CONFIDENTIAL PRE-CONSTRUCTION STATUTORY AUDIT NOTICE // DUVAL COUNTY, FL

Notice of Completed 150-Page Statutory Arbitrage Dossier: OCEANWOOD DRIVE LLC

TO: GREENWOOD AVENUE LLC (Authorized Managing Member (AMBR)) — OCEANWOOD DRIVE LLC (Sunbiz Doc #: L26000152386)
REGISTERED OFFICE: 2009 ART MUSEUM DR, JACKSONVILLE, FL 32207
SUBJECT ACQUISITION: Clerk Instrument #2026262016 (Recorded 11/05/2026) | Parcel: Duval Folio #262016-0000
LEGAL DESCRIPTION: L 2 PT L 5 B 13 BOWES DIVISION OF OCEANV | **RECORDED BASIS:** $1,125,000.00

EXECUTIVE AUDIT FINDING: Following the recording of Official Records Instrument **#2026262016** in Duval County, GIS Financial Group executed an automated PostGIS spatial intersection (COJ Ch. 656 Zoning, SJRWMD Ch. 62-330 ERP Wetlands, FEMA NFHL, and JEA Utilities) and modeled your pre-construction carrying-cost exposure. At current commercial debt and property tax rates, standard sequential City of Jacksonville permitting queues (180 days) erode **$317.47 per calendar day** ($57,144.60 cumulative).

AUDIT METRIC / STATUTORY LEVER	180-DAY MUNICIPAL QUEUE	45-DAY STATUTORY TRACK	NET EQUITY PRESERVED
Acquisition Capital Basis	$1,125,000.00	$1,125,000.00	Verified Commercial Deed
Daily Holding Burn (10.3% Annual)	$317.47 / day	$317.47 / day	135 Calendar Days Saved
Cumulative Carrying Cost	$57,144.60	$14,286.15	$42,858.45
F.S. 553.791(2)(b) Fee Discount	$0.00 (Standard Fee)	Mandatory COJ Discount	$3,150.00
TOTAL PRE-CONSTRUCTION ARBITRAGE	Unprotected Queue Bleed	Protected Private Track	$46,008.45

CONTENTS OF YOUR PREPARED 150-PAGE MASTER EXECUTION BINDER (HELD IN ESCROW):

• **Section I & II (Pages 001–038):** 180-Day Carrying-Cost Ledger, 300-DPI Parcel Boundary & 300-Ft Variance Buffer Map, and COJ Ch. 656 Zoning/Tree Mitigation Audit.
• **Section III & IV (Pages 039–092):** SJRWMD Ch. 62-330 Wetland & Stormwater ERP Calcs, FEMA/JEA Utility Tie-In Maps, CMMSO Mobility CDN & 10-Set Civil Plan Checklists.
• **Section V & VI (Pages 093–150):** Pre-Filled Notice to Building Official (NTBO), Plan Compliance Affidavit (PCA), F.S. § 166.033 30-Day Completeness Demand, and F.S. § 553.791 (HB 803) Day-11 Deemed-Approval Writ.

HOW TO AUTHORIZE RELEASE OF YOUR 150-PAGE MASTER DOSSIER:
Your complete 150-page engineering and legal binder (Reference Code: **INST-2026262016**) is compiled and ready for immediate release. Visit **https://entitlements.gisfinancialgroup.com** and enter Clerk Instrument **#2026262016**, or contact Principal Auditor **Frederick D. Griffin, M.S.R.E.D.** directly to schedule an executive briefing.