

# Business Improvement Grant Application for 619 South Main Street

January 17, 2024



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## SOUTH MAIN STATION - MAIN STREET CORRIDOR

### PROJECT OVERVIEW

This project is part of the overall redevelopment of 619 and 601 South Main Street, which together comprise South Main Station. South Main Station is conceived as a pedestrian-oriented gathering place celebrating local business, community, and the history of the property where it is located. Currently, South Main Station is home to Heartwood Soundstage, Humble Woodfire, Bingo Deli & Pub, Akira Wood, LLC, and the weekly GNV Market. A new local microbrewery, Grand Scheme Brewing, is set to open in the beginning of 2024, and celebrated local author, Lauren Groff is slated to open a bookstore, The Lynx, in the Spring of 2024. All of these are locally owned businesses.

All work in this project occurs at the facades of the historic Baird Hardware Building visible from South Main Street and located next to Depot Park. These facades include the area inside the North Main Street entrance running East/West at the north end of the Baird Building, as well as the corridor running North/South between the West facade of the Baird Building and the property line along the Main Street sidewalk (and ending at the South Main Street entrance).

This project will build on improvements made in 2021 and 2022 with business improvement grant funds applied for in 2021. The project will transform these areas visible from the Main Street right of way to provide a public-facing, pedestrian-only, wheelchair-accessible green space with walkways, gardens, a wood deck, seating, shade, and lighting for the businesses at South Main Station.

A critical part of the long-term plan for South Main Station is to make most of the four-acre property pedestrian-only. This project will take a major step in that direction by closing off the North Main Street entrance to vehicular traffic and transforming what is currently asphalt driveway into a main pedestrian entrance and thoroughfare from South Main Street. The accessible thoroughfare will be lined with native shade trees, landscaping and lighting, and deck and garden seating.

The proposed improvements will enhance corridor aesthetics, pedestrian comfort, accessibility, and overall public safety along this critical portion of the downtown corridor where these things are needed.

**SECTION A: APPLICANT INFORMATION**

Applicant Name: GLENN HOCH SHITAMA Business Name: AKIRA WOOD, INC.

Business Federal ID#: 59-1997257 Year Established: 1977 Legal Structure: S Corp

Is the business currently registered with the City of Gainesville to pay local business tax?: YES

Is the business registered with the City of Gainesville as (check all that apply):  
 Small  
 Local  
 Diverse

Applicant Mailing Address: 619 SOUTH MAIN STREET GAINESVILLE FLORIDA 32601  
Street City State Zip Code

Telephone: (352) 375-0691 E-Mail: HOCH@AKIRAWOOD.COM Website: WWW.AKIRAWOOD.COM;  
MARIKO@SOUTHMAINSTATIONGNV.COM SOUTHMAINSTATIONGNV.COM  
INSTAGRAM: @SOUTHMAINSTATION.GNV

Has the Applicant previously received CRA or GCRA business improvement grant funds?

Yes  No If Yes, when? 2022 (FOR APPLICATION SUBMITTED 3/17/2021)

**SECTION B: PROPERTY OWNER INFORMATION (If different than Applicant)**

Property Owner Name: BAIRD CENTER ASSOCIATION INC

Mailing Address: 619 SOUTH MAIN STREET GAINESVILLE FLORIDA 32601  
Street City State Zip Code

Telephone: (352) 258-2772 E-Mail: CELESTEAS@GMAIL.COM

**SECTION C: BUILDING INFORMATION**

Project Building Address: 619 SOUTH MAIN STREET GAINESVILLE FLORIDA 32601  
Street City State Zip Code

## SECTION D: DESCRIPTION OF WORK

Please describe the following, use additional paper if necessary:

What improvements are to be done?

See Bid Narrative & Specifications; renderings of proposed improvements (Attachment A); landscape and hardscape plans, details, and elevations (Attachment B); and stormwater management plan (Attachment C).

If this is a historic building, what restoration work will be done?

See Bid Narrative & Specifications; renderings of proposed improvements (Attachment A); landscape and hardscape plans, details, and elevations (Attachment B); and stormwater management plan (Attachment C).

Is this Project necessary to retain or attract new tenants? If to attract new tenants, how many new jobs are expected to be created?

Yes. We are using this grant for improvements to retain existing tenants (Bingo Deli & Pub, Humble Woodfire, Grand Scheme Brewery, and newly-signed tenant the Lynx Bookstore) and to attract new tenants, which include a coffee shop in what is now storage space. We expect to create five to ten additional jobs in the next year. This project will create a large amount of accessible outdoor seating and garden space for patrons of all the tenants. It is especially critical for the new Brewery and proposed coffee shop, as they do not otherwise have outdoor seating.

Does the Project correct exterior code deficiencies? If so, please explain.

Yes. This project will increase accessibility on our property. It will create a much-needed accessible path from the main parking lot on the South side of the property and adjacent to Depot Park as well as from three separate entrances on Main Street. Currently, the only accessible access from the main parking lot requires people to go to the east boundary of the property and around a service road to the north side of the property. Creating an accessible path on the Main Street Corridor will provide a safer, more direct and inviting route to patrons in addition to beautifying the downtown corridor and creating a social space. In Bid Alternate 3, accessibility would be further increased with a wheelchair lift at the southwest end of the existing deck. This lift would also allow all deliveries to be made from the main parking lot on the south side so we could close the north side of the property to deliveries and make it pedestrian-only.

Explain what if any sustainable/environmental upgrades will be completed.

We will replace a large amount of asphalt with a pervious, accessible surface (crushed granite). We will convert a vehicular entrance to a pedestrian-only entrance from Main Street and will generally improve conditions for pedestrians by creating a large amount of pedestrian-only garden space. We will enhance safety for pedestrians with energy efficient lighting. We will plant many native shade trees as well as many native plants and shrubs for which we will install drip irrigation and will not use pesticides.

Describe in more detail the proposed improvements: the new primary colors, a description of materials to be used, what if any construction methods will be used for the improvement, the Applicant may provide pictures that illustrate examples of the final Project.

See renderings of the proposed improvements (Attachment A); Bid Narrative & Specifications; and landscape and hardscape plans, details, and elevations (Attachment B). The project will prioritize organic, longlasting materials, including tropical hardwood; natural stone; and native trees and plants. The color palette will be consistent with the historic building and improvements made with the 2021 grant. It will reflect the natural environment with wood tones; natural colored brick; shades of grey (granite and naturally weathered wood) and green (landscape); and soft white and black accents.

Estimated number of months from potential grant approval to project completion: 6 months

Any other applicable information concerning this proposed improvement.

This project builds on improvements made with business improvement grant funds received in 2022 from a 2021 application. It will be a critical piece of our larger plan to reimagine almost four acres of property at 619 and 601 South Main Street as a public gathering space and hub of local business and activity. This project will mirror the development at Depot Park in both aesthetics and function. Like Depot Park, it will provide modern amenities for the public that honor the historic place and facilitate human connection in a beautiful and intentional outdoor space. It will build on the City's greater project to improve safety and aesthetics along a critical part of the downtown corridor connecting Depot Park with downtown.

Check which Tier you qualify for and are applying to.

- Tier 1 (up to \$10,000)
- Tier 2 (up to \$30,000)
- Tier 3 (up to \$50,000)
- Tier 4 (up to \$150,000)

## SECTION E: CONTRACTOR'S COST ESTIMATES

Applicant must develop and provide your scope of work to the GCRA as an attachment to this Application. The scope of work must detail work to be performed and must separate out any non-grant applicable work from grant applicable work. You must attach at least two cost estimates from different contractors for the scope of work. (It is recommended that you have at least three price quotes). You must provide copies of the selected prime contractor's general liability insurance certificate and contractor's license.

The below is a synopsis of your received bids. The original bids must be included with the Application. Please place in the #1 position the desired prime contractor selected for this Project. If multiple contractors are going to be used their work must have comparable bids and they are to be provided.

Name of Contractor #1: AKIRA WOOD, INC. Cost Estimate: \$ 316,433

Name of Contractor #2: JOYNER CONSTRUCTION PARTNERS LLC Cost Estimate: \$ 372,069

Name of Contractor #3: GREEN BUILDING COOPERATIVE LLC Cost Estimate: \$ 321,063

**SECTION F. OWNER CONSENT FORM**

The undersigned acknowledges and represents the following to be true and correct statements and consents to be bound by the statements contained herein:

The Owner BAIRD CENTER ASSOCIATION, INC. is the fee simple title holder of the Property described in the Business Improvement Grant program Agreement dated \_\_\_\_\_ (the "Agreement") between the Gainesville Community Reinvestment Area, a Department of the City of Gainesville ("GCRA") and AKIRA WOOD, INC. (the "Applicant"); and

The Owner agrees that the Property will be benefitted from the Project to be undertaken pursuant to the Agreement; and

In consideration of the benefit to the Property, the Owner agrees to be bound by Section 2.04 of the Agreement, agrees to execute and be bound by the Façade Preservation Easement attached as Exhibit "B" to the Agreement, and agrees to be bound by Article 4. Indemnification, Article 8. Dispute Resolution and Article 10. Miscellaneous of the Agreement.

This Consent and Acknowledgment is executed by the Owner on JANUARY 17, 2024

Signed, sealed & delivered In the Presence of:

[Signature]

Name: William Dorman

[Signature]

Name: JASON SMITH

Owner: [Signature]

Print name: MARIKO OUTMAN

Print title (if applicable): PRESIDENT

STATE OF Florida

COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 17 day of 2024, January

20\_\_\_\_\_, by Mariko Outman, who is personally known to me or who has

produced Florida Driver License as identification.

Neisha D. Pierre Notary Public, State of Florida

My commission expires 8-2-25



## SECTION G: ACKNOWLEDGEMENT AND SIGNATURES

By signing and submitting this Application, the Applicant (and Building Owner if not Applicant) certifies, attests, and agrees to the following:

1. Applicant/Building Owner has been provided a copy of and has read, understands, and will comply with the Business Improvement Grant Program guidelines. Applicant's failure to comply with the Guidelines will result in ineligibility to participate in this Program.
2. Applicant/Building Owner certifies that all information in the Application and furnished in support of this Application is true and complete to the best of Applicant's knowledge and belief. Any false statement will be grounds for immediate termination of the Application and subject the Applicant to financial responsibility. Applicant has a continuing obligation to inform the GCRA (in writing) of any changes relative to the information provided in this Application.
3. Applicant/Building Owner understands that the Business Improvement Grant Program will pay no more than 50 percent of GCRA approved Project costs, and the Applicant/Building Owner is responsible for any remaining costs or overages.
4. The Building has no existing code violations and the Applicant/Building Owner is not named in any outstanding code enforcement liens.
5. Applicant/Building Owner has chosen and approve of the contractors and the scope of work as listed in this Application.
6. The GCRA/City's financial responsibility under this Program is solely limited to payment to the Applicant up to the approved reimbursement amount for work completed in accordance with the Business Improvement Grant Program. GCRA/City expressly disclaims any other liability, warranty, or guarantee, expressed or implied, for the work completed.
7. Upon completion of the Project and inspection by GCRA, and prior to disbursement of grant funds by the GCRA, the Applicant/Building Owner agrees to execute and deliver to the GCRA an Affidavit of Completion and a Façade Preservation Easement as provided by the GCRA to the Applicant. Additionally, the Applicant/Building Owner must provide to GCRA color photographs of the improved upon building showing all exterior sides of the building upon Project completion.
8. The required Façade Preservation Easement must ensure that the Applicant/Building Owner maintains the Project work in good condition and without material change for a period of five years after the completion of work under this Program. As applicable, the GCRA will record the executed Easement.
9. Approval under this Program does not constitute a permit or approval of the City and the Applicant is responsible for obtaining such permits, if required, by the City or any other governmental entity.
10. The GCRA/City does not discriminate on the basis of race, color, gender, age, religion, national origin, marital status, sexual orientation, gender identity, or disability (protected characteristics), and will not allow any such discrimination by or against its employees or citizens utilizing GCRA Programs.
11. The Applicant/Building Owner shall not assign or attempt to assign, directly or indirectly, any rights under this Agreement or under any instrument referred to herein without the prior written consent of the City in each instance. Any assignee shall be bound by all the terms of this Agreement and associated documents.
12. The Applicant/Building Owner and the City each binds itself, its partners, successors, legal representatives, and assigns of such other party in respect to all covenants of this Agreement.
13. This Agreement and any associated documents will be construed in accordance with and governed by the laws of the State of Florida, without giving effect to its provisions regarding choice of laws.
14. This Agreement and payment of any Program funding is subject to the availability of funding.
15. All activities authorized by this Agreement are subject to and must be performed in accordance with the provisions of this Agreement and all applicable federal, state, and local laws.
16. The Applicant/Building Owner agrees to waive any right to, hold harmless, and indemnify the City (which includes the GCRA), its officials, agents, and employees from suits, actions, damages, liability, expenses, losses, and costs, including but not limited to reasonable attorney's fees, in connection with this Agreement and any Program administration herein. This provision shall survive termination of this Agreement.
17. Nothing in this Agreement may be interpreted as a waiver of the City's sovereign immunity as granted under Section 768.28, Florida Statutes.
18. The Applicant/Building Owner acknowledges that the City has the right and responsibility to enforce this Agreement

Upon execution by the Applicant/Building Owner and the GCRA, this document constitutes a binding agreement between the GCRA and the Applicant/Building Owner.

[Signature]  
Signature of Applicant

1/17/24  
Date

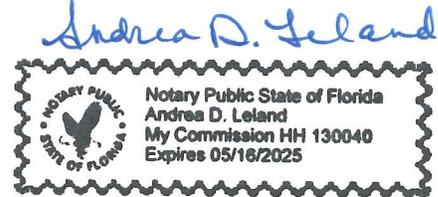
STATE OF Florida, COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of January

20 24, by GLENN SHITAMA, who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of Florida

My commission expires 5/16/2025



Complete below only if the Applicant is not the building owner.

[Signature]  
Signature of Building Owner

1/17/24  
Date

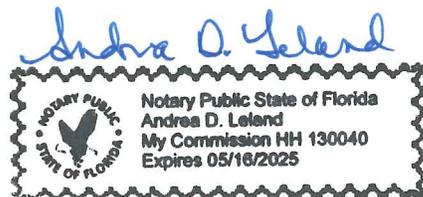
STATE OF Florida, COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of January

20 24, by Mariko Outman, who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of Florida

My commission expires 5/16/2025



## SECTION H: PROGRAM APPLICATION CHECKLIST

- Completed application form.
- Proof of building ownership shown by either a copy of the deed or county tax records.
- Copy of current City of Gainesville business tax license or proof of recent payment.
- GCRA Owner Consent documentation signed by all applicable parties. Evidence of agreement with Business Improvement Grant Program requirements by building owner, if different from the Applicant. This evidence must be in the form of GCRA Owner Consent Form (page 12) that has been properly notarized.
- Photographs of every external wall of the Project building showing existing conditions and their relationship (if any) to the transit corridor. Type text here
- Sketches and/or digital illustrations of elevations of proposed improvements.
- A minimum of two cost estimates from different sources. These cost estimates MUST be for the same improvements. Estimates should be broken out in detail, especially if any interior work is being done as this allows the GCRA to compare based on only grant allowable work being performed.
- Selected contractor's general liability insurance certificate and contractor's license (The Applicant can choose to use the more expensive quotation, but the GCRA matching grant funds will not exceed the lowest cost estimate).

Submit completed applications by mail or in person to:

Gainesville Community Reinvestment Area  
Attn: Business Improvement Grant Program  
2153 SE Hawthorne Road, Suite 223  
Gainesville, FL 32641

**FOR GCRA USE ONLY: DO NOT WRITE IN THIS SECTION**

Date & Time Complete Application Received: \_\_\_\_\_

Received by (print name): \_\_\_\_\_

Reviewed by (print name): \_\_\_\_\_

Documentation Received:

- Application
- Proof of building ownership
- Proof of current City of Gainesville business tax license
- Proof of Ownership or Owner Consent Form
- Photographs of existing conditions and their relationship to the transit corridor
- Sketches and/or digital illustrations of proposed improvements
- Cost estimates from two different sources. Low bid amount: \_\_\_\_\_
- Contractor's general liability insurance certificate and contractor's license
- Work schedule:

Start Date: \_\_\_\_\_ Expected Completion Date: \_\_\_\_\_

Grant Amount Requested: \_\_\_\_\_

Approvals:

- Up to \$50,000. GCRA Director or staff designee. Date approved: \_\_\_\_\_
- \$50,000.01 to \$100,000. City Manager. Date approved: \_\_\_\_\_
- Over \$100,000.00. City Commission. Legistar #: \_\_\_\_\_ Date approved: \_\_\_\_\_

Grant Amount Approved: \_\_\_\_\_

- Denied. Reason: \_\_\_\_\_

Date Applicant notified in writing of Approval/Denial: \_\_\_\_\_

## AFFIDAVIT OF CONSTRUCTION COMPLETION

Applicant Name: \_\_\_\_\_

Building Address: \_\_\_\_\_

### OWNER'S AFFIDAVIT

I CERTIFY that the work under the above named project including all appurtenances thereto, has been satisfactorily completed as of \_\_\_\_\_ date; that all charges or bills for labor or services performed or materials furnished, and other charges against the subcontractors, have been paid in full and in accordance with the terms of the contract; that no liens have attached against the property and improvements of owner; that no notice of intention to claim liens is outstanding that no suits are pending by reason on the project under the contract; that all Worker's Compensation claims have been settled and no public liability claims are pending.

Affidavit is made for the purpose of requesting reimbursement under the GCRA Business Improvement Grant Program.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State & Zip

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,

20\_\_\_\_\_, by \_\_\_\_\_, who is personally known to me or who has

produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

My commission expires \_\_\_\_\_

# SALTER, FEIBER, MURPHY, HUTSON & MENET, P.A.

## ATTORNEYS AT LAW

JAMES G. FEIBER, JR.\*  
DENISE LOWRY HUTSON  
DAVID E. MENET  
MELISSA JAY MURPHY  
JAMES D. SALTER  
KRISTINE J. VAN VORST

\*CERTIFIED CIVIL MEDIATOR

3940 NW 16<sup>TH</sup> BLVD, BLDG. B  
GAINESVILLE, FLORIDA 32605

POST OFFICE BOX 357399  
GAINESVILLE, FLORIDA 32635-7399  
352.376.8201  
FAX 352.376.7996

February 8, 2007

WWW.SALTERLAW.NET

Mr. Glenn Shitama  
Akira Wood, Inc.  
P.O. Box 321  
Gainesville, FL 32602

RE: The Baird Center, a Condominium  
Our File No.: 06-2000.4

Dear Mr. Shitama:

Enclosed please find the following documents on the above referenced matter:

1. Original Second Amendment to Declaration of Condominium of The Baird Center, a Condominium recorded in Official Records Book 3531, Page 1468 of the Public Records of Alachua County, Florida and
2. Original Second Resolution of Amendment To Bylaws, The Baird Center Association, Inc. recorded in Official Records Book 3531, Page 1472 of the Public Records of Alachua County, Florida.

You should keep these documents in a safe place for future reference.

If you should have any questions, please do not hesitate to call.

Sincerely yours,  
SALTER, FEIBER, MURPHY,  
HUTSON & MENET, P.A.



M. Susan Fulford  
Legal Assistant to Ms. Murphy

/msf  
Enclosure

## The Baird Center Condominium Amendment Procedure Summary

### Declaration of Condominium

The Amendment to the Declaration was created to use the procedure outlined in § 16.3. Therefore neither a members meeting, nor a directors meeting is required to adopt the amendment. The only requirements are that the amendment be signed and acknowledged by all unit owners and that a certificate shall be attached to the amendment.

16.1 Board of Directors and Unit Owners. A resolution for the adoption of a proposed amendment may be proposed by the board of directors of the Association or by the Unit Owners.

a. Unit Owners may propose such an amendment by instrument in writing directed to the president or secretary of the board signed by not less than holders of thirty-three percent (33%) of all of the votes of the Association.

b. Amendments may be proposed by the board of directors by action of a majority of the board at any regularly constituted meeting thereof.

Upon an amendment being proposed as herein provided, the president or, in the event of his refusal or failure to act, the board of directors, shall call a meeting of the Unit Owners to be held not sooner than fifteen (15) days nor later than sixty (60) days thereafter for the purpose of considering said amendment. A copy of the proposed amendment shall be included in the notice of the meeting. Amendments must be approved by not less than seventy-five percent (75%) of the votes of the Association.

16.2 Execution and Recording. Each amendment shall be attached to or shall contain a certificate certifying that the amendment was duly adopted, and the certificate shall be executed by the president of the Association and attested by the secretary with the formalities of a deed, and said amendment shall be effective upon recordation of the amendment and certificate in the Public Records of Alachua County, Florida.

16.3 Written Agreement. An amendment may be adopted without following the procedures outlined in paragraphs A and B above if said amendment is approved by in writing by an agreement signed and acknowledged by all Unit Owners in the manner required for the execution of a deed.

16.4 Notice to Mortgagees. Any Mortgagee, upon written request to the Association (such request to state the name and address of such Mortgagee and the Unit number at issue), will be entitled to timely written notice of any proposed amendment to this Declaration affecting a change in the boundaries of any Unit or the exclusive easement rights appertaining thereto, the interest in the Common Elements or Limited Common Elements appertaining to any Unit or the liability for Common Expenses appertaining thereto, the number of votes in the Association appertaining to any Unit or the purposes to which any Unit or the Common Elements are restricted.

### Bylaws

The Amendment to the Bylaws must follow the procedure outlined in Article VIII of the Bylaws included below.

#### VIII. AMENDMENTS

Amendments to the Bylaws shall be proposed and adopted in the following manner:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.
2. An amendment may be proposed by either the board of directors or by the membership of the Association. Except as otherwise provided herein, a resolution adopting a proposed amendment must receive approval of not less than two-thirds (2/3rds) of all the directors, and by not less than a three-fourths (3/4ths) vote of the members of the Association at a duly called meeting of the Association. Directors and members not present at the meeting considering the amendment may express their approval in writing within ten (10) days after such meeting.
3. An amendment when adopted shall become effective only after being recorded in the Public Records of Alachua County, Florida.
4. No bylaw shall be revised or amendment by reference to its title or number only. Proposals to amend existing bylaws shall contain the full text of the bylaws to be amended; new words shall be inserted in the text underlined, and words to be deleted shall be lined through the hyphens. However, if the proposed change is so extensive that this procedure would hinder rather than assist the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but, instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language "Substantial rewording of Bylaw... for present text." Nonmaterial errors or omissions in the bylaw amendment process shall not invalidate an otherwise properly promulgated amendment.
5. Any amendment to these Bylaws shall be in accord with the terms and provisions of the Declaration which sets forth certain additional voting and approval requirements with respect to certain types of amendments.

