



FOR OFFICE USE ONLY

P Z File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

Review Date: SRDT _____ P & Z _____ CC _____

Rezoning Application

A. PROJECT

- 1. Project Name: Hall Cabul Property
2. Address of Subject Property: County Road 209 South, Green Cove Springs, FL
3. Parcel ID Number(s): Part of Parcel No. 38-06-26-016499-007-00
4. Existing Use of Property: Unimproved land
5. Future Land Use Map Designation: Industrial-IND (County). A companion GCS small scale comprehensive plan amendment application seeks MU Mixed-Use land use.
6. Existing Zoning Designation: IA Light Industrial (County)
7. Proposed Zoning Designation: C2 Commercial High Intensity
8. Acreage: 3.44

B. APPLICANT

- 1. Applicant's Status: [] Owner (title holder) [x] Agent
2. Name of Applicant(s) or Contact Person(s): Mark Scruby Title: Partner
Company (if applicable): Rogers Towers, P.A.
Mailing address: 1301 Riverplace Boulevard, Suite 1500
City: Jacksonville State: FL ZIP: 32207
Telephone: (904) 708-8292 FAX: (904) 396-0663 e-mail:
3. If the applicant is agent for the property owner*
Name of Owner (titleholder): See attached Exhibit A
Mailing address: 2321 Egremont Drive
City: Orange Park State: FL ZIP: 32073
Telephone: (904) 860-8739 FAX: () None e-mail: virginia shall@msn.com

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

C. ADDITIONAL INFORMATION

- 1. Is there any additional contact for sale of, or options to purchase, the subject property?
[] Yes [x] No If yes, list names of all parties involved:
If yes, is the contract/option contingent or absolute?
[] Contingent [] Absolute

Exhibit A

Names of Property Owners:

1. Virginia S. Hall f/k/a Virginia Steinmetz, sole surviving Trustee of the J. P. Hall, Jr., Second Amended and Restated Revocable Trust dated December 17, 1993
2. Virginia S. Hall, Trustee of the Virginia S. Hall Revocable Trust dated June 24, 2002, as amended
3. CHS, LLC, a Florida limited liability company
4. Lyman G. Hall

Each of the Property Owners named above owns an undivided one quarter interest in the Property as a tenant in common with the others.

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map (Maybe obtained from the Clay County Property Appraiser.)
3. Plat of the property (Maybe obtained from the Clay County Property Appraiser.)
4. Legal description with tax parcel number.
5. Boundary survey
6. Warranty Deed or the other proof of ownership
7. Fee.
 - a. \$750 plus \$20 per acre over 5
 - b. All applications are subject 10% administrative fee and must pay the cost of postage, signs, advertisements and the fee for any outside consultants.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All 7 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

—◇ Virginia S. Hall
Signature of Applicant

Virginia S. Hall f/va Virginia Steinmetz, sole surviving Trustee of the J. P. Hall, Jr.,
Second Amended and Restated Revocable Trust dated December 17, 1993

Typed or printed name and title of applicant

October 25, 2022

Date

—◇ Virginia S. Hall
Signature of Co-applicant

Virginia S. Hall, Trustee of the Virginia S. Hall Revocable Trust dated
June 24, 2002, as amended

Typed or printed name of co-applicant

October 25, 2022

Date

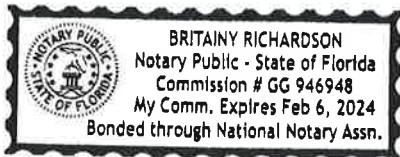
State of Florida County of Clay

The foregoing application is acknowledged before me this 25th day of October, 2022, by Virginia S. Hall,

Trustee, who is/are personally known to me, or who has/have produced FL Driver's License
as identification.

NOTARY SEAL

Britany Richardson
Signature of Notary Public, State of FL



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All 7 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

CHS, LLC, a Florida limited liability company

Signature of Applicant: Cindy A Schmitzer

Signature of Applicant

Cindy H. Schmitzer, Its Manager

Typed or printed name and title of applicant

10-25-22

Date

Signature of Co-applicant

Typed or printed name of co-applicant

Date

State of Florida County of Clay

The foregoing application is acknowledged before me this 25th day of October, 2022, by Cindy H. Schmitzer

as Manager of CHS, LLC, who is/are personally known to me, or who has/have produced FL Driver's License as identification.

NOTARY SEAL



ALEXANDER ORANTES
Commission # HH 188445
Expires November 19, 2025
Bonded Thru Budget Notary Services

Signature of Notary Public

Signature of Notary Public, State of Florida

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All 7 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

Lyman G. Hall
Signature of Applicant

Signature of Co-applicant

Lyman G. Hall
Typed or printed name and title of applicant

Typed or printed name of co-applicant

10/25/22
Date

Date

State of Florida County of ST. JOHNS

The foregoing application is acknowledged before me this 26 day of October, 2022, by Lyman G. Hall

_____, who is/are personally known to me, or who has/have produced FL Driver's License as identification.

NOTARY SEAL



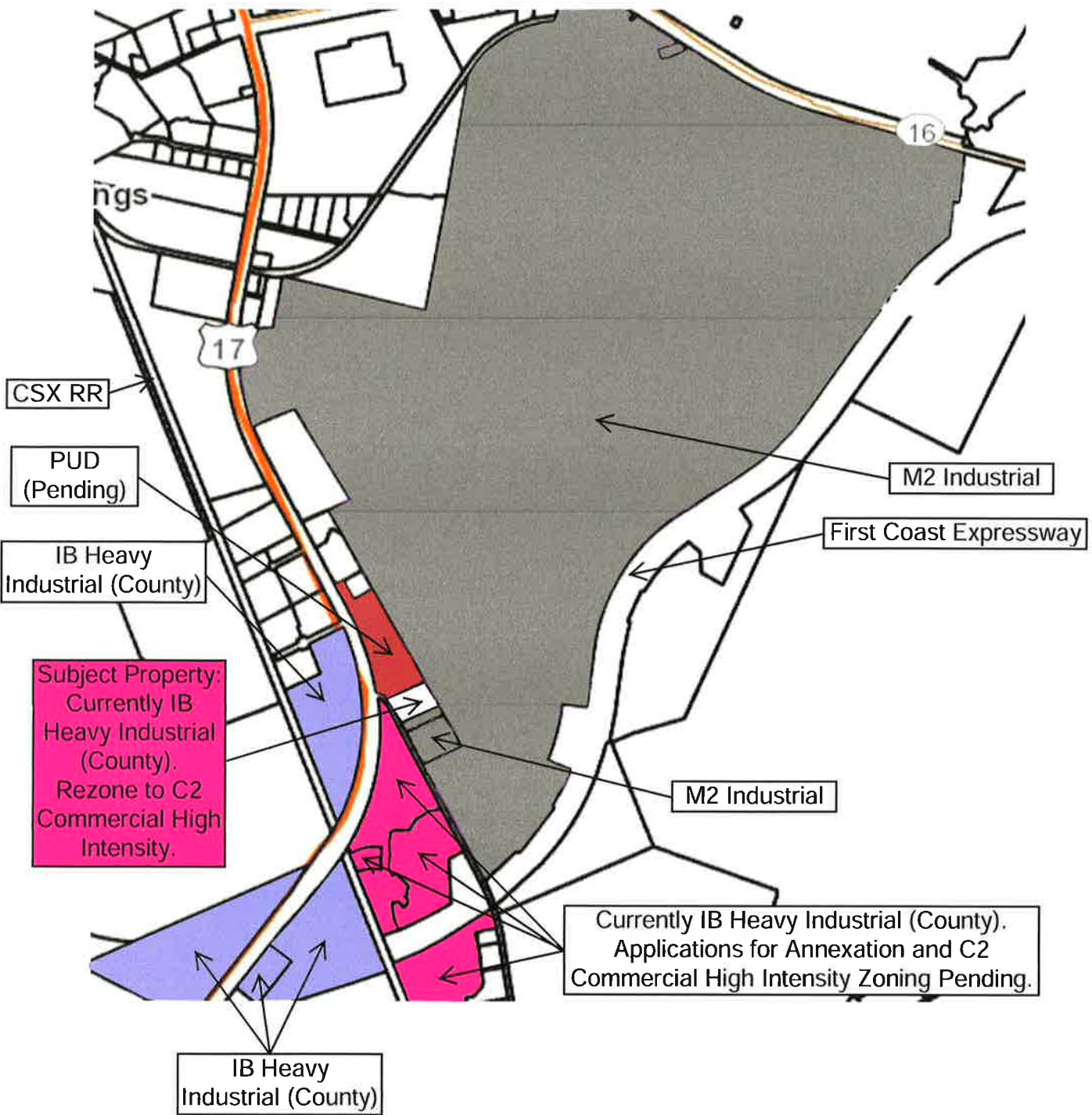
Signature of Notary Public, State of FL
[Signature]

Statement of Proposed Change

The Applicant seeks to rezone the Property to C2 Commercial High Intensity with a land use classification of MU Mixed-Use. Currently the Property is located in the unincorporated area of Clay County adjacent to the Green Cove Springs city limit. Its County land use category is IND Industrial, and its County zoning is IA Light Industrial. The Property is adjacent to a 13.92 acre parcel of land to the north currently owned by the Applicant that was recently annexed by the City, given a Mixed-Use land use consistent with the land use sought for the Property, and rezoned to PUD for an apartment complex. To the east the Property is adjacent a large parcel of land within the City having a land use classification of MURP Reynolds Park Mixed Use and zoned M2 Industrial. To the south the Property is adjacent a parcel of land within the City having a land use classification of Industrial and zoned M2 Industrial. The Property is proximate to the US 17/First Coast Expressway interchange (see the Attachment 1 Aerial Map) around which a variety of uses consistent with interstate interchanges are anticipated. The Mixed-Use land use category and the C2 Commercial High Intensity zoning best accommodate that variety.

Attachments	
Attachment 1	Map showing the zoning designations on surrounding properties
Attachment 2	Aerial Map
Attachment 3	Legal description with tax parcel number
Attachment 4	Boundary sketch
Attachment 5	Deeds

Attachment 1
Zoning Map





Attachment 2
Aerial Map



- LEGEND:
- FCE LIMITED ACCESS ROW
 - FCE EASEMENT
 - EXISTING BRANAN FIELD
 - FRONTAGE ROADS
 - SHARED USE PATH
 - FCE ROW
 - PROPOSED POND
 - PROPOSED BRIDGE



Attachment 3

Legal Description

A PARCEL OF LAND CONSISTING OF A PORTION OF LOT 5, BLOCK 13, CLINCH ESTATE, ACCORDING TO PLAT BOOK 1, PAGES 31 THROUGH 34, AND ALSO BEING A PORTION OF THAT SUCCESSORS CO-TRUSTEES' DISTRIBUTIVE DEED RECORDED IN OFFICIAL RECORDS BOOK 2152, PAGE 1394, ALL IN THE PUBLIC RECORDS OF CLAY COUNTY FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE ON THE NORTH LINE THEREOF, SOUTH 68°04'14" WEST, A DISTANCE OF 304.53 FEET, TO THE MOST NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 718, PAGE 126 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; RUN THENCE SOUTH 28°13'15" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 718, PAGE 126, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA. A DISTANCE OF 2,441.71 FEET, TO A POINT, ON THE NORTHERLY BOUNDARY OF THAT NON-EXCLUSIVE EASEMENT TO TECO PEOPLES GAS, (PERMANENT EASEMENT), AS PER OFFICIAL RECORDS BOOK 3167, PAGE 1557, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, AND THE POINT OF BEGINNING.

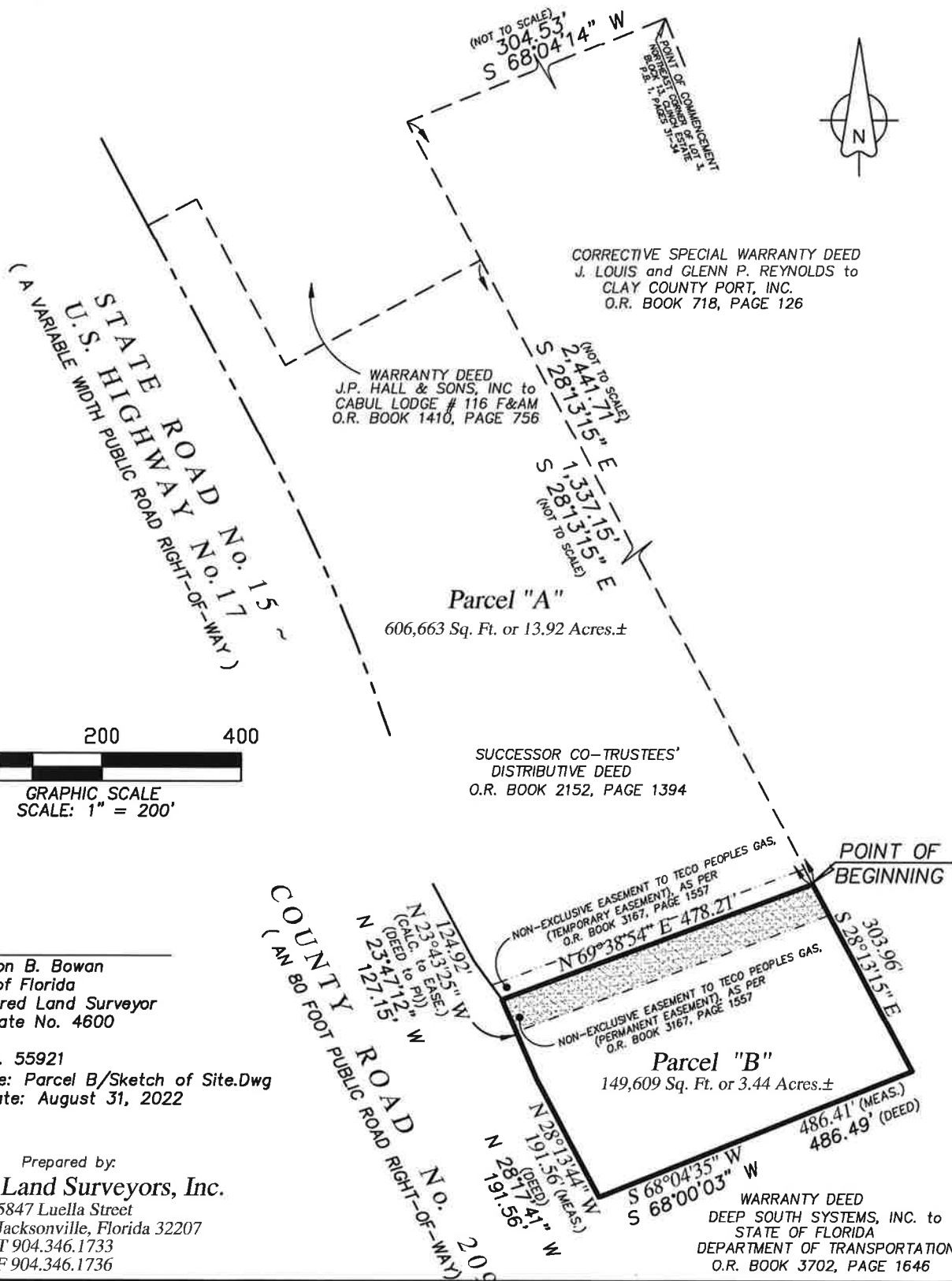
FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 28°13'15" EAST, ALONG THE AFORESAID WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 718, PAGE 126, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, A DISTANCE OF 303.96 FEET, TO THE MOST SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SUCCESSOR CO-TRUSTEES' DISTRIBUTIVE DEED, RECORDED IN OFFICIAL RECORDS BOOK 2152, PAGE 1394 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, (AND ALSO BEING THE MOST NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3702, PAGE 1646 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA); RUN THENCE, SOUTH 68°04'35" WEST, ALONG THE COMMON BOUNDARY LINE OF LAST SAID LANDS, A DISTANCE OF 486.41 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 209", (AN 80 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS CURRENTLY ESTABLISHED); RUN THENCE, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 209", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 28°13'44" WEST, A DISTANCE OF 191.56 FEET, TO A POINT OF INTERSECTION IN SAID RIGHT-OF-WAY;

COURSE No. 2: RUN THENCE, NORTH 23°43'25" WEST, A DISTANCE OF 124.92 FEET, TO A POINT, BEING THE AFORESAID NORTHERLY BOUNDARY OF THAT NON-EXCLUSIVE EASEMENT TO TECO PEOPLES GAS, (PERMANENT EASEMENT), AS PER OFFICIAL RECORDS BOOK 3167, PAGE 1557, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; RUN THENCE, NORTH 69°38'54" EAST, ALONG THE NORTHERLY BOUNDARY OF LAST SAID EASEMENT, A DISTANCE OF 478.21 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 149,609 SQUARE FEET, OR 3.44 ACRES, MORE OR LESS, IN AREA.

MAP SHOWING SKETCH OF
 A PARCEL OF LAND CONSISTING OF A PORTION OF LOTS 3, 4 AND 5, BLOCK 13,
 CLINCH ESTATE, ACCORDING TO PLAT BOOK 1, PAGES 31 THROUGH 34 OF THE PUBLIC
 RECORDS OF CLAY COUNTY FLORIDA



Jonathon B. Bowan
 State of Florida
 Registered Land Surveyor
 Certificate No. 4600

Job No. 55921
 Cad File: Parcel B/Sketch of Site.Dwg
 Map Date: August 31, 2022

Prepared by:
A&J Land Surveyors, Inc.
 5847 Luella Street
 Jacksonville, Florida 32207
 T 904.346.1733
 F 904.346.1736

Attachment 5

Deeds

Instrument of Conveyance	Book/Page ¹	Grantee
Gift Deed in Trust	1873/1215	Virginia S. Hall f/k/a Virginia Steinmetz, sole surviving Trustee of the J. P. Hall, Jr., Second Amended and Restated Revocable Trust dated December 17, 1993
Successor Co-Trustee Distributive Deed	2152/1394	Virginia S. Hall, Trustee of the Virginia S. Hall Revocable Trust dated June 24, 2002, as amended
Special Warranty Deed	2318/1476	CHS, LLC ²
Successor Co-Trustee Distributive Deed	2152/1378	Lyman G. Hall

Each of the Grantees named above owns an undivided one quarter interest in the Property as a tenant in common with the others.

The referenced Instruments of Conveyance are attached.

¹ Public records of Clay County, Florida.

² CHS, LLC, received its interest from Cindy H. Schmitzer, who in turn received her interest in the Successor Co-Trustee Distributive Deed recorded in Official Records Book 2152 page 1362, public records of Clay County, Florida.

O. P. BRANCH

Prepared by, Record and Return to:
GRADY H. WILLIAMS, JR., ESQUIRE
P.O. BOX 1542
ORANGE PARK, FL 32067-1542



Book: 2152
Page: 1378
Rec: 02/04/2003
02:02 PM
File# 200306973
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$74.50
DOC: \$0.70

5 MIN. RETURN

16
L.D.

SUCCESSOR CO-TRUSTEES' DISTRIBUTIVE DEED

THIS WARRANTY DEED is made this 13th day of January, 2003, by JOHN BISHOP, C.P.A. AND VIRGINIA S. HALL, F/K/A VIRGINIA STEINMETZ, AS SUCCESSOR CO-TRUSTEES OF THE J.P. HALL, JR. SECOND AMENDED AND RESTATED REVOCABLE TRUST DATED DECEMBER 17, 1993, WITH FULL POWER AND AUTHORITY EITHER TO PROTECT, CONSERVE, AND TO SELL, OR TO LEASE, OR TO ENCUMBER, OR OTHERWISE TO MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT, whose post office address is P.O. Box 395, Green Cove Springs, FL 32043-0395, as "Grantor", to LYMAN G. HALL, a married man, dealing herein with his separate non-homestead property, as "Grantee." Grantee's post office address is 1414 Kumquat Lane, Jacksonville, FL 32259.

WITNESSETH: That the Grantor, in distribution of the above referenced revocable trust estate, does hereby distribute, convey, set over and release unto Grantee, being a residual beneficiary thereof, an undivided one-fourth (1/4) undivided interest as tenant in common in and to those certain lands situated in Clay County, Florida, being more particularly described as follows:

See Exhibit "A", attached hereto and made a part hereof.

Being all or part of Property Appraiser's Tax Parcel I.D. Nos.: 38-06-26-016503-000-00, 38-06-26-016450-000-00, 38-06-26-016499-007-00, 47-06-27-016510-000-00, 38-06-26-016511-000-00, 38-06-26-016513-000-00, 38-06-26-016539-000-00, 38-06-26-016545-000-00, 38-06-26-016573-000-00, 38-06-26-016450-001-03, 38-06-26-016567-000-00, 38-06-26-016450-001-00, 38-06-26-016450-001-02, and 38-06-26-016450-001-01.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The subject undivided interest in real property is a part of the trust estate of the decedent's (i.e., J.P. Hall, Jr.'s) above referenced revocable trust. A Trustee's Affidavit as to the current existence of said trust is recorded in Official Records Book 2030, Page 1821, and includes excerpts as to the trust powers contained therein. The Grantor hereby affirms all representations made therein. The Grantee is a residual beneficiary of the above referenced trust, and of all of the subtrusts created therein, and this undivided interest in non-homestead real property held by the trust is being distributed to Grantee pursuant to the terms and provisions of thereof, in connection with the final distribution to Grantee of Grantee's entire interest in, to and under the referenced trust.

TO HAVE AND TO HOLD the same in fee simple forever.

AND THE GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever; and that said land is free of all encumbrances, except for ad valorem real estate taxes accruing subsequent to December 31, 2002; current zoning of the subject property; and existing covenants, restrictions and easements of record affecting such property, provided, however, that this reference shall not act to reimpose any such lapsed or expired covenants, restrictions and easements.

