |
| DISCRETIONARY                 | 40,596         | 0.7480       | 0                | 40,596         | 30.37        |
| LOCAL                         | 40,596         | 3.1430       | 0                | 40,596         | 127.59       |
| CAPITAL OUTLAY                | 40,596         | 1.5000       | 0                | 40,596         | 60.89        |
| SUWANNEE RIVER WATER MGT DIST |                |              |                  |                |              |
| WATER MGT                     | 40,596         | 0.2936       | 0                | 40,596         | 11.92        |
| LAKE SHORE HOSPITAL AUTHORITY |                |              |                  |                |              |
| LK SHORE                      | 40,596         | 0.0001       | 0                | 40,596         | 0.00         |

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia  
County Property Appraiser for exemption/assessment questions.

|               |         |                  |        |
|---------------|---------|------------------|--------|
| TOTAL MILLAGE | 18.3997 | AD VALOREM TAXES | 746.95 |
|---------------|---------|------------------|--------|

NON AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY         | RATE                | AMOUNT |
|---------------------------|---------------------|--------|
| XLCF CITY FIRE ASSESSMENT | 0.00 Unit @311.2600 | 0.00   |

SAVE TIME PAY ONLINE @ [www.columbiataxcollector.com](http://www.columbiataxcollector.com)

|                            |      |
|----------------------------|------|
| NON AD VALOREM ASSESSMENTS | 0.00 |
|----------------------------|------|

|                                |        |  |
|--------------------------------|--------|--|
| COMBINED TAXES AND ASSESSMENTS | 746.95 | See reverse side for important information |
|--------------------------------|--------|--|

|              |                 |                               |              |                    |                    |
|--------------|-----------------|-------------------------------|--------------|--------------------|--------------------|
| Paid In Full | Taxes<br>746.95 | Discount / Interest<br>-22.41 | Fees<br>0.00 | Payments<br>724.54 | Amount Due<br>0.00 |
|--------------|-----------------|-------------------------------|--------------|--------------------|--------------------|

Kyle Keen, CFC

Columbia County Tax Collector

2024 Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

23949.0000

| PARCEL NUMBER | ESCROW CD | Millage Code |
|---------------|-----------|--------------|
| R07481-003    |           | 1            |

PRICE CREEK LLC  
291 NW MAIN BLVD  
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

(AKA PRCL #7 UNR SURVEY):  
COMM AT SW COR OF SEC, RUN S  
ALONG W LINE SEC 11, 50.60 FT,

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

|              |                 |                               |              |                    |                    |
|--------------|-----------------|-------------------------------|--------------|--------------------|--------------------|
| Paid In Full | Taxes<br>746.95 | Discount / Interest<br>-22.41 | Fees<br>0.00 | Payments<br>724.54 | Amount Due<br>0.00 |
|--------------|-----------------|-------------------------------|--------------|--------------------|--------------------|

Receipt(s) 2024-24647 on 12/26/24 for \$724.54 by PRICE CREEK LLC

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS