



**FOR OFFICE USE ONLY**

Received Date \_\_\_\_\_

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

Acceptance Date: \_\_\_\_\_

Review Date: SRDT \_\_\_\_\_ P & Z \_\_\_\_\_ CC \_\_\_\_\_

# Small Scale Future Land Use Map Amendment Application

## A. PROJECT

1. Project Name: JPHCC CR 209 S Property
2. Address of Subject Property: County Road 209 South
3. Parcel ID Number(s): 38-06-26-016513-013-00
4. Existing Use of Property: Unimproved land
5. Future Land Use Map Designation: Industrial-IND (County)
6. Existing Zoning Designation: Heavy Industrial-IB (County)
7. Proposed Future Land Use Map Designation: Mixed-Use (City)
8. Acreage (must be 50 acres or less): 39.23

## B. APPLICANT

1. Applicant's Status  Owner (title holder)  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 e-mail: mscruby@rtlaw.com
3. If the applicant is agent for the property owner\*  
 Name of Owner (title holder): JPHCC, LLC, a Florida limited liability company  
 Mailing address: 2321 Egremont Drive  
 City: Orange Park State: FL ZIP: 32073  
 Telephone: (904) 860-8739 e-mail: virginiashall@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  No If yes, list names of all parties involved:

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

### Statement of Proposed Change

The Applicant seeks a land use classification for the Property of MU Mixed-Use. Currently the Property is located in the unincorporated area of Clay County with frontage on the southwest line of County Road 209 South. Its County land use category is IND Industrial, and its County zoning is IB Heavy Industrial. Across County Road 209 South to the east, the Property is adjacent to two parcels, one of which is located within the corporate limits of the City and the other is in the unincorporated area of Clay County. The City parcel is a large tract of land having a land use classification of MURP Reynolds Park Mixed Use and a zoning of M-2 Industrial. The County parcel is a large portion of the Bayard Conservation Area having a land use classification of Recreation/Preservation and a zoning of Agricultural. 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 best accommodates that variety.

Attachments	
Attachment 1	Aerial Map
Attachment 2	Map showing the proposed Future Land Use Map change and Future Land Use Map designations on surrounding properties
Attachment 3	Map showing the zoning designations on surrounding properties
Attachment 4	Legal description with tax parcel number
Attachment 5	Boundary sketch
Attachment 6	Deeds



**Attachment 1  
Aerial Map**

First Coast Expressway

Subject Property

CR 209 S

CSX RR

US 17

JP HALL BLVD

**LEGEND:**

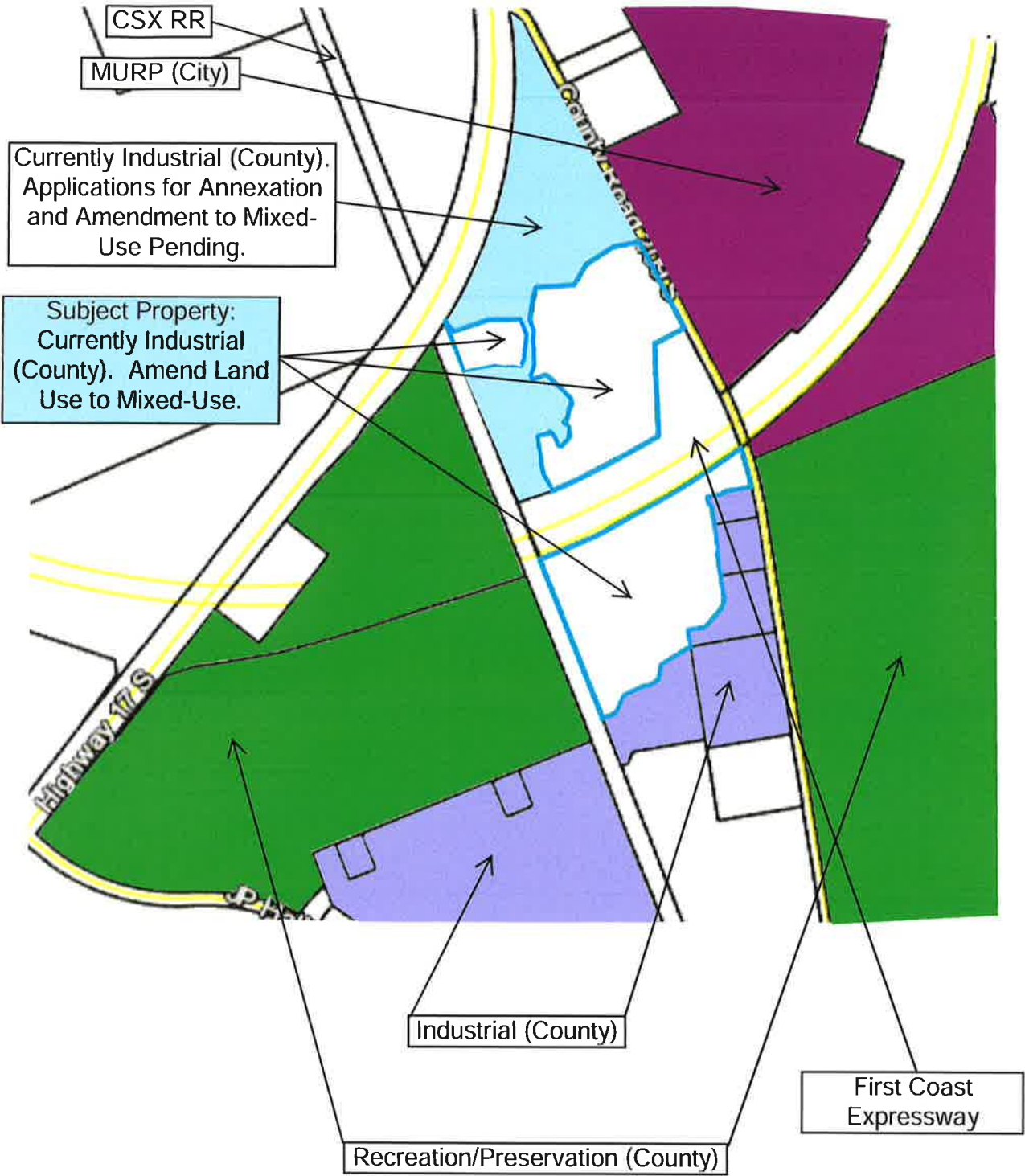
- FCE LIMITED ACCESS ROW
- FCE EASEMENT
- EXISTING BRANHAM FIELD
- FRONTAGE ROADS
- SHARED USE PATH
- FCE ROW
- PROPOSED POND
- PROPOSED BRIDGE





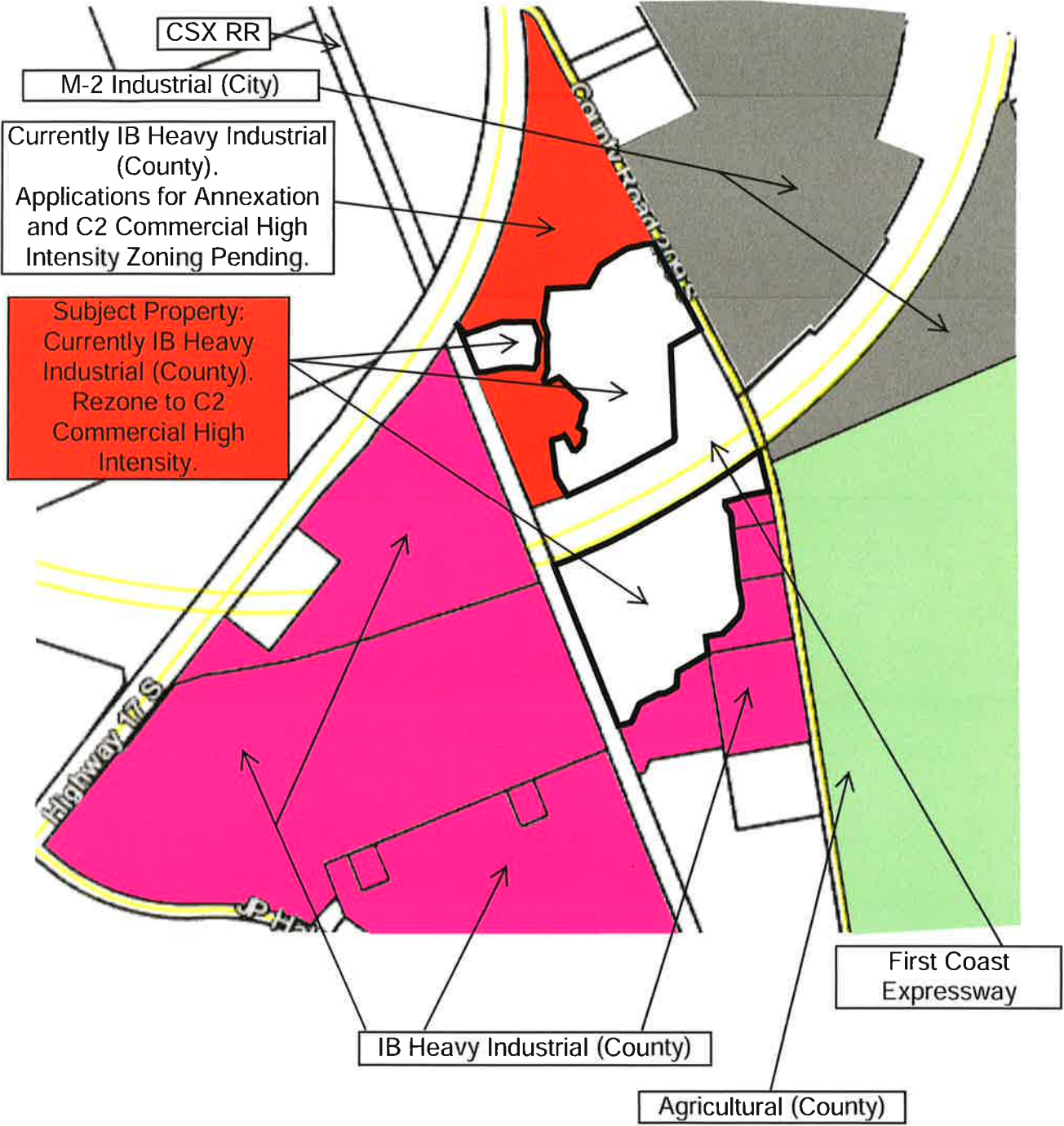
Attachment 2

Land Use Map



Attachment 3

Zoning Map



Attachment 4  
Legal Descriptions

**Parcel "A"**

A parcel of land situated in Block 21, Gould T. Butler's survey of the Clinch Estate, Clay County, Florida, according to plat thereof recorded in Plat Book 1, pages 31, 32, 33 and 34 of the public records of said county, said parcel being more particularly described as follows:

Begin at the intersection of the easterly line of the CSX Transportation Railroad with the southeasterly line of State Road No. 15 (U.S. Highway No. 17); thence run South 50 degrees 43 minutes 14 seconds East, 58.07 feet; thence North 70 degrees 59 minutes 11 seconds East, 211.35 feet; thence North 89 degrees 05 minutes 29 seconds East, 195.17 feet; thence South 26 degrees 43 minutes 04 seconds East, 109.18 feet; thence South 02 degrees 35 minutes 13 seconds West, 142.81 feet; thence southwesterly on the arc of a curve concave northwesterly and having a radius of 25.00 feet an arc distance of 31.80 feet, said arc being subtended by a chord bearing and distance of South 39 degrees 02 minutes 05 seconds West, 29.70 feet; thence southwesterly on the arc of a curve concave southeasterly and having a radius of 60.00 feet, an arc distance of 31.09 feet, said arc being subtended by a chord bearing and distance of South 60 degrees 38 minutes 20 seconds West, 30.74 feet; thence North 84 degrees 28 minutes 49 seconds West, 134.91 feet; thence South 80 degrees 28 minutes 17 seconds West, 199.65 feet to said easterly line of the CSX Transportation Railroad; thence on said easterly line, North 21 degrees 54 minutes 47 seconds West, 283.71 feet to the point of beginning; being 2.53 acres, more or less, in area.

**Parcel "C"**

A parcel of land consisting of a portion of Blocks 14 and 21, Gould T. Butler's survey of the Clinch Estate, Clay County, Florida, according to plat thereof recorded in Plat Book 1, pages 31, 32, 33 and 34 of the public records of said county, said parcel being more particularly described as follows:

Commence at the intersection of the easterly line of the CSX Transportation Railroad with the easterly line of State Road No. 15 (U.S. Highway No. 17); thence on last said line, run the following 3 courses: 1) northerly, along the arc of a curve concave westerly and having a radius of 3029.79 feet, an arc distance of 991.46 feet, said arc being subtended by a chord bearing and distance of North 20 degrees 16 minutes 52 seconds East, 987.04 feet; 2) North 04 degrees 52 minutes 27 seconds East, 421.91 feet; 3) northerly, along the arc of a curve concave westerly and having a radius of 3,014.79 feet, an arc distance of 420.94 feet, said arc being subtended by a chord bearing and distance of North 01 degree 05 minutes 56 seconds West, 420.59 feet; thence North 88 degrees 35 minutes 40 seconds East, 42.34 feet to the westerly line of County Road No. 209; thence on said westerly line, South 35 degrees 13 minutes 29 seconds East, 123.97 feet; thence continue on said westerly line, South 28 degrees 14 minutes 50 seconds East, 1,431.58 feet to the point of beginning; thence continue on said westerly line, South 28 degrees 14 minutes 50 seconds East, 580.78 feet to a northerly line of State Road No. 23, as described in Official Records Book 4020, page 1844, Parcel 191, Part "C"; thence on the northerly line of said State Road 23 run the following 5 courses: 1) South 61 degrees 45 minutes 11 seconds West, 202.83 feet; 2) South 02 degrees 51 minutes 36 seconds East, 542.19 feet; 3) South 60 degrees 43 minutes 05 seconds West, 196.20 feet; 4) southwesterly on the arc of a curve concave northwesterly and having a radius of 4,576.00 feet an arc distance of 333.53 feet, said arc being subtended by a chord bearing and distance of South 62 degrees 20 minutes 54 seconds West, 333.53 feet; 5) Southwesterly, on the arc of a curve concave northwesterly and having a radius of 2,771.00 feet, an arc distance of 146.01 feet, said arc being subtended by a chord bearing and distance of South 65 degrees 56 minutes 47 seconds West, 146.00 feet; thence North 30 degrees 03 minutes 02 seconds West, 114.01 feet; thence North 09 degrees 09 minutes 07 seconds West, 225.92 feet; thence North 78 degrees 03 minutes 34 seconds East, 60.10 feet; thence easterly, along the arc of a curve concave southerly and having a radius of 20.00 feet, an arc distance of 42.21 feet, said arc being subtended by a chord bearing and distance of North 86 degrees 31 minutes 49 seconds East, 34.80 feet; thence South 29 degrees 57 minutes 49 seconds East, 47.60 feet; thence South 23 degrees 28 minutes 05 seconds East, 28.14 feet; thence South 57 degrees 51 minutes 19 seconds East, 17.06 feet; thence North 42 degrees 55 minutes 00 seconds East, 73.43 feet; thence North 07 degrees 25 minutes 45 seconds West, 60.07 feet; thence North 51 degrees 50 minutes 27 seconds West, 39.03 feet; thence North 39 degrees 56 minutes 10 seconds East, 37.28 feet; thence North 08 degrees 59 minutes 48 seconds East, 54.41 feet; thence North 33 degrees 56 minutes 56 seconds East, 27.20 feet; thence North 07 degrees 02 minutes 24 seconds West, 36.21 feet; thence North 45 degrees 17 minutes 54 seconds West, 169.48 feet; thence North 53 degrees 21 minutes 28 seconds West, 32.13 feet; thence South 70 degrees 59 minutes 30 seconds West, 84.92 feet; thence North 32 degrees 09 minutes 22 seconds West, 63.90 feet; thence North 08 degrees 22 minutes 05 seconds West, 27.38 feet; thence northerly on the arc of a curve concave westerly and having a radius of 60.00 feet, an arc distance of 37.65 feet, said arc being subtended by a

chord bearing and distance of North 20 degrees 34 minutes 05 seconds East, 37.04 feet; thence North 02 degrees 35 minutes 13 seconds East, 256.81 feet; thence northerly on the arc of a curve concave easterly and having a radius of 700.00 feet an arc distance of 179.34 feet, said arc being subtended by a chord bearing and distance of North 09 degrees 55 minutes 36 seconds East, 178.85 feet; thence North 86 degrees 31 minutes 04 seconds East, 225.31 feet; thence North 30 degrees 53 minutes 05 seconds East, 140.60 feet; thence North 57 degrees 00 minutes 46 seconds East, 193.01 feet; thence North 79 degrees 41 minutes 16 seconds East, 124.10 feet to the point of beginning; being 18.40 acres, more or less, in area.

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**Parcel "D"**

A parcel of land consisting of a portion of Blocks 14 and 21, Gould T. Butler's survey of the Clinch Estate, Clay County, Florida, according to plat thereof recorded in Plat Book 1, pages 31, 32, 33 and 34 of the public records of said county, said parcel being more particularly described as follows:

Commence at the intersection of the southeasterly right-of-way line of State Road No. 15 (U.S. Highway No. 17) with the easterly line of the CSX Transportation Railroad; thence on said easterly line, South 21 degrees 54 minutes 47 seconds East, 1584.22 feet to the southeasterly line of State Road No. 23 and the point of beginning; thence north-easterly, on said southeasterly line and along the arc of a curve concave northwesterly and having a radius of 4924.00 feet, an arc distance of 356.72 feet, said arc being subtended by a chord bearing and distance of North 67 degrees 08 minutes 02 seconds East, 356.65 feet; thence continue on said southeasterly line and along the arc of a curve concave northeasterly and having a radius of 4924.00 feet, an arc distance of 305.89 feet, said arc being subtended by a chord bearing and distance of North 61 degrees 01 minute 50 seconds East, 305.84 feet; thence continue on said southeasterly line and along the arc of a curve concave northwesterly and having a radius of 4912.00 feet, an arc distance of 670.01 feet to the westerly line of County Road No. 209, said arc being subtended by a chord bearing and distance of North 57 degrees 35 minutes 24 seconds East, 669.49 feet; thence southerly, on said westerly line and along the arc of a curve concave westerly and having a radius of 2824.79 feet, an arc distance of 158.31 feet to the northerly line of those lands described in Official Records Book 4568, page 1005 of said public records, said arc being subtended by a chord bearing and distance of South 14 degrees 42 minutes 22 seconds East, 158.29 feet; thence on the boundaries of last said lands and on the boundaries of those lands described in Official Records Book 4230, page 1656 and Official Records Book 4211, page 30 of said public records, run the following 12 courses: 1) South 80 degrees 40 minutes 08 seconds West, 152.92 feet; 2) South 48 degrees 47 minutes 12 seconds West, 28.84 feet; 3) South 80 degrees 32 minutes 10 seconds West, 80.85 feet; 4) South 09 degrees 27 minutes 50 seconds East, 46.82 feet; 5) North 80 degrees 59 minutes 45 seconds East, 13.99 feet; 6) South 09 degrees 27 minutes 50 seconds East, 257.89 feet; 7) South 05 degrees 32 minutes 10 seconds West, 46.36 feet; 8) South 09 degrees 27 minutes 50 seconds East, 263.97 feet; 9) South 18 degrees 22 minutes 44 seconds West, 56.57 feet; 10) South 40 degrees 50 minutes 25 seconds West, 146.84 feet; 11) South 80 degrees 51 minutes 00 seconds West, 102.26 feet; 12) South 09 degrees 27 minutes 50 seconds East, 95.00 feet to the northwest corner of those lands described in Official Records Book 2831, page 255 of said public records; thence South 58 degrees 58 minutes 36 seconds West, 188.04 feet; thence South 09 degrees 23 minutes 24 seconds West, 91.25 feet; thence South 59 degrees 00 minutes 11 seconds West, 59.59 feet; thence South 82 degrees 51 minutes 52 seconds West, 32.89 feet; thence South 65 degrees 12 minutes 52 seconds West, 130.73 feet; thence South 25 degrees 12 minutes 06 seconds West, 124.54 feet; thence South 70 degrees 07 minutes 58 seconds West, 79.98 feet to said easterly line of the CSX Transportation Railroad; thence on said easterly line, North 21 degrees 54 minutes 47 seconds West, 927.69 feet to the point of beginning; being 18.30 acres, more or less, in area.

Attachment 5  
Survey

MAP OF  
 Several parcels of land consisting of a portion of Blocks 13, 14, 21 and 22, Gold T. Duttler's survey  
 of the Oak Estate, Clay County, Florida, according to plat thereof recorded in Plat Book 1, pages  
 51, 52, 53 and 34 of the public records of said county.

For: The City of Green Cove Springs

Scale 1" = 100'

September 20, 2022

CHORD	LENGTH	BEARING	ANGLE	CHORD	LENGTH	BEARING
1	100.00	S 89°32'42" W	45.34	1	100.00	S 89°32'42" W
2	100.00	S 89°32'42" W	45.34	2	100.00	S 89°32'42" W
3	100.00	S 89°32'42" W	45.34	3	100.00	S 89°32'42" W
4	100.00	S 89°32'42" W	45.34	4	100.00	S 89°32'42" W
5	100.00	S 89°32'42" W	45.34	5	100.00	S 89°32'42" W
6	100.00	S 89°32'42" W	45.34	6	100.00	S 89°32'42" W
7	100.00	S 89°32'42" W	45.34	7	100.00	S 89°32'42" W
8	100.00	S 89°32'42" W	45.34	8	100.00	S 89°32'42" W
9	100.00	S 89°32'42" W	45.34	9	100.00	S 89°32'42" W
10	100.00	S 89°32'42" W	45.34	10	100.00	S 89°32'42" W

LINE	LENGTH	BEARING	ANGLE	LINE	LENGTH	BEARING
1	100.00	S 89°32'42" W	45.34	1	100.00	S 89°32'42" W
2	100.00	S 89°32'42" W	45.34	2	100.00	S 89°32'42" W
3	100.00	S 89°32'42" W	45.34	3	100.00	S 89°32'42" W
4	100.00	S 89°32'42" W	45.34	4	100.00	S 89°32'42" W
5	100.00	S 89°32'42" W	45.34	5	100.00	S 89°32'42" W
6	100.00	S 89°32'42" W	45.34	6	100.00	S 89°32'42" W
7	100.00	S 89°32'42" W	45.34	7	100.00	S 89°32'42" W
8	100.00	S 89°32'42" W	45.34	8	100.00	S 89°32'42" W
9	100.00	S 89°32'42" W	45.34	9	100.00	S 89°32'42" W
10	100.00	S 89°32'42" W	45.34	10	100.00	S 89°32'42" W

Note:  
 This map was prepared for descriptive purposes  
 only and does not represent an actual survey

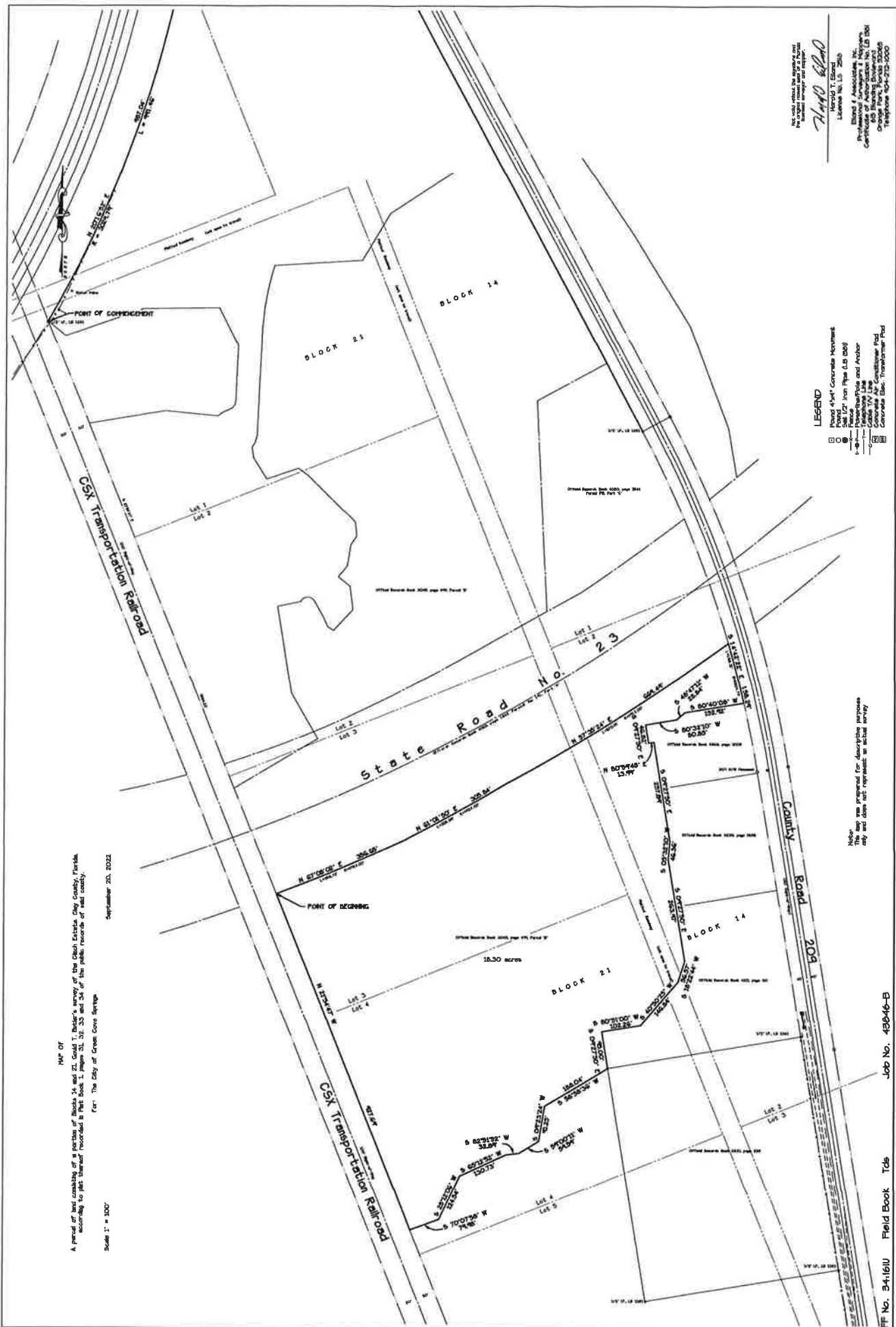
Not valid without the signature and  
 the original sealed record of a Florida  
 Licensed Surveyor and Mapper

*Harold T. Blund*  
 Harold T. Blund  
 License No. LD 2518

Ellard & Associates, Inc.  
 Professional Surveyors & Mappers  
 Certificate of Authorization No. LB 1801  
 610 Broadway Boulevard  
 Orange Park, Florida 32066  
 Telephone 404-272-1000

Job No. 430-46-B  
 Field Book Tds

This map was prepared for descriptive purposes only and does not represent an actual survey.



MAP OF  
 A portion and continuation of a portion of Blocks 14 and 21, State Road No. 204, and a portion of the Green Cove Strip, Florida,  
 according to plat instrument recorded in Plat Book 2335, and a portion of the public records of said county,  
 from The City of Green Cove Springs

September 20, 2022

Scale 1" = 500'

**LEGEND**

- Paved 4'-ft Concrete Monument
- 4" Iron Pipe (LS DBI)
- Power Pole and Anchor
- Telephone Line
- Concrete Air Conditioner Pad
- Concrete Elec. Transformer Pad

No work shown the property of  
 the City of Green Cove Springs

*Harold T. Blund*  
 Harold T. Blund  
 License No. LS 256

Blund & Associates, Inc.  
 Professional Engineer  
 Certificate of Authorization No. LB 184  
 One Raging River Drive  
 Ocala, Florida 32768  
 Telephone 352-232-2200

This map was prepared for descriptive purposes  
 only and does not represent an actual survey

FF No. 24-161U Field Book Tds Job No. 490-46-B

Attachment 6  
Deed



8/

**5 MIN. RETURN**

This Instrument Prepared By:  
John B. Moss, Esquire  
Head, Moss, Fulton & Noble, P.A.  
1530 Business Center Drive, St. 4  
Orange Park, FL 32003

**QUIT CLAIM DEED**

**THIS SPECIAL WARRANTY DEED** ("Deed") is