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

[Signatures begin next page]

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

GRANTOR:

Signed, Sealed and delivered if the presence of:

Witness Signature: [Signature]
Print Name: WILLIAM H. WILLIAMS, JR.
Witness Signature: Donna E. Stanley
Print Name: Donna E. Stanley

Witness Signature: [Signature]
Print Name: WILLIAM H. WILLIAMS, JR.
Witness Signature: Donna E. Stanley
Print Name: Donna E. Stanley

John Bishop
JOHN BISHOP, C.P.A., AS SUCCESSOR
CO-TRUSTEE OF THE J.P. HALL, JR.
SECOND AMENDED AND RESTATED
REVOCABLE TRUST DATED DECEMBER
17, 1993
Virginia S. Hall
Virginia Steinmetz
VIRGINIA S. HALL, F/K/A VIRGINIA
STEINMETZ, AS SUCCESSOR
CO-TRUSTEE OF THE J.P. HALL, JR.
SECOND AMENDED AND RESTATED
REVOCABLE TRUST DATED
DECEMBER 17, 1993

STATE OF FLORIDA
COUNTY OF CLAY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared JOHN BISHOP, C.P.A., who is personally known to me, and VIRGINIA S. HALL, F/K/A VIRGINIA STEINMETZ, who is personally known to me, and who executed the foregoing instrument and acknowledged before me that they each executed the same in their respective capacity as the duly appointed and authorized SUCCESSOR CO-TRUSTEES OF THE J.P. HALL, JR. SECOND AMENDED AND RESTATED REVOCABLE TRUST DATED DECEMBER 17, 1993.

WITNESS my hand and official seal in the county and state aforesaid on this 3rd day of January, 2003.

Donna E. Stanley
Notary Public, State of Florida

(Seal)



PARCEL EIGHT

PARCEL 13 (SOUTH):

A PARCEL OF LAND CONSISTING OF A PORTION OF LOTS 3, 4 AND 5, BLOCK 13, CLINCH ESTATE, ACCORDING TO PLAT BOOK 1, PAGES 31 THROUGH 34 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE ON THE NORTH LINE THEREOF SOUTH 68 DEGREES 04 MINUTES 14 SECONDS WEST 304.53 FEET; THENCE SOUTH 28 DEGREES 17 MINUTES 41 SECONDS EAST 1104.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 28 DEGREES 17 MINUTES 41 SECONDS EAST 1641.20 FEET; THENCE SOUTH 68 DEGREES 00 MINUTES 03 SECONDS WEST 486.49 FEET TO THE EAST LINE OF COUNTY ROAD NO. C-209; THENCE ON LAST SAID LINE RUN THE FOLLOWING 4 COURSES: 1) NORTH 28 DEGREES 17 MINUTES 51 SECONDS WEST 191.56 FEET; 2) NORTH 23 DEGREES 47 MINUTES 12 SECONDS WEST 127.15 FEET; 3) NORTH 36 DEGREES 52 MINUTES 20 SECONDS WEST 67.07 FEET; 4) NORTH 28 DEGREES 17 MINUTES 51 SECONDS WEST 430.86 FEET TO THE EASTERLY LINE OF STATE ROAD NO. 15 (U.S. HIGHWAY NO. 17); THENCE ON LAST SAID LINE RUN THE FOLLOWING 2 COURSES: 1) NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 2988.79 FEET, A CHORD DISTANCE OF 708.64 FEET, THE BEARING OF SAID CHORD BEING NORTH 21 DEGREES 30 MINUTES 47 SECONDS WEST; 2) NORTH 28 DEGREES 19 MINUTES 16 SECONDS WEST 340.27 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1407, PAGE 1902, OF SAID PUBLIC RECORDS; THENCE ON LAST SAID LINE NORTH 61 DEGREES 38 MINUTES 01 SECOND EAST 80.07 FEET; THENCE SOUTH 28 DEGREES 17 MINUTES 41 SECONDS EAST 271.72 FEET; THENCE NORTH 81 DEGREES 42 MINUTES 01 SECOND EAST 320.00 FEET TO THE POINT OF BEGINNING, BEING 17.364 ACRES, MORE OR LESS, IN AREA.

FOR: J.P. HALL

DATE: JULY 7, 1999

16
1350
13.70

RET TO:

Prepared without title
examination or opinion by:
Edward C. Akel, Attorney
1 Independent Drive, Suite 2301
Jacksonville, Florida 32202-5059
(Schmitzer: ECA 00-1010)

Book: 2318
Page: 1476
Rec: 01/21/2004
11:12 AM
File# 200404824
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$73.50
DOC: \$0.70

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 6th day of January, 2004, BETWEEN CINDY H. SCHMITZER, a married woman, dealing herein with her separate non-homestead property, whose post office address is 504 Wynfield Circle, Orange Park, Florida 32073 of the County of CLAY, State of Florida, Grantor*, and CHS, LLC, a Florida limited liability company, whose post office address is 504 Wynfield Circle, Orange Park, Florida 32003 of the County of CLAY, State of Florida, Grantee*,

WITNESSETH, That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in CLAY County, Florida, to-wit:

The entire undivided interest of Grantor in and to the real property described in Exhibit "A", attached hereto and made a part hereof, being the same property described in Deed recorded in Official Records Book 2152, page 1362 - 1377, Clay County, Florida.

EXCLUDING, however, the property conveyed to WEST RIVER JOINT VENTURE described in the Deeds recorded in Official Records Book 2239, page 1702 and to CAM DEVELOPMENT COMPANY, LLC in Official Records Book 2239, page 1708, Clay County, Florida.

The Grantor states under oath that this property is not the homestead or residence of Grantor and that Grantor's residence is 504 Wynfield Circle, Orange Park, Florida.

NOTE: No documentary stamps required based Kuro case.

Together with all appurtenances thereto and subject to all matters of record which shall not serve to reimpose same.

and Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.

*"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.

Witnesses:

Sign: Judi Fisher
Print Name: JUDI FISHER

Sign: Cindy H Schmitzer
CINDY H. SCHMITZER

Sign: Yadira Matos
Print Name: Yadira Matos
As to all parties

STATE OF FLORIDA

COUNTY OF Clay

The foregoing instrument was acknowledged before me this 6th day of January, 2004, by CINDY H. SCHMITZER, the Grantor, personally known to me; or who produced a Florida Driver's License as identification, and who did take an oath and personally appeared before me. S532-108-57-788-0

(Notary Seal)

Sharon D. Kramer
NOTARY PUBLIC - STATE OF FLORIDA
Print Name: Sharon D. Kramer
My Commission expires: 2/20/06
Commission No.: #DD093968



PARCEL EIGHT

PARCEL 13 (SOUTH):

A PARCEL OF LAND CONSISTING OF A PORTION OF LOTS 3, 4 AND 5, BLOCK 13, CLINCH ESTATE, ACCORDING TO PLAT BOOK 1, PAGES 31 THROUGH 34 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE ON THE NORTH LINE THEREOF SOUTH 68 DEGREES 04 MINUTES 14 SECONDS WEST 304.53 FEET; THENCE SOUTH 28 DEGREES 17 MINUTES 41 SECONDS EAST 1104.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 28 DEGREES 17 MINUTES 41 SECONDS EAST 1841.20 FEET; THENCE SOUTH 68 DEGREES 00 MINUTES 03 SECONDS WEST 488.49 FEET TO THE EAST LINE OF COUNTY ROAD NO. C-209; THENCE ON LAST SAID LINE RUN THE FOLLOWING 4 COURSES: 1) NORTH 28 DEGREES 17 MINUTES 51 SECONDS WEST 191.56 FEET; 2) NORTH 23 DEGREES 47 MINUTES 12 SECONDS WEST 127.15 FEET; 3) NORTH 36 DEGREES 52 MINUTES 20 SECONDS WEST 87.07 FEET; 4) NORTH 28 DEGREES 17 MINUTES 51 SECONDS WEST 430.88 FEET TO THE EASTERLY LINE OF STATE ROAD NO. 15 (U.S. HIGHWAY NO. 17); THENCE ON LAST SAID LINE RUN THE FOLLOWING 2 COURSES: 1) NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 2988.79 FEET, A CHORD DISTANCE OF 708.64 FEET, THE BEARING OF SAID CHORD BEING NORTH 21 DEGREES 30 MINUTES 47 SECONDS WEST; 2) NORTH 28 DEGREES 19 MINUTES 16 SECONDS WEST 340.27 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1407, PAGE 1902, OF SAID PUBLIC RECORDS; THENCE ON LAST SAID LINE NORTH 61 DEGREES 38 MINUTES 01 SECOND EAST 80.07 FEET; THENCE SOUTH 28 DEGREES 17 MINUTES 41 SECONDS EAST 271.72 FEET; THENCE NORTH 61 DEGREES 42 MINUTES 01 SECOND EAST 320.00 FEET TO THE POINT OF BEGINNING, BEING 17.364 ACRES, MORE OR LESS, IN AREA.

FOR: J.P. HALL

DATE: JULY 7, 1999

D. P. BRANCY

Prepared by, Record and Return to:
GRADY H. WILLIAMS, JR., ESQUIRE
P.O. BOX 1542
ORANGE PARK, FL 32067-1542



Book: 2152
Page: 1394
Rec: 02/04/2003
02:02 PM
File# 200306974
James B. Jett
Clerk of Courts
Clay County, FL
FEE: \$75.50
DOC: \$0.70

116
L.S.

5 MIN. RETURN

SUCCESSOR CO-TRUSTEES' DISTRIBUTIVE DEED

THIS WARRANTY DEED is made this 13th day of January, 2003, by JOHN BISHOP, C.P.A. AND VIRGINIA S. HALL, F/K/A VIRGINIA STEINMETZ, AS SUCCESSOR CO-TRUSTEES OF THE J.P. HALL, JR. SECOND AMENDED AND RESTATED REVOCABLE TRUST DATED DECEMBER 17, 1993, WITH FULL POWER AND AUTHORITY EITHER TO PROTECT, CONSERVE, AND TO SELL, OR TO LEASE, OR TO ENCUMBER, OR OTHERWISE TO MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT, whose post office address is P.O. Box 395, Green Cove Springs, FL 32043-0395, as "Grantor", to VIRGINIA S. HALL, AS TRUSTEE OF THE VIRGINIA S. HALL REVOCABLE TRUST DATED JUNE 24, 2002, WITH FULL POWER AND AUTHORITY EITHER TO PROTECT, CONSERVE, AND TO SELL, OR TO LEASE, OR TO ENCUMBER, OR OTHERWISE TO MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT, as "Grantee." Grantee's post office address is P.O. Box 395, Green Cove Springs, FL 32043-0395.

WITNESSETH: That the Grantor, in distribution of the above referenced trust estate, does hereby distribute, convey, set over and release unto Grantee, referring to the revocable inter vivos trust separately and independently established by VIRGINIA S. HALL, as a residual beneficiary of the trust described as Grantor herein, an undivided one-fourth (1/4) interest as tenant in common in and to those certain lands situated in Clay County, Florida, being more particularly described as follows:

See Exhibit "A", attached hereto and made a part hereof.

Being all or part of Property Appraiser's Tax Parcel I.D. Nos.: 38-06-26-016503-000-00, 38-06-26-016450-000-00, 38-06-26-016499-007-00, 47-06-27-016510-000-00, 38-06-26-016511-000-00, 38-06-26-016513-000-00, 38-06-26-016539-000-00, 38-06-26-016545-000-00, 38-06-26-016573-000-00, 38-06-26-016450-001-03, 38-06-26-016567-000-00, 38-06-26-016450-001-00, 38-06-26-016450-001-02, and 38-06-26-016450-001-01.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The subject undivided interest in real property is a part of the trust estate of the decedent's (i.e., J.P. Hall, Jr.'s) above referenced revocable trust. A Trustee's Affidavit as to the current existence of said trust is recorded in Official Records Book 2030, Page 1821, and includes excerpts as to the trust powers contained therein. The Grantor hereby affirms all representations made therein. The Grantee is the current trustee of the revocable inter vivos trust created and existing pursuant to a declaration and agreement of trust created by VIRGINIA S. HALL, an unmarried woman, who individually is a residual beneficiary of the trust referenced as Grantor herein, and of all of the subtrusts created therein, and the undivided interest in non-homestead real property held by the trust referenced as Grantor is being distributed to Grantee pursuant to the terms and provisions of the decedent's trust, and at the further direction of VIRGINIA S. HALL, in connection with the final distribution to Grantee of Grantee's entire interest in, to and under the trust referenced as Grantor herein. VIRGINIA S. HALL, during her lifetime, is the sole beneficiary of the trust referenced as Grantee herein.

TO HAVE AND TO HOLD the same in fee simple forever.

AND THE GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever; and that said land is free of all encumbrances, except for ad valorem real estate taxes accruing subsequent to December 31, 2002; current zoning of the subject property; and existing covenants, restrictions and easements of record affecting such property, provided, however, that this reference shall not act to reimpose any such lapsed or expired covenants, restrictions and easements.

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

The successor and alternate successor trustees for THE VIRGINIA A. HALL REVOCABLE TRUST DATED JUNE 24, 2002, are identified therein, and are authorized to act in all respects as successor trustee as to each such trust's respective interests in the herein described real property, upon the filing of an affidavit in the current public records of the County in which such property is situate, sworn to and subscribed under oath by such successor or alternate successor trustee, describing the events which have occurred which authorizes them to commence to serve in such capacity with respect to such trust, to which shall be attached true copies of the corresponding title page, provisions of such trust identifying them as successor or alternate successor trustee, and the signature pages for such trust.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

GRANTOR:

Signed, Sealed and delivered if the presence of:

Grady H. Williams, Jr.
Witness Signature
Print Name: GRADY H. WILLIAMS, JR.

Donna E. Stanley
Witness Signature
Print Name: Donna E. Stanley

Grady H. Williams, Jr.
Witness Signature
Print Name: GRADY H. WILLIAMS, JR.

Donna E. Stanley
Witness Signature
Print Name: Donna E. Stanley

John Bishop
JOHN BISHOP, C.P.A., AS SUCCESSOR CO-TRUSTEE OF THE J.P. HALL, JR. SECOND AMENDED AND RESTATED REVOCABLE TRUST DATED DECEMBER 17, 1993

Virginia S. Hall
Virginia Steinmetz
VIRGINIA S/HALL, F/K/A VIRGINIA STEINMETZ, AS SUCCESSOR CO-TRUSTEE OF THE J.P. HALL, JR. SECOND AMENDED AND RESTATED REVOCABLE TRUST DATED DECEMBER 17, 1993

STATE OF FLORIDA
COUNTY OF CLAY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared JOHN BISHOP, C.P.A., who is personally known to me, and VIRGINIA S. HALL, F/K/A VIRGINIA STEINMETZ, who is personally known to me, and who executed the foregoing instrument and acknowledged before me that they each executed the same in their respective capacity as the duly appointed and authorized SUCCESSOR CO-TRUSTEES OF THE J.P. HALL, JR. SECOND AMENDED AND RESTATED REVOCABLE TRUST DATED DECEMBER 17, 1993.

WITNESS my hand and official seal in the county and state aforesaid on this 13th day of January, 2003.

Donna E. Stanley
Notary Public, State of Florida

(Seal)



PARCEL EIGHT

PARCEL 13 (SOUTH):

A PARCEL OF LAND CONSISTING OF A PORTION OF LOTS 3, 4 AND 5, BLOCK 13, CLINCH ESTATE, ACCORDING TO PLAT BOOK 1, PAGES 31 THROUGH 34 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE ON THE NORTH LINE THEREOF SOUTH 68 DEGREES 04 MINUTES 14 SECONDS WEST 304.53 FEET; THENCE SOUTH 28 DEGREES 17 MINUTES 41 SECONDS EAST 1104.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 28 DEGREES 17 MINUTES 41 SECONDS EAST 1641.20 FEET; THENCE SOUTH 68 DEGREES 00 MINUTES 03 SECONDS WEST 486.49 FEET TO THE EAST LINE OF COUNTY ROAD NO. C-209; THENCE ON LAST SAID LINE RUN THE FOLLOWING 4 COURSES: 1) NORTH 28 DEGREES 17 MINUTES 51 SECONDS WEST 191.56 FEET; 2) NORTH 23 DEGREES 47 MINUTES 12 SECONDS WEST 127.15 FEET; 3) NORTH 36 DEGREES 52 MINUTES 20 SECONDS WEST 67.07 FEET; 4) NORTH 28 DEGREES 17 MINUTES 51 SECONDS WEST 430.86 FEET TO THE EASTERLY LINE OF STATE ROAD NO. 15 (U.S. HIGHWAY NO. 17); THENCE ON LAST SAID LINE RUN THE FOLLOWING 2 COURSES: 1) NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 2988.79 FEET, A CHORD DISTANCE OF 708.64 FEET, THE BEARING OF SAID CHORD BEING NORTH 21 DEGREES 30 MINUTES 47 SECONDS WEST; 2) NORTH 28 DEGREES 19 MINUTES 16 SECONDS WEST 340.27 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1407, PAGE 1902, OF SAID PUBLIC RECORDS; THENCE ON LAST SAID LINE NORTH 61 DEGREES 38 MINUTES 01 SECOND EAST 80.07 FEET; THENCE SOUTH 28 DEGREES 17 MINUTES 41 SECONDS EAST 271.72 FEET; THENCE NORTH 61 DEGREES 42 MINUTES 01 SECOND EAST 320.00 FEET TO THE POINT OF BEGINNING, BEING 17.364 ACRES, MORE OR LESS, IN AREA.

FOR: J.P. HALL

DATE: JULY 7, 1999

O. P. BRANCH

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PREPARED BY, RECORD & RETURN TO:
Grady H. Williams, Jr., Esq.
1279 Kingsley Avenue, Suite 117
Orange Park, FL 32073



Book: 1873
Page: 1216
Rec: 07/13/2000
02:28 PM
File# 200028528
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$82.50
DOC: \$0.70

Tax Parcel Identification

Nos. 3806260165390000
3806260165730000
3806260165450000, et al.

5 MIN. RETURN

GIFT DEED IN TRUST

THIS DEED, made on the 10th day of July, 2000, between J.P. HALL, JR. ("Grantor"), a married man dealing herein with his separate non-homestead property, whose mailing address is P.O. Box 395, Green Cove Springs, Florida 32043-0395, and J.P. HALL, JR., AS TRUSTEE OF THE J.P. HALL SECOND AMENDED AND RESTATED REVOCABLE TRUST AGREEMENT dated December 17, 1993, WITH FULL POWER AND AUTHORITY EITHER TO PROTECT, CONSERVE, AND TO SELL, OR TO LEASE, OR TO ENCUMBER, OR OTHERWISE TO MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT ("Grantee"), whose mailing address is P.O. Box 395, Green Cove Springs, Florida 32043-0395.

WITNESSETH, for and in consideration of the Grantor's desire to promote the welfare of the Grantee and the Grantor's love and affection for the Grantee, and for the express purpose of transferring property in trust to an inter vivos revocable trust previously created by Grantor, Grantor conveys to Grantee and Grantee's heirs, executors, administrators and assigns forever the following described land, together with any improvements owned by Grantor which may be situated thereon:

Grantor's real property located in Clay County, Florida, as described in the instrument recorded at Official Records Book 1837, Page 1927 of the current public records of Clay County, Florida, and being more fully described in Exhibit "A", attached hereto and herein incorporated by reference; SAVE AND EXCEPT AND EXCLUDING FROM THIS CONVEYANCE that property described as Parcel Ten (10) in such previously recorded instrument, the legal description of which is set forth on Page 1937 of said OR Book 1837.

This conveyance is made and accepted subject to:

1. Taxes for the year 2000 and subsequent years.
2. Conditions, easements and restrictions of record, if any, but this reference shall not operate to reimpose any of them.
3. Zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

Grantor will warrant and forever defend against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

The Successor Co-Trustees for the J.P. HALL, JR. SECOND AMENDED AND RESTATED REVOCABLE TRUST AGREEMENT dated December 17, 1993, are VIRGINIA STEINMETZ and JOHN BISHOP, CPA, who are authorized to act in all respects as Successor Co-Trustees as to such trust's interest in the herein described real property, upon the filing of an affidavit in the current public records of the County in which such property is situate, sworn to and subscribed under oath by such Successor Co-Trustees, or by any further named or duly appointed alternate successor trustee, describing the events which have occurred which authorizes them to commence to serve in such capacity with respect to such trust. Article 17 of said trust specifies the procedure for the appointment of further successor alternate trustees, if needed, and any other alternate successor trustee shall furnish proof of appointment in compliance therewith.

This Gift Deed in Trust represents a conveyance to or by a trustee to a revocable trust which is not pursuant to a sale.

IN WITNESS WHEREOF, Grantor has executed this GIFT DEED IN TRUST, in the presence of subscribing witnesses, on the date first written above.

Witnesses as to Grantor:

Eloise T. Hill
(Witness signature)

Eloise T. Hill
(Witness printed name)

Grady H. Williams Jr.
(Witness signature)

Grady H. Williams Jr.
(Witness printed name)

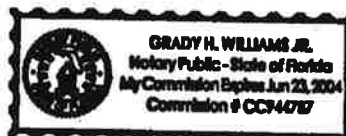
GRANTOR:
J.P. Hall Jr. by Virginia Hall Steinmetz

J.P. HALL, JR., by VIRGINIA HALL STEINMETZ, his attorney-in-fact under that one certain Durable Power of Attorney dated May 17, 2000

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 10th day of July, 2000, by VIRGINIA HALL STEINMETZ, who is personally known to me, as attorney-in-fact for the Principal, J.P. HALL, JR., pursuant to that one certain Durable Power of Attorney dated May 17, 2000, and who executed the foregoing instrument as the act and deed of the Principal, J.P. HALL, JR.

Grady H. Williams Jr.
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE



PARCEL EIGHT

PARCEL 13 (SOUTH):

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FOR: J.P. HALL

DATE: JULY 7, 1999