Prepared by:  
Melissa Jay Murphy, Esq.  
Salter, Feiber, Murphy,  
Hutson, & Menet, P.A.  
P.O. Box 357399  
Gainesville, Florida 32635

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**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF  
THE BAIRD CENTER, A CONDOMINIUM**

THIS AMENDMENT is made and entered into this \_\_\_\_\_ day of July, 2006 by **KKT Rentals, Inc.**, a Florida corporation and **Akira Wood, Inc.**, a Florida corporation, ("UNIT OWNERS").

**WITNESSETH:**

WHEREAS, on December 5, 1997, the UNIT OWNERS, as the fee simple owners of the condominium property, executed the Declaration of Condominium of The Baird Center, A Condominium ("Declaration"), recorded December 8, 1997 in O.R. Book 2143, Page 2069, Public Records of Alachua County Florida;

WHEREAS, on February 17, 2003, the UNIT OWNERS, as the fee simple owners of the condominium property, executed an Amendment to the Declaration of Condominium of The Baird Center, A Condominium ("First Amendment"), recorded February 28, 2003 in O.R. Book 2615, Page 290, Public Records of Alachua County, Florida;

WHEREAS, pursuant to Declaration Article XVI, Amendments, Section 16.3, Written Agreements, the Declaration may be amended by a written agreement signed and acknowledged by all unit owners in the manner required for execution of a deed;

WHEREAS, the undersigned UNIT OWNERS comprise all of the unit owners for the Condominium and desire to further amend the Declaration to divide Unit 1 into two units and divide Unit 4 into two units;

NOW THEREFORE, the UNIT OWNERS hereby agree to amend the Declaration as follows:

- (1) Recitals. The UNIT OWNERS agree the above recitals are true and correct and incorporate same herein by reference.
- (2) Article III, Exhibits, Section 3.1, Exhibit "A". The survey attached to this instrument as Exhibit "A" supplants the survey attached to the First Amendment as Exhibit "A".

Copies of the survey attached to this instrument are also recorded in Condominium Book \_\_\_\_\_, Page \_\_\_\_\_, of the Public Records of Alachua County, Florida.

- (3) Article VI, Appurtenances, Section 6.1, Appurtenant Interests. Said section is amended as follows:

6.1 Appurtenant Interests. Appurtenant to each Unit in the Condominium shall be an undivided ownership interest in the Common Elements, as well as an undivided share of the Common Expenses and Common Surplus as follows:

<u>Unit</u>	<u>% interest in Common Elements and % share of Common Expenses</u>
1	6/40
<u>1A</u>	<u>2/40</u>
<u>1B</u>	<u>4/40</u>
2	15/40
3	6/40
4	3/40
<u>4A</u>	<u>1/40</u>
<u>4B</u>	<u>2/40</u>
5	1/40
6	1/40
7	3/40
8	5/40

(4) By execution of this instrument, the UNIT OWNERS reaffirm all of the provisions of the Declaration previously recorded and any amendments thereto, and by this reference, said provisions are made a part thereof.

IN WITNESS WHEREOF, the UNIT OWNERS have executed this Amendment on the day and year written above.

Witnesses:

Gale Clark  
Print Name GALE CLARK

Julie Howard  
Print Name JULIE HOWARD

KKT RENTALS, INC.  
a Florida corporation

By: Kinnon Thomas  
Kinnon Thomas, President

Unit Numbers: 1B, 4A, 5

AKIRA WOOD, INC.  
a Florida corporation

Gale Clark  
Print Name GALE CLARK

Julie Howard  
Print Name JULIE HOWARD

By: Glenn A. Shitama  
Glenn A. Shitama, President

Unit Numbers: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 15 day of December, 2006, by, Kinnon Thomas, President of KKT RENTALS, INC., a Florida corporation, on behalf of said corporation, and by Glenn A. Shitama, President of AKIRA WOOD, INC., a Florida corporation, on behalf of said corporation, who are  personally known to me or  who have produced \_\_\_\_\_ as identification.

Gale C. Clark

(NOTARY SEAL)

Printed Name: \_\_\_\_\_  
Commission No. \_\_\_\_\_



Prepared by:  
Melissa Jay Murphy, Esq.  
Salter, Feiber, Murphy,  
Hutson, & Menet, P.A.  
P.O. Box 357399  
Gainesville, Florida 32635

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**RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE BAIRD CENTER ASSOCIATION, INC.  
Regarding Second Amendment To Declaration Of Condominium**

We **Kinnon Thomas** and **Celeste A. Shitama**, President and Secretary, respectively, of the Baird Center Association, Inc. ("Association"), do hereby certify that the following is a true and correct copy of the Resolution duly adopted by the Unit Owners of the Association pursuant to § 16.3 of the Declaration of Condominium of The Baird Center Condominium.

BE IT RESOLVED, that the Second Amendment to Declaration of Condominium Of The Baird Center, A Condominium, which Amendment was recorded at O.R. Book \_\_\_\_\_, Page \_\_\_\_\_, Public Records of Alachua County, Florida has been approved in writing by an agreement signed and acknowledged by all Unit Owners in the manner required for the execution of a deed.

WE FURTHER CERTIFY that the above Board of Director's Resolution was duly and regularly enacted at a regular meeting of the Board of Directors called for that purpose and held in accordance with eth Bylaws of the Association and the statutes of the State of Florida; that the directors of the Association have full power and authority to bind the Association pursuant thereto; that the Resolution is in full force and effect and has not been altered, modified or rescinded.

In witness whereof, we have affixed our names as President and Secretary, respectively, of this corporation and have affixed the corporate seal of the corporation on \_\_\_\_\_, 2006.

Signed, sealed and delivered  
In our presence as witnesses:

*Gale Clark*  
Print GALE CLARK

*Julie Howard*  
Print JULIE HOWARD

*Gale Clark*  
Print GALE CLARK

*Julie Howard*  
Print JULIE HOWARD

The Baird Center Association, Inc.  
a Florida not for profit corporation

By: *Kinnon Thomas*  
Kinnon Thomas, President

By: *Celeste A. Shitama*  
Celeste A. Shitama, Secretary

{SEAL}

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 15 day of December, 2006 by **Kinnon Thomas**, President of the Baird Center Association, Inc., a Florida not for profit corporation, on behalf of said corporation and by **Celeste A. Shitama**, Secretary of The Baird Center Association, Inc., a Florida not for profit corporation, on behalf of said corporation they are  personally known to me or  have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
*Gale C. Clark*

Printed Name: \_\_\_\_\_

Commission No. \_\_\_\_\_

(NOTARY SEAL)



Prepared by:  
Melissa Jay Murphy, Esq.  
Salter, Feiber, Murphy,  
Hutson, & Menet, P.A.  
P.O. Box 357399  
Gainesville, Florida 32635

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**SECOND RESOLUTION OF AMENDMENT TO BYLAWS  
THE BAIRD CENTER ASSOCIATION, INC.  
A Florida not for profit corporation**

THIS RESOLUTION is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2006 by the Board of Directors of The Baird Center Association, Inc. ("Association").

**WITNESSETH:**

WHEREAS, the Declaration of Condominium of The Baird Center, A Condominium ("Declaration") was executed December 5, 1997 and recorded December 8, 1997 in O.R. Book 2143, Page 2069, Public Records of Alachua County Florida;

WHEREAS, the Bylaws of The Baird Center Association, Inc., a Florida not for profit corporation ("Bylaws"), was attached to the Declaration as Exhibit "C";

WHEREAS, the Resolution of Amendment to Bylaws, The Baird Center Association, Inc., a Florida not for profit corporation, was executed on February 17, 2003 and recorded February 28, 2003 at O.R. Book 2615, Page 296, Public Records of Alachua County Florida as an amendment to the Bylaws;

WHEREAS, pursuant to Bylaws Article VIII, Amendments, Section 2, the Board of Directors can propose amendments to the Bylaws. Resolutions adopting any proposed amendment must receive approval of not less than two-thirds (2/3) of all directors, and by not less than a three-fourths (3/4) vote of the members of the Association at a duly called meeting;

WHEREAS, the Unit Owners desire to further amend the Bylaws;

NOW THEREFORE, the undersigned, Kinnon Thomas and Celeste A. Shitama, President and Secretary, respectively, of the Association, do hereby certify as follows:

- (1) Meeting. At a duly called members' meeting held on \_\_\_\_\_, 2006, at which all members were present, all of the members voted to adopt the following Resolution amending the Bylaws. At a duly called meeting of the Board of Directors held on \_\_\_\_\_, 2006, at which all directors were present, all of the directors voted to adopt the following Resolution.
- (2) Resolution. At the above meeting, the Board of Directors proposed amendments to the Bylaws. The following is a true and correct copy of the Resolution adopting the proposed amendments approved by the members and the Board of Directors:

BE IT RESOLVED, that the Bylaws of the Baird Center Association, Inc. a Florida not for profit corporation, are amended as follows:

## II. MEMBERS MEETINGS

5. Each unit shall be entitled to the votes set forth below. Votes for Units owned by more than one person or by a corporation or other entity shall be cast by the voting representative for the Unit as named in a voting certificate signed by all of the Owners of that Unit and filed with the secretary of the Association. Each voting certificate shall be valid until revoked by a subsequent voting certificate.

The votes assigned to each unit are as follows:

<u>Unit</u>	<u>No. Of Votes</u>
4	6
<u>1A</u>	<u>2</u>
<u>1B</u>	<u>4</u>
2	15
3	6
-4	3
<u>4A</u>	<u>1</u>
<u>4B</u>	<u>2</u>
5	1
6	1
7	3
8	5
<hr/> Total	40

The undersigned further certify that the meetings of the members and the Board of Directors were called for the purpose of voting on the Resolution and said meetings were held in accordance with the Bylaws of the Association and the statutes of the State of Florida; that the directors of the Association have full power and authority to bind the Association pursuant thereto; that the Resolution is in full force and effect and has not been altered, modified or rescinded.

IN WITNESS WHEREOF, we have affixed our names as President and Secretary, respectively, of this corporation and have affixed the corporate seal of the corporation on the date first written.

Witnesses:

The Baird Center Association, Inc.  
a Florida not for profit corporation

Gale Clark  
Print Name GALE CLARK

By: Kinnon Thomas  
Kinnon Thomas, President

Julie Howard  
Print Name JULIE HOWARD

By: Celeste A. Shitama  
Celeste A. Shitama, Secretary

Gale Clark  
Print Name GALE CLARK

Julie Howard  
Print Name JULIE HOWARD

{SEAL}

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 15 day of December, 2006, by, Kinnon Thomas, President of The Baird Center Association Inc., a Florida not for profit corporation, on behalf of said corporation, and by Celeste A. Shitama, Secretary of The Baird Center Association, Inc., a Florida not for profit corporation, on behalf of said corporation, who are  personally known to me or  who have produced \_\_\_\_\_ as identification.

Gale C. Clark

(NOTARY SEAL)

Printed Name: \_\_\_\_\_  
Commission No. \_\_\_\_\_



2023 TANGIBLE

116595

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
8031	619 S MAIN ST	3600

AKIRA WOOD INC  
 HOCH SHITAMA BAIRD CENTER  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

EXEMPTIONS:  
 ADDITIONAL 25K  
 EXEMPTION - TPP



SCAN TO PAY ONLINE

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	270,233	25,000	245,233	1,873.92	
LIBRARY GENERAL	1.0339	270,233	25,000	245,233	253.55	
SCHOOL CAP PROJECT	1.5000	270,233	25,000	245,233	367.85	
SCHOOL DISCRNRY & CN	0.7480	270,233	25,000	245,233	183.43	
SCHOOL GENERAL	3.1840	270,233	25,000	245,233	780.82	
SCHOOL VOTED	1.0000	270,233	25,000	245,233	245.23	
CHILDREN'S TRUST	0.4612	270,233	25,000	245,233	113.10	
ST JOHNS RIVER WATER MGT DISTR	0.1793	270,233	25,000	245,233	43.97	
CITY OF GAINESVILLE	6.4297	270,233	25,000	245,233	1,576.77	
<b>TOTAL MILLAGE</b>					<b>22.1775</b>	
					<b>AD VALOREM TAXES</b>	<b>\$5,438.64</b>

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

PAY ONLY ONE AMOUNT. ↓

**COMBINED TAXES AND ASSESSMENTS** **\$5,438.64**

IF PAID BY PLEASE PAY	Nov 30, 2023 \$5,221.09	Dec 31, 2023 \$5,275.48	Jan 31, 2024 \$5,329.87	Feb 29, 2024 \$5,384.25	Mar 31, 2024 \$5,438.64
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**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

2023 TANGIBLE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

116595

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
8031	619 S MAIN ST

AKIRA WOOD INC  
 HOCH SHITAMA BAIRD CENTER  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$5,221.09
<input type="checkbox"/> Dec 31, 2023	\$5,275.48
<input type="checkbox"/> Jan 31, 2024	\$5,329.87
<input type="checkbox"/> Feb 29, 2024	\$5,384.25
<input type="checkbox"/> Mar 31, 2024	\$5,438.64

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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
13055 000 000	619 S MAIN ST	3600

BAIRD CENTER ASSOCIATION INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

EXEMPTIONS:



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	100	0	100	0.76	
LIBRARY GENERAL	1.0339	100	0	100	0.10	
SCHOOL CAP PROJECT	1.5000	100	0	100	0.15	
SCHOOL DISCRNRY & CN	0.7480	100	0	100	0.07	
SCHOOL GENERAL	3.1840	100	0	100	0.32	
SCHOOL VOTED	1.0000	100	0	100	0.10	
CHILDREN'S TRUST	0.4612	100	0	100	0.05	
ST JOHNS RIVER WATER MGT DISTR	0.1793	100	0	100	0.02	
CITY OF GAINESVILLE	6.4297	100	0	100	0.64	
<b>TOTAL MILLAGE</b>		<b>22.1775</b>		<b>AD VALOREM TAXES</b>	<b>\$2.21</b>	

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION
THE BAIRD CENTER CONDO AS AMENDED CB 3 PG 76 COMMON AREA ALSO SEE CB 3 PG 35 & C See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
802 BOCC SOLID WASTE MGMT	1.000	@ 71.7800	71.78
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$71.78</b>

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS

\$73.99

IF PAID BY PLEASE PAY	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$71.03	\$71.77	\$72.51	\$73.25	\$73.99

**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

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ACCOUNT NUMBER	PROPERTY ADDRESS
13055 000 000	619 S MAIN ST

BAIRD CENTER ASSOCIATION INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$71.03
<input type="checkbox"/> Dec 31, 2023	\$71.77
<input type="checkbox"/> Jan 31, 2024	\$72.51
<input type="checkbox"/> Feb 29, 2024	\$73.25
<input type="checkbox"/> Mar 31, 2024	\$73.99

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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
13055 001 000	619 S MAIN ST UNIT 1A	3600

AKIRA WOOD INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

EXEMPTIONS:



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	132,511	0	132,511	1,012.57
LIBRARY GENERAL	1.0339	132,511	0	132,511	137.00
SCHOOL CAP PROJECT	1.5000	132,511	0	132,511	198.77
SCHOOL DISCRNRY & CN	0.7480	132,511	0	132,511	99.12
SCHOOL GENERAL	3.1840	132,511	0	132,511	421.92
SCHOOL VOTED	1.0000	132,511	0	132,511	132.51
CHILDREN'S TRUST	0.4612	132,511	0	132,511	61.11
ST JOHNS RIVER WATER MGT DISTR	0.1793	132,511	0	132,511	23.76
CITY OF GAINESVILLE	6.4297	132,511	0	132,511	852.01
<b>TOTAL MILLAGE</b>		<b>22.1775</b>		<b>AD VALOREM TAXES</b>	<b>\$2,938.77</b>

LEGAL DESCRIPTION
THE BAIRD CENTER CONDOMINIUM BK 3 PG 25 UNIT 1 AMENDED IN CONDO BK 9 PG 29 UNIT See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
802 BOCC SOLID WASTE MGMT	1.000	@ 71.7800	71.78
360 GAINESVILLE FIRE	1.000	Varies	334.08
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$405.86</b>

PAY ONLY ONE AMOUNT. ↓

**COMBINED TAXES AND ASSESSMENTS \$3,344.63**

IF PAID BY PLEASE PAY	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$3,210.84	\$3,244.29	\$3,277.74	\$3,311.18	\$3,344.63

**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

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ACCOUNT NUMBER	PROPERTY ADDRESS
13055 001 000	619 S MAIN ST UNIT 1A

AKIRA WOOD INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$3,210.84
<input type="checkbox"/> Dec 31, 2023	\$3,244.29
<input type="checkbox"/> Jan 31, 2024	\$3,277.74
<input type="checkbox"/> Feb 29, 2024	\$3,311.18
<input type="checkbox"/> Mar 31, 2024	\$3,344.63

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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
13055 001 001	619 S MAIN ST UNIT 1B NORTH	3600

AKIRA WOOD INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

EXEMPTIONS:



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	148,772	0	148,772	1,136.83
LIBRARY GENERAL	1.0339	148,772	0	148,772	153.82
SCHOOL CAP PROJECT	1.5000	148,772	0	148,772	223.16
SCHOOL DISCRNRY & CN	0.7480	148,772	0	148,772	111.28
SCHOOL GENERAL	3.1840	148,772	0	148,772	473.69
SCHOOL VOTED	1.0000	148,772	0	148,772	148.77
CHILDREN'S TRUST	0.4612	148,772	0	148,772	68.61
ST JOHNS RIVER WATER MGT DISTR	0.1793	148,772	0	148,772	26.67
CITY OF GAINESVILLE	6.4297	148,772	0	148,772	956.56
<b>TOTAL MILLAGE</b>		<b>22.1775</b>		<b>AD VALOREM TAXES</b>	<b>\$3,299.39</b>

LEGAL DESCRIPTION
THE BAIRD CENTER CONDO AS AMENDED BK 9 PG 29 UNIT 1B OR 3862/0492

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
360 GAINESVILLE FIRE	1.000	Varies	358.36
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$358.36</b>

PAY ONLY ONE AMOUNT. ↓

**COMBINED TAXES AND ASSESSMENTS \$3,657.75**

IF PAID BY PLEASE PAY	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$3,511.44	\$3,548.02	\$3,584.59	\$3,621.17	\$3,657.75

**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

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ACCOUNT NUMBER	PROPERTY ADDRESS
13055 001 001	619 S MAIN ST UNIT 1B NORTH

AKIRA WOOD INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$3,511.44
<input type="checkbox"/> Dec 31, 2023	\$3,548.02
<input type="checkbox"/> Jan 31, 2024	\$3,584.59
<input type="checkbox"/> Feb 29, 2024	\$3,621.17
<input type="checkbox"/> Mar 31, 2024	\$3,657.75

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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
13055 002 000	619 S MAIN ST UNIT 2	3600

AKIRA WOOD INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

EXEMPTIONS:



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	459,705	0	459,705	3,512.79
LIBRARY GENERAL	1.0339	459,705	0	459,705	475.29
SCHOOL CAP PROJECT	1.5000	459,705	0	459,705	689.56
SCHOOL DISCRNRY & CN	0.7480	459,705	0	459,705	343.86
SCHOOL GENERAL	3.1840	459,705	0	459,705	1,463.70
SCHOOL VOTED	1.0000	459,705	0	459,705	459.71
CHILDREN'S TRUST	0.4612	459,705	0	459,705	212.02
ST JOHNS RIVER WATER MGT DISTR	0.1793	459,705	0	459,705	82.43
CITY OF GAINESVILLE	6.4297	459,705	0	459,705	2,955.77
<b>TOTAL MILLAGE</b>	<b>22.1775</b>			<b>AD VALOREM TAXES</b>	<b>\$10,195.13</b>

LEGAL DESCRIPTION
THE BAIRD CENTER CONDOMINIUM BK 3 PG 25 UNIT 2 OR 2143/2063 & OR 2143/2119

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
802 BOCC SOLID WASTE MGMT	1.000	@ 71.7800	71.78
360 GAINESVILLE FIRE	1.000	Varies	1,620.71
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$1,692.49</b>

<b>PAY ONLY ONE AMOUNT.</b>	<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$11,887.62</b>
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IF PAID BY PLEASE PAY	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$11,412.12	\$11,530.99	\$11,649.87	\$11,768.74	\$11,887.62

**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

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ACCOUNT NUMBER	PROPERTY ADDRESS
13055 002 000	619 S MAIN ST UNIT 2

AKIRA WOOD INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$11,412.12
<input type="checkbox"/> Dec 31, 2023	\$11,530.99
<input type="checkbox"/> Jan 31, 2024	\$11,649.87
<input type="checkbox"/> Feb 29, 2024	\$11,768.74
<input type="checkbox"/> Mar 31, 2024	\$11,887.62

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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
13055 003 000	619 S MAIN ST UNIT 3	3600

AKIRA WOOD INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

EXEMPTIONS:



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	143,716	0	143,716	1,098.19
LIBRARY GENERAL	1.0339	143,716	0	143,716	148.59
SCHOOL CAP PROJECT	1.5000	143,716	0	143,716	215.57
SCHOOL DISCRNRY & CN	0.7480	143,716	0	143,716	107.50
SCHOOL GENERAL	3.1840	143,716	0	143,716	457.59
SCHOOL VOTED	1.0000	143,716	0	143,716	143.72
CHILDREN'S TRUST	0.4612	143,716	0	143,716	66.28
ST JOHNS RIVER WATER MGT DISTR	0.1793	143,716	0	143,716	25.77
CITY OF GAINESVILLE	6.4297	143,716	0	143,716	924.05
<b>TOTAL MILLAGE</b>		<b>22.1775</b>		<b>AD VALOREM TAXES</b>	<b>\$3,187.26</b>

LEGAL DESCRIPTION
THE BAIRD CENTER CONDOMINIUM BK 3 PG 25 UNIT 3 OR 2143/2063 & OR 2143/2119

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
802 BOCC SOLID WASTE MGMT	1.000	@ 71.7800	71.78
360 GAINESVILLE FIRE	1.000	Varies	504.96
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$576.74</b>

PAY ONLY ONE AMOUNT. ↓

**COMBINED TAXES AND ASSESSMENTS \$3,764.00**

IF PAID BY PLEASE PAY	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$3,613.44	\$3,651.08	\$3,688.72	\$3,726.36	\$3,764.00

**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

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ACCOUNT NUMBER	PROPERTY ADDRESS
13055 003 000	619 S MAIN ST UNIT 3

AKIRA WOOD INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$3,613.44
<input type="checkbox"/> Dec 31, 2023	\$3,651.08
<input type="checkbox"/> Jan 31, 2024	\$3,688.72
<input type="checkbox"/> Feb 29, 2024	\$3,726.36
<input type="checkbox"/> Mar 31, 2024	\$3,764.00

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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
13055 004 001	619 S MAIN ST UNIT 4B	3600

AKIRA WOOD INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

EXEMPTIONS:



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	45,842	0	45,842	350.30	
LIBRARY GENERAL	1.0339	45,842	0	45,842	47.40	
SCHOOL CAP PROJECT	1.5000	62,515	0	62,515	93.77	
SCHOOL DISCRNRY & CN	0.7480	62,515	0	62,515	46.76	
SCHOOL GENERAL	3.1840	62,515	0	62,515	199.05	
SCHOOL VOTED	1.0000	62,515	0	62,515	62.52	
CHILDREN'S TRUST	0.4612	45,842	0	45,842	21.14	
ST JOHNS RIVER WATER MGT DISTR	0.1793	45,842	0	45,842	8.22	
CITY OF GAINESVILLE	6.4297	45,842	0	45,842	294.75	
<b>TOTAL MILLAGE</b>		<b>22.1775</b>		<b>AD VALOREM TAXES</b>	<b>\$1,123.91</b>	

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION
THE BAIRD CENTER CONDO AS AMENDED BK 9 PG 29 UNIT 4B OR 3538/0376

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
360 GAINESVILLE FIRE	1.000	Varies	142.42
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$142.42</b>

PAY ONLY ONE AMOUNT. ↓

**COMBINED TAXES AND ASSESSMENTS \$1,266.33**

IF PAID BY PLEASE PAY	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$1,215.68	\$1,228.34	\$1,241.00	\$1,253.67	\$1,266.33

**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

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ACCOUNT NUMBER	PROPERTY ADDRESS
13055 004 001	619 S MAIN ST UNIT 4B

AKIRA WOOD INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$1,215.68
<input type="checkbox"/> Dec 31, 2023	\$1,228.34
<input type="checkbox"/> Jan 31, 2024	\$1,241.00
<input type="checkbox"/> Feb 29, 2024	\$1,253.67
<input type="checkbox"/> Mar 31, 2024	\$1,266.33

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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
13055 004 002	619 S MAIN ST UNIT 4C	3600

AKIRA WOOD INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32602

EXEMPTIONS:



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	74,531	0	74,531	569.52	
LIBRARY GENERAL	1.0339	74,531	0	74,531	77.06	
SCHOOL CAP PROJECT	1.5000	74,531	0	74,531	111.80	
SCHOOL DISCRNRY & CN	0.7480	74,531	0	74,531	55.75	
SCHOOL GENERAL	3.1840	74,531	0	74,531	237.31	
SCHOOL VOTED	1.0000	74,531	0	74,531	74.53	
CHILDREN'S TRUST	0.4612	74,531	0	74,531	34.37	
ST JOHNS RIVER WATER MGT DISTR	0.1793	74,531	0	74,531	13.36	
CITY OF GAINESVILLE	6.4297	74,531	0	74,531	479.21	
<b>TOTAL MILLAGE</b>		<b>22.1775</b>	<b>AD VALOREM TAXES</b>		<b>\$1,652.91</b>	

LEGAL DESCRIPTION
THE BAIRD CENTER CONDO AS AMENDED BK 9 PG 29 AMENDED BK 31 PG 40 UNIT 4C OR 4421 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
360 GAINESVILLE FIRE	1.000	Varies	153.17
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$153.17</b>

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS

**\$1,806.08**

IF PAID BY PLEASE PAY	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$1,733.84	\$1,751.90	\$1,769.96	\$1,788.02	\$1,806.08

**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

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ACCOUNT NUMBER	PROPERTY ADDRESS
13055 004 002	619 S MAIN ST UNIT 4C

AKIRA WOOD INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32602

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$1,733.84
<input type="checkbox"/> Dec 31, 2023	\$1,751.90
<input type="checkbox"/> Jan 31, 2024	\$1,769.96
<input type="checkbox"/> Feb 29, 2024	\$1,788.02
<input type="checkbox"/> Mar 31, 2024	\$1,806.08

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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
13055 005 000	619 S MAIN ST UNIT 5	3600

AKIRA WOOD INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

EXEMPTIONS:



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	20,354	0	20,354	155.53	
LIBRARY GENERAL	1.0339	20,354	0	20,354	21.04	
SCHOOL CAP PROJECT	1.5000	21,652	0	21,652	32.48	
SCHOOL DISCRNRY & CN	0.7480	21,652	0	21,652	16.20	
SCHOOL GENERAL	3.1840	21,652	0	21,652	68.94	
SCHOOL VOTED	1.0000	21,652	0	21,652	21.65	
CHILDREN'S TRUST	0.4612	20,354	0	20,354	9.39	
ST JOHNS RIVER WATER MGT DISTR	0.1793	20,354	0	20,354	3.65	
CITY OF GAINESVILLE	6.4297	20,354	0	20,354	130.87	
<b>TOTAL MILLAGE</b>		<b>22.1775</b>		<b>AD VALOREM TAXES</b>	<b>\$459.75</b>	

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION
THE BAIRD CENTER CONDOMINIUM BK 3 PG 25 UNIT 5 OR 5079/1449

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
802 BOCC SOLID WASTE MGMT	1.000	@ 71.7800	71.78
360 GAINESVILLE FIRE	1.000	Varies	61.55
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$133.33</b>

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS

**\$593.08**

IF PAID BY PLEASE PAY	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$569.36	\$575.29	\$581.22	\$587.15	\$593.08

**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

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ACCOUNT NUMBER	PROPERTY ADDRESS
13055 005 000	619 S MAIN ST UNIT 5

AKIRA WOOD INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$569.36
<input type="checkbox"/> Dec 31, 2023	\$575.29
<input type="checkbox"/> Jan 31, 2024	\$581.22
<input type="checkbox"/> Feb 29, 2024	\$587.15
<input type="checkbox"/> Mar 31, 2024	\$593.08

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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
13055 006 000	UNASSIGNED LOCATION RE	3600

AKIRA WOOD INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

EXEMPTIONS:



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	22,680	0	22,680	173.31	
LIBRARY GENERAL	1.0339	22,680	0	22,680	23.45	
SCHOOL CAP PROJECT	1.5000	22,680	0	22,680	34.02	
SCHOOL DISCRNRY & CN	0.7480	22,680	0	22,680	16.96	
SCHOOL GENERAL	3.1840	22,680	0	22,680	72.21	
SCHOOL VOTED	1.0000	22,680	0	22,680	22.68	
CHILDREN'S TRUST	0.4612	22,680	0	22,680	10.46	
ST JOHNS RIVER WATER MGT DISTR	0.1793	22,680	0	22,680	4.07	
CITY OF GAINESVILLE	6.4297	22,680	0	22,680	145.83	
<b>TOTAL MILLAGE</b>		<b>22.1775</b>		<b>AD VALOREM TAXES</b>	<b>\$502.99</b>	

LEGAL DESCRIPTION
THE BAIRD CENTER CONDO AS AMENDED CONDO BK 3 PG 35 UNIT 6 AKA PART OF THE COMMON See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
802 BOCC SOLID WASTE MGMT	1.000	@ 71.7800	71.78
360 GAINESVILLE FIRE	1.000	Varies	95.72
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$167.50</b>

PAY ONLY ONE AMOUNT. ↓

**COMBINED TAXES AND ASSESSMENTS \$670.49**

IF PAID BY PLEASE PAY	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$643.67	\$650.38	\$657.08	\$663.79	\$670.49

**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

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ACCOUNT NUMBER	PROPERTY ADDRESS
13055 006 000	UNASSIGNED LOCATION RE

AKIRA WOOD INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$643.67
<input type="checkbox"/> Dec 31, 2023	\$650.38
<input type="checkbox"/> Jan 31, 2024	\$657.08
<input type="checkbox"/> Feb 29, 2024	\$663.79
<input type="checkbox"/> Mar 31, 2024	\$670.49

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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
13055 007 000	619 S MAIN ST UNIT 7	3600

AKIRA WOOD INC  
619 S MAIN ST  
GAINESVILLE, FL 32601

EXEMPTIONS:



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	122,957	0	122,957	939.56	
LIBRARY GENERAL	1.0339	122,957	0	122,957	127.13	
SCHOOL CAP PROJECT	1.5000	122,957	0	122,957	184.44	
SCHOOL DISCRNRY & CN	0.7480	122,957	0	122,957	91.97	
SCHOOL GENERAL	3.1840	122,957	0	122,957	391.50	
SCHOOL VOTED	1.0000	122,957	0	122,957	122.96	
CHILDREN'S TRUST	0.4612	122,957	0	122,957	56.71	
ST JOHNS RIVER WATER MGT DISTR	0.1793	122,957	0	122,957	22.05	
CITY OF GAINESVILLE	6.4297	122,957	0	122,957	790.58	
<b>TOTAL MILLAGE</b>		<b>22.1775</b>	<b>AD VALOREM TAXES</b>		<b>\$2,726.90</b>	

LEGAL DESCRIPTION
THE BAIRD CENTER CONDO AS AMENDED CONDO BK 3 PG 35 UNIT 7 AKA PART OF THE COMMON See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
802 BOCC SOLID WASTE MGMT	1.000	@ 71.7800	71.78
360 GAINESVILLE FIRE	1.000	Varies	352.35
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$424.13</b>

PAY ONLY ONE AMOUNT. ↓

**COMBINED TAXES AND ASSESSMENTS \$3,151.03**

IF PAID BY PLEASE PAY	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$3,024.99	\$3,056.50	\$3,088.01	\$3,119.52	\$3,151.03

**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

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ACCOUNT NUMBER	PROPERTY ADDRESS
13055 007 000	619 S MAIN ST UNIT 7

AKIRA WOOD INC  
619 S MAIN ST  
GAINESVILLE, FL 32601

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$3,024.99
<input type="checkbox"/> Dec 31, 2023	\$3,056.50
<input type="checkbox"/> Jan 31, 2024	\$3,088.01
<input type="checkbox"/> Feb 29, 2024	\$3,119.52
<input type="checkbox"/> Mar 31, 2024	\$3,151.03

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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
13055 008 000	619 S MAIN ST UNIT 8	3600

AKIRA WOOD INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

EXEMPTIONS:



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	129,287	0	129,287	987.93	
LIBRARY GENERAL	1.0339	129,287	0	129,287	133.67	
SCHOOL CAP PROJECT	1.5000	138,482	0	138,482	207.72	
SCHOOL DISCRNRY & CN	0.7480	138,482	0	138,482	103.58	
SCHOOL GENERAL	3.1840	138,482	0	138,482	440.93	
SCHOOL VOTED	1.0000	138,482	0	138,482	138.48	
CHILDREN'S TRUST	0.4612	129,287	0	129,287	59.63	
ST JOHNS RIVER WATER MGT DISTR	0.1793	129,287	0	129,287	23.18	
CITY OF GAINESVILLE	6.4297	129,287	0	129,287	831.28	
<b>TOTAL MILLAGE</b>		<b>22.1775</b>	<b>AD VALOREM TAXES</b>		<b>\$2,926.40</b>	

LEGAL DESCRIPTION
BAIRD CENTER CONDO AS AMENDED CB 3 PG 76 UNIT 8 AKA PART OF COMMON AREA OF BAIRD See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
802 BOCC SOLID WASTE MGMT	1.000	@ 71.7800	71.78
360 GAINESVILLE FIRE	1.000	Varies	321.18
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$392.96</b>

PAY ONLY ONE AMOUNT. ↓

**COMBINED TAXES AND ASSESSMENTS \$3,319.36**

IF PAID BY PLEASE PAY	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$3,186.59	\$3,219.78	\$3,252.97	\$3,286.17	\$3,319.36

**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

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ACCOUNT NUMBER	PROPERTY ADDRESS
13055 008 000	619 S MAIN ST UNIT 8

AKIRA WOOD INC  
 619 S MAIN ST  
 GAINESVILLE, FL 32601

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$3,186.59
<input type="checkbox"/> Dec 31, 2023	\$3,219.78
<input type="checkbox"/> Jan 31, 2024	\$3,252.97
<input type="checkbox"/> Feb 29, 2024	\$3,286.17
<input type="checkbox"/> Mar 31, 2024	\$3,319.36

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CITY OF GAINESVILLE

Customer Copy

BUSINESS TAX RECEIPT

BILLING AND COLLECTIONS OFFICE
TREASURY DIVISION OF THE FINANCE DEPARTMENT

TAX YEAR BEGINS OCTOBER 1, 2023
AND ENDS SEPTEMBER 30, 2024

Please display in your
place of business

citybc@gainesvillefl.gov

BUSINESS TAX NO.

10264

BUSINESS NAME AND MAILING ADDRESS

AKIRA WOOD, INC.
619 S MAIN STREET
GAINESVILLE, FL 32601

BUSINESS LOCATION

619 S MAIN ST

BUSINESS PHONE

352-375-0691

BUSINESS E-MAIL

heather@akirawood.com

Thank you for paying your business taxes for the period October 1, 2023 – September 30, 2024.

Table with 3 columns: CATEGORY, DESCRIPTION, TAX FEE. Rows include 1001 FICTITIOUS NAME REQUIREMENT (\$0.00), 6260 MANUFACTURING-CABINETS (\$210.00), 6801 COMMERCIALY ZONED (\$0.00), and summary rows for TOTAL ASSIGNED, TOTAL PAID, and AMOUNT DUE.

APPROVED BY FINANCE DIRECTOR

ADFA354639F34D76A4CD8991D051A1F8

ALL CITY, STATE AND FEDERAL REQUIREMENTS MUST BE MET IN ORDER TO LEGALLY OPERATE A BUSINESS, PROFESSION OR OCCUPATION WITHIN THE CORPORATE LIMITS OF GAINESVILLE, FLORIDA. PAYMENT OF BUSINESS TAXES AND A RECEIPT FOR PAYMENT DOES NOT IMPLY THAT A BUSINESS HAS COMPLIED WITH ANY OR ALL OTHER RELEVANT STATUTORY AND REGULATORY PROVISIONS.

THE CITY OF GAINESVILLE DOES NOT REFUND BUSINESS TAXES PAID IN ERROR UNLESS THE ERROR IS A CLERICAL MISTAKE MADE BY THE CITY.

If you have any questions about the Business Tax requirements or process, please email citybc@gainesvillefl.gov

If you cannot email to the address above, please call (352) 334-5024

IT IS THE BUSINESS OWNER'S RESPONSIBILITY TO REPORT ANY CHANGES IN BUSINESS INFORMATION DURING THE YEAR TO citybc@gainesvillefl.gov OR TO WEB SITE http://eservices.cityofgainesville.org

**PHOTOGRAPHS OF THE PROJECT:  
EXISTING CONDITIONS AND THEIR RELATIONSHIP  
TO THE TRANSIT CORRIDOR ON SOUTH MAIN STREET**



1. North Main Street Entrance - Looking east from South Main Street. The proposed improvements will make this a pedestrian-only entrance, the main entrance to South Main Station from South Main Street. This will increase safety for both pedestrians and vehicular traffic, as exiting from this entrance in a vehicle onto Main Street is difficult due to low visibility from the wall.



2. North Main Street Entrance - Looking east from the South Main Street sidewalk. The impervious asphalt inside the entrance running to the east edge of the historic Baird Hardware Building will be replaced with pervious crushed granite and landscaping, including native shade trees.



3. North Main Street Entrance - Looking south from the South Main Street sidewalk at the rear of the proposed coffee shop and screened utility yard.



4. Main Street Corridor - Looking east from the west side of South Main Street towards 619 South Main Street.



5. Main Street Corridor - Looking northeast from the South Main Street sidewalk at the entrance to the proposed coffee shop and the historic Baird Hardware Building. The existing 6' high steel fence and several of the condenser units for the restaurants are visible. The crosswalk that connects to the west side of Main Street at Luke's Bagels is also visible.



6. Main Street Corridor - Looking east from the South Main Street sidewalk at the Baird Hardware Building. Visible are new exterior doors made from Old Growth Sinker Cypress and Tigerwood deck, improvements made with funds from the 2021 grant.



7. Main Street Corridor - Looking south towards Depot Park from the South Main Street sidewalk. Replacing the metal fence with a mixture of stuccoed block and hardwood that fits the existing architecture and moving it to the property line, which runs along the sidewalk, will allow for more gathering space. This will also beautify the public right of way in keeping with the aesthetic and improvements at Depot Park while maintaining pedestrian safety.



8. Main Street Corridor - Looking northeast from the South Main Street sidewalk.



WKS



WKS



WKS



WKS

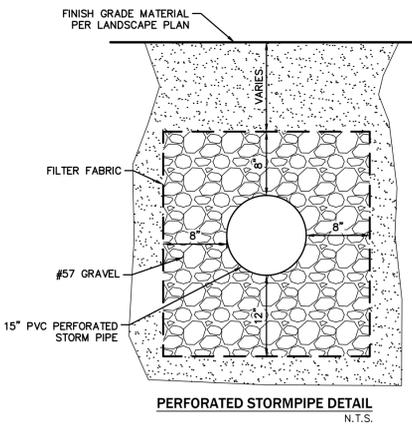
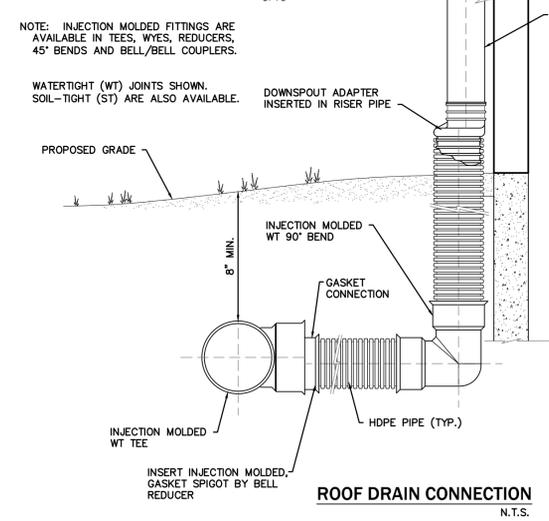
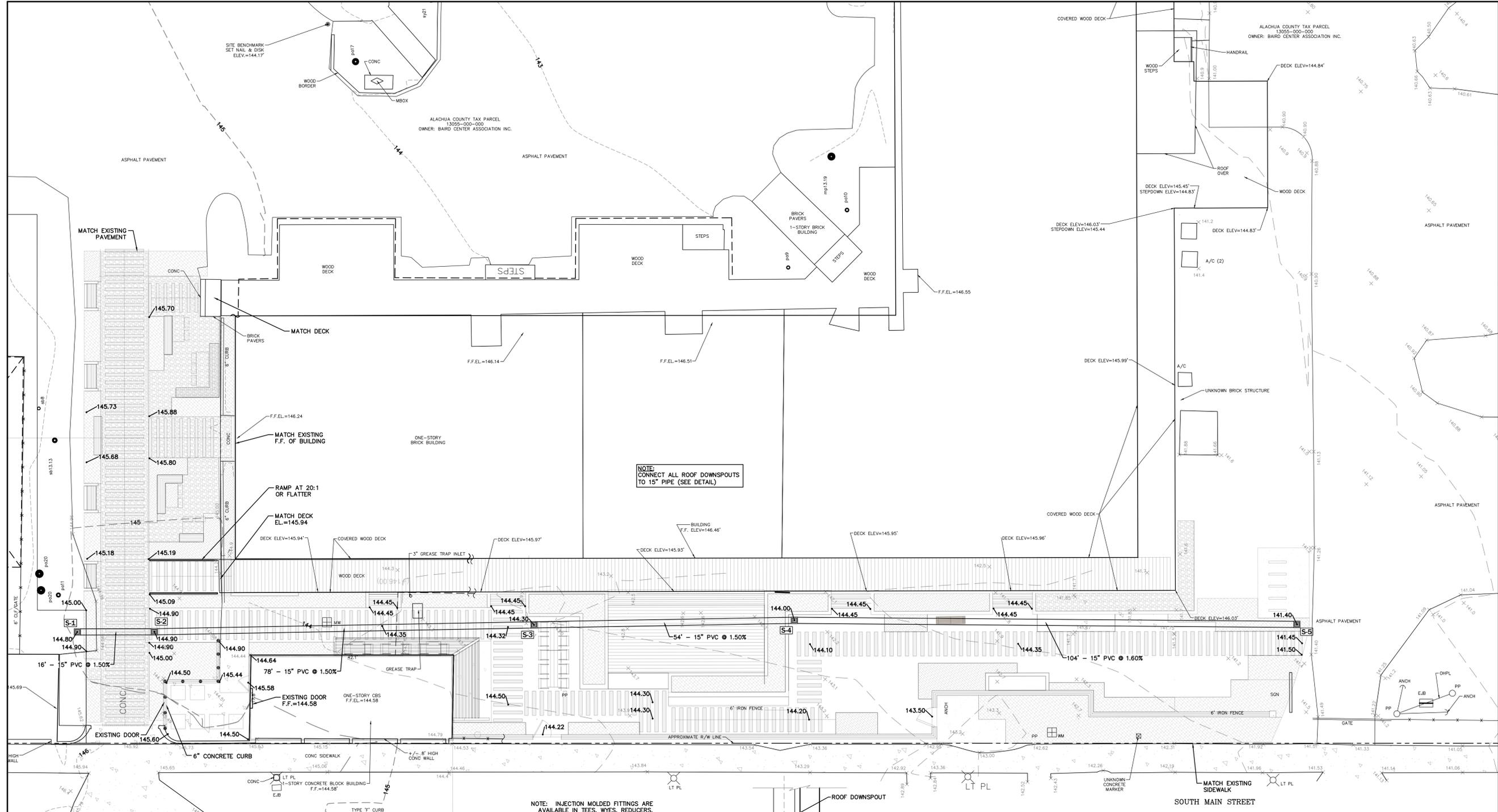








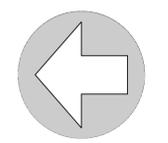




STRUCTURE	STRUCTURE DATA
S-1 YARD DRAIN	TOP EL.=144.80 S 15" INV.=142.80
S-2 YARD DRAIN	TOP EL.=144.90 N 15" INV.=142.56 S 15" INV.=142.56
S-3 YARD DRAIN	TOP EL.=144.30 N 15" INV.=141.38 S 15" INV.=141.38
S-4 YARD DRAIN	TOP EL.=144.00 N 15" INV.=141.38 S 15" INV.=140.56
S-5 YARD DRAIN	TOP EL.=141.40 N 15" INV.=138.90



EB 2389  
720 S.W. 2nd Ave, South Tower, Suite 300  
GAINESVILLE, FLORIDA 32601  
TEL: (352) 373-3541  
www.edafl.com permitting@edafl.com



**NORTH**  
SCALE: 1" = 10'



No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGIO J. REYES, P.E. ON THE DATE AS ACCORDS TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 20-044

Project phase: CONSTRUCTION

Project title: AKIRA WOOD MAIN STREET LANDSCAPE IMPROVEMENTS CITY OF GAINESVILLE, FLORIDA

Sheet title: DRAINAGE PLAN

Designed: SJR Sheet No.:

Drawn: MAB/TAR

Checked: TAR

Date: 10/20/23

**C810**

\\server3\engprojects\Akira Wood - Master Planning\Plans\Current\DWG\200441.dwg, C810 - DRAINAGE PLAN, 10/20/2023 1:33:10 PM, TAR

# **BID NARRATIVE AND SPECIFICATIONS**

FOR  
GCRA BUSINESS IMPROVEMENT GRANT PROGRAM APPLICATION  
BY  
AKIRA WOOD, INC.  
619 SOUTH MAIN STREET  
GAINESVILLE, FLORIDA 32601  
DECEMBER 15, 2023

## **GENERAL CONDITIONS**

Bidder must

- Examine and familiarize self with all site conditions
- Provide any required permits from City of Gainesville
- Provide a Project Manager and Superintendent for the project
- Provide copy of contractor's license
- Provide Certificate of Insurance with a minimum General Liability of \$1,000,000 per occurrence and \$2,000,000 aggregate
- Provide COI for Workers Compensation insurance for all trades
- Provide all sales and use taxes on materials

## **OVERVIEW**

This project is part of the overall redevelopment of 619 and 601 South Main Street, which together comprise South Main Station. South Main Station is conceived as a pedestrian-oriented gathering place celebrating local business, community, and the history of the property where it is located. Currently, South Main Station is home to Heartwood Soundstage, Humble Woodfire, Bingo Deli & Pub, Akira Wood, LLC, and the weekly GNV Market. A new local microbrewery, Grand Scheme Brewing, is set to open in the beginning of 2024, and celebrated local author, Lauren Groff is slated to open a bookstore, The Lynx, in the Spring of 2024.

All work in this project occurs at the facades of the historic Baird Hardware Building visible from South Main Street and located next to Depot Park. These facades include the area inside the North Main Street entrance running East/West at the north end of the Baird Building, as well as the corridor running North/South between the West facade of the Baird Building and the property line along the Main Street sidewalk (and ending at the South Main Street entrance).

This project will build on improvements made in 2021 and 2022 with business improvement grant funds applied for in 2021. The project will transform these areas visible from the Main Street right of way to provide a public-facing, pedestrian-only, wheelchair-accessible green space with walkways, gardens, a wood deck, seating, shade, and lighting for the businesses at South Main Station.

A critical part of the long-term plan for South Main Station is to make most of the four-acre property pedestrian-only. This project will take a major step in that direction by closing off the North Main Street entrance to vehicular traffic and transforming what is currently asphalt

driveway into a main pedestrian entrance and thoroughfare from South Main Street. The accessible thoroughfare will be lined with native shade trees, landscaping and lighting, and deck and garden seating.

Additive Alternate #2 of this project includes proposed improvements to the façade of the 700 square foot block building attached to the block wall along Main Street. These improvements are part of a plan to redevelop this building—which is currently empty storage space—into a coffee shop.

The proposed improvements will enhance corridor aesthetics, pedestrian comfort, accessibility, and overall public safety along this critical portion of the downtown corridor where these things are needed.

See Attachment A for perspective sketches of the proposed improvements, Attachment B for Landscape Architectural Drawings showing the design and specifications for the landscaping and hardscaping improvements, and Attachment C for the Stormwater Management Plan.

## **SITE WORK**

The following is included:

### **Grading and Stormwater Management**

- Reference Attachment C (Sheet C810) for Stormwater Management Plan and specifications
- Remove roughly 2900 square feet of existing asphalt at North Main Street entrance and along Main Street property line
- Level grade at North Main Street entrance and along property line to South Main Street entrance:
  - Currently the grade inside the North Main Street entrance slopes down upon entering and back up again, and the grade along the Main Street corridor slopes dramatically down from the sidewalk towards the building, causing stormwater to pool next to the building;
  - Raise grade inside North Main Street entrance to level of sidewalk and north entrance to Humble Woodfire while maintaining gentle slope towards storm pipe for stormwater collection;
  - Raise grade along Main Street corridor to level of sidewalk while maintaining gentle slope towards storm pipe for stormwater collection.
- Implement stormwater management along Main Street corridor from North Main Street entrance to South Main Street entrance to maintain new hardscaping and landscaping (see Attachment C, Stormwater Management Plan):
  - Excavate 35" deep trench for 15" perforated storm pipe surrounded by 12" of 57 gravel and located 8" below grade
  - Lay filter fabric, 57 gravel, and 15" pipe
  - Install (5) drainage inlets and connect to 15" storm pipe
  - Add (3) downspouts from 6" gutters on west side of roof

- Connect downspouts to drainage pipe—insert downspout adapter into riser pipe connected to storm pipe with HDPE pipe and injection molded 90° bend

### **Screen Utilities**

- Relocate (12) AC and other condensers visible from right of way along Main Street and screen all utilities with hardwood fencing and landscaping in new locations. This will dampen noise and significantly enhance corridor aesthetics by transforming what was previously back-of-house to a public thoroughfare and gathering space.
- The following twelve (12) utility units that service the businesses at 619 and are visible from the right of way on Main Street are to be relocated and screened: (7) HVAC condensers; (1) mini split condenser; (3) walk-in condensers, and (1) glycol chiller/condenser.
- Dig trench 12" below grade and lay coolant line running to new locations
- Create utility yard to house (7) of the units:
  - Demo existing concrete, level grade, and pour concrete pad for utility yard to house (7) of the utility units.
  - Pour 30 linear feet of 12" high concrete curb at perimeter of utility yard
- Relocate remaining (5) units along fence line to accommodate new wood deck
- Screen all utilities at new locations with 30 linear feet of 6' high surface mounted fence with horizontal hardwood slats and landscaping in front of fencing

### **Replace Fencing**

- Reference Attachment B, Sheet L-2.2 for fence elevation and detail
- Remove and replace existing 6' high black steel fence from North Main Street entrance to South Main Street entrance with 160' linear feet of 5' high hardwood and concrete fence and (2) metal framed entry gates. Keeping a fence will maintain some level of security from unwanted foot traffic and safety from vehicular traffic, especially for children. The proposed fence will also enhance corridor appeal and visibility and increase pedestrian access from the public right of way.
- Additionally, the existing black steel fence is a few feet inside the property line. The proposed fence will be located on the property line to capture additional square footage for the improved green space.
- Replace black steel fence with the following:
  - 84 linear feet of 5' high surface mounted fence with Ipe posts and horizontal Tigerwood slats;
  - 76 linear feet of 2' high CMU block and smooth stucco masonry wall with 3' high surface mounted fence with horizontal Tigerwood slats;
  - 10 linear feet of 5' high CMU block and smooth stucco masonry wall.
- Install (2) 3' 6" wide x 5' high entry gates with metal frames and Tigerwood slats to provide two accessible, pedestrian entrances directly from Main Street while maintaining some level of security.

### **Hardscape Improvements**

- Reference Attachment B, Sheet L-2.1 for Hardscape drawing and specifications
- Hardscape inside North Main Street entrance and along Main Street corridor

- Alternate #1 [Deductive]: Pour concrete pavers with top cast 03 acid etched finish at the following dimensions per the hardscape plan:
  - Approximately 87 each 5' x 14" W Pedestrian 4" thick concrete
  - Approximately 65 each 6' x 14" W Pedestrian 4" thick concrete
  - Approximately 60 each 8' x 14" W Vehicular 8" thick concrete with welded wire mesh
  - Install 6" – 10" gravel joint between cast in place paver, either 89 granite or granite chips
- Install approximately 880 linear feet of 5/4" x 4" hardwood edging secured with hardwood stakes to contain gravel hardscape
- Add compacted base material (road base or recycled concrete) for gravel walkways and garden spaces
- Install plastic commercial grade weed mat under gravel walkways and garden spaces
- Install 4" of 3/8" crushed granite or granite chips for approximately 4,000 square feet of accessible gravel walkways and garden space
- Construct 128 linear feet of raised planter boxes at 3' high with CMU block and smooth stucco finish around new deck

#### **Landscape Improvements**

- Reference Attachment B, Sheet L-3.1 for landscape design and Planting Schedule
- Landscape inside North Main Street entrance and along Main Street corridor. **Note that planting along northern perimeter of walkway inside the North Entrance will not be done at this time to accommodate new construction along that perimeter.**
- Removal and prep of areas to be landscaped
- Add topsoil for raised planters and ground level beds
- Plant the following native trees, between 10' – 12' in height:
  - River Birch;
  - Sweetbay Magnolia; and
  - Bald Cypress
- Plant European Olive trees in deck planters
- Plant several species of plants and shrubs (many native) at grade and in raised planters
- Install pine straw mulch for planted areas
- Clean up existing palm tree on property line (trim and remove Virginia Creeper)

#### **Irrigation**

- Irrigate all landscaping inside North Main Street entrance and along Main Street corridor
- Install new irrigation system to include: 2 valves (1 spray and 1 drip zone); mainline hookup, backflow preventer; timer; valves and pipes
- Install bubblers on all trees
- Install drip irrigation line around all plants in ground level beds and raised planters

#### **New Hardwood Deck**

- Build approximately 455 square feet of additional hardwood deck connected by stairs to existing deck on west side of Baird building. This deck will provide additional seating for

all of the businesses at South Main Station, but in particular for Grand Scheme Brewery, which is set to open in early 2024 and does not have other outdoor seating.

- The new deck will match the existing decks on the west and east sides of the Baird building.
- All decking shall be select 5/4 x 6 Goncalo Alves (Tigerwood) S4S/E4E (surfaced 4 sides/eased 4 edges) milled to 1" x 5 1/2" and grooved for Ipe Clip Extreme 4 concealed fasteners with #7 x 2 1/4" 304 stainless steel screws. Screws shall be exposed only where they cannot be reasonably concealed.
- Decking shall be prefinished with Watco Teak Oil on all sides.
- All cut ends and notches shall be finished with Ipe Clip end grain sealer prior to installation

### **Lighting**

- See Attachment B, Sheet L-5.1 for lighting plan
- Install following landscape lighting:
  - Install 300 watt transformer and timer for low voltage landscape lighting
  - Run low voltage wire for the following lights with conduit as needed under hardscaping:
    - (17) uplights for trees – Comparable to Alliance Outdoor Lighting BL900 Brass bullet light fixture with plastic stake, 7.3" H x 2.25" D with 6W bulb;
    - (43) path lights – Comparable to Alliance Outdoor Lighting AL800 brass area light fixture 3.55" H x 12" D with 3W bulb

### **ELECTRICAL REQUIREMENTS**

- Provide electrical power from existing outdoor Circuit Panel to all landscape lighting.
- All exterior boxes to be weather proof.
- Run all power in conduit either EMT or PVC.
- All exposed runs shall be level and plumb.
- Add one quad GFCI convenience outlet at all lighting locations.

### **PLUMBING REQUIREMENTS**

- Relocate existing grease traps per landscape plan.
- Relocate and/or extend sanitary clean outs where required.
- Provide water supply for landscape irrigation system.

### **BID ALTERNATES:**

#### **ALTERNATE #1 (DEDUCTIVE)**

##### **Delete Concrete Pavers**

- Delete following concrete pavers and replace with gravel and sub base:
  - Approximately 87 each 5' x 14"W Pedestrian 4" thick concrete
  - Approximately 65 each 6' x 14"W Pedestrian 4" thick concrete

- Approximately 60 each 8' x 14" W Vehicular 8" thick concrete with welded wire mesh

### **ALTERNATE #2 (ADDITIVE)**

#### **Façade Improvements for Coffee Shop**

- Improvements to redevelop the 700 square foot building attached to the Main Street Wall into a coffee shop will enhance the existing appearance of the building and overall corridor aesthetics.
- A desired part of this redevelopment plan is transforming the south end of the building, adjacent to Main Street, into the entrance of the coffee shop. This entrance will be easily accessible from the new Main Street entrance/gate and will open into ground level garden space with outdoor seating. This entrance and the location of the coffee shop will encourage desirable pedestrian traffic to and from South Main Street.
- Install 5' D x 16' L black powder coated metal awning on South side of building for covered entrance accessible from Main Street
- Install 3.5' D x 30' L black powder coated metal awning on East side of building to create covered seating for coffee shop
- Remove sheet metal over 8' x 8' opening on south end of building and install glass shop door and window for entrance to coffee shop
  - 8' x 6'8" opening with single 3/0 6/8 commercial storefront door in Anodized Black with single picture window.
  - Door jambs, panels and trim to be furnished and finished by Akira Wood, LLC.
- Enclose existing 8' x 8' opening at North end with CMU to accommodate utility yard
- Cut new 3' x 6'8" opening and install exterior door at north end of coffee shop
  - Door jambs, panels and trim to be furnished and installed by Akira Wood, LLC.

### **ALTERNATE #3 (ADDITIVE)**

#### **Furnish and Install Miscellaneous Fixtures**

- Construct and install teak and powder coated steel stationary benches for seating areas along Main Street and at North Main Street entrance at following dimensions (see attached drawing):
  - (3) 2' x 6'
  - (2) 6' x 8' L benches
- Install (2) removable bollards at North Main Street entrance to close off entrance to vehicular traffic. Removable bollards will allow for access to service vehicles when needed.
- Install (4) stationary trash and (4) recycling receptacles
- Install metal bike rack
- Install wheelchair lift located at southwest end of hardwood deck. This lift would have a dual function-to make the existing, raised portion of the decks accessible from the south end of the pedestrian corridor and to allow the restaurants to receive deliveries on the south end of the property so the north side can be closed off to delivery vehicles and made pedestrian-only.
- Install (5) high voltage post lights – (3) along walkway at North Main Street entrance and (1) at each of the metal gates along Main Street.

**SOUTH MAIN STATION FAÇADE GRANT APPLICATION**

**BID TABULATION 12-28-23**

	<b>AKIRA</b>	<b>JOYNER</b>	<b>GREEN BLDG</b>	<b>NOTES</b>
<b>BASE BID</b>	\$387,833	\$462,217	\$379,563	
<b>DEDUCTIVE ALT #1</b> DELETE CONC PAVERS	(\$71,400)	(\$90,148)	(\$58,500)	ACCEPTED
<b>ADDITIVE ALTERNATE #2</b> ADD COFFEE SHOP EXTERIOR	\$46,374	\$65,148	\$189,300	NOT ACCEPTED
<b>ADDITIVE ALTERNATE #3</b> ADD MISCELLANEOUS FIXTURES	\$55,250	\$25,788	\$79,800	NOT ACCEPTED
<b>TOTAL INCLUDING ALT #1</b>	<b>\$316,433</b>	<b>\$372,069</b>	<b>\$321,063</b>	

**BID FORM**  
FOR  
FAÇADE CONSTRUCTION  
FOR  
AKIRA WOOD, INC.  
SOUTH MAIN STATION MAIN STREET CORRIDOR  
619 SOUTH MAIN STREET  
GAINESVILLE, FLORIDA 32601  
15 DECEMBER 2023

Name of Bidder: Akira Wood, LLC

Contact Name and Phone: Hoch Shitama 352.258.1771/Ben Shitama 352.672.0759

The undersigned bidder hereby acknowledges receipt of bid documents including: Site and Drainage Plan dated 10/20/23 by EDA; Landscape and Hardscape Plans dated 8/17/23, 9/14/23 and 9/28/23 by West King Studio; Bid Narrative & Specifications dated 12/15/23, photos and other specifications dated 12/15/21. In addition, bidder acknowledges that bidder has visited the site and examined the site conditions.

The stipulated sum including all materials, labor, taxes, insurances, permits and fees is:

\$ THREE HUNDRED EIGHTY SEVEN THOUSAND EIGHT HUNDRED THIRTY THREE DOLLARS AND NO CENTS (\$387,833.00)

DEDUCTIVE ALTERNATE #1 (Delete Concrete Pavers): DEDUCT<\$71,400.00>

ADDITIVE ALTERNATE #2 (Facade Improvements for Coffee Shop): ADD \$46,374.00

ADDITIVE ALTERNATE #3 (Furnish and Install Miscellaneous Fixtures): ADD \$55,250.00

Payment and Performance Bond is not required.

Bidder hereby acknowledges receipt of the following Revision (please fill in date if applicable):

Revision 1: N/A

Revision 2: N/A

Signature:  \_\_\_\_\_

Name and Title: Ben Shitama, VP

Date: 12/28/23

**BID FORM**  
FOR  
FAÇADE CONSTRUCTION  
FOR  
AKIRA WOOD, INC.  
SOUTH MAIN STATION MAIN STREET CORRIDOR  
619 SOUTH MAIN STREET  
GAINESVILLE, FLORIDA 32601  
15 DECEMBER 2023

Name of Bidder: Joyner Construction Partners, LLC

Contact Name and Phone: Ryland Wagner 352-316-5054

The undersigned bidder hereby acknowledges receipt of bid documents including: Site and Drainage Plan dated 10/20/23 by EDA; Landscape and Hardscape Plans dated 8/17/23, 9/14/23 and 9/28/23 by West King Studio; Bid Narrative & Specifications dated 12/15/23, photos and other specifications dated 12/15/21. In addition, bidder acknowledges that bidder has visited the site and examined the site conditions.

The stipulated sum including all materials, labor, taxes, insurances, permits and fees is:

\$ 462,217.00

DEDUCTIVE ALTERNATE #1 (Delete Concrete Pavers): \$ 90,148.00

ADDITIVE ALTERNATE #2 (Facade Improvements for Coffee Shop): \$ 65,148.00

ADDITIVE ALTERNATE #3 (Furnish and Install Miscellaneous Fixtures): \$ 26,788.00

Payment and Performance Bond is not required.

Bidder hereby acknowledges receipt of the following Revision (please fill in date if applicable):

Revision 1: N/A

Revision 2: N/A

Signature:  \_\_\_\_\_

Name and Title: Ryland Wagner, Managing Member

Date: 12/28/23

**BID FORM**  
FOR  
FAÇADE CONSTRUCTION  
FOR  
AKIRA WOOD, INC.  
SOUTH MAIN STATION MAIN STREET CORRIDOR  
619 SOUTH MAIN STREET  
GAINESVILLE, FLORIDA 32601  
15 DECEMBER 2023

Name of Bidder: Green Building Cooperative LLC

Contact Name and Phone: Chris Fillie (352) 871-7707

The undersigned bidder hereby acknowledges receipt of bid documents including: Site and Drainage Plan dated 10/20/23 by EDA; Landscape and Hardscape Plans dated 8/17/23, 9/14/23 and 9/28/23 by West King Studio; Bid Narrative & Specifications dated 12/15/23, photos and other specifications dated 12/15/21. In addition, bidder acknowledges that bidder has visited the site and examined the site conditions.

The stipulated sum including all materials, labor, taxes, insurances, permits and fees is:

\$ 379,563.<sup>23</sup>

DEDUCTIVE ALTERNATE #1 (Delete Concrete Pavers): \$ 58,500.<sup>00</sup>

ADDITIVE ALTERNATE #2 (Facade Improvements for Coffee Shop): \$ 189,300.<sup>00</sup>

ADDITIVE ALTERNATE #3 (Furnish and Install Miscellaneous Fixtures): \$ 79,800.<sup>00</sup>

Payment and Performance Bond is not required.

Bidder hereby acknowledges receipt of the following Revision (please fill in date if applicable):

Revision 1: N/A

Revision 2: N/A

Signature: 

Name and Title: Chris Fillie, Principal

Date: 12/28/2023



Ron DeSantis, Governor

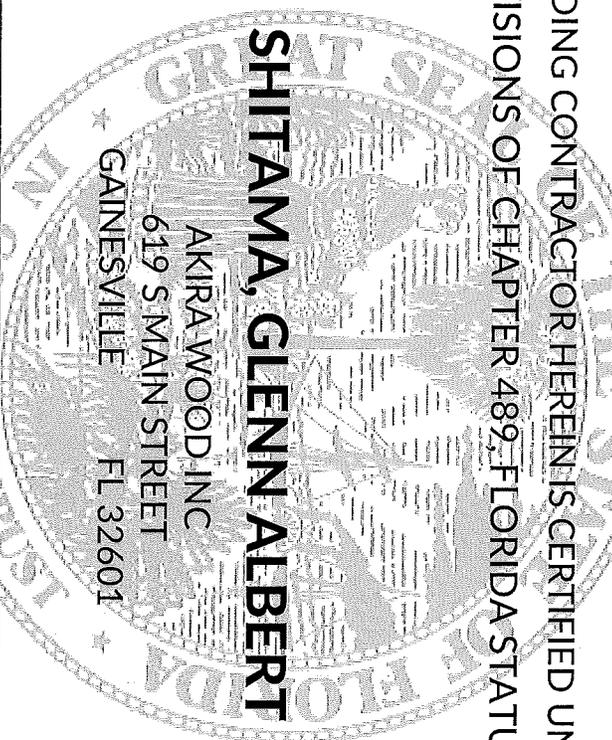
Melanie S. Griffin, Secretary



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



**SHITAMA, GLENN ALBERT**

AKIRA WOOD, INC  
619 S MAIN STREET  
GAINESVILLE FL 32601

LICENSE NUMBER: **CBC017254**

EXPIRATION DATE: **AUGUST 31, 2024**

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**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

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TALLAHASSEE FL 32399-0783

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 STATE OF FLORIDA DEPARTMENT  
OF BUSINESS AND PROFESSIONAL  
REGULATION

CBC017254 ISSUED: 08/29/2022  
CERTIFIED BUILDING CONTRACTOR  
SHITAMA, GLENN ALBERT  
AKIRA WOOD INC

\_\_\_\_\_  
Signature  
LICENSED UNDER CHAPTER 489, FLORIDA STATUTES  
EXPIRATION DATE: AUGUST 31, 2024

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
CONSTRUCTION INDUSTRY LICENSING BOARD**

**LICENSE NUMBER: CBC017254**

**EXPIRATION DATE: AUGUST 31, 2024**

THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

SHITAMA, GLENN ALBERT  
AKIRA WOOD INC  
619 S MAIN STREET  
GAINESVILLE FL 32601



ISSUED: 08/29/2022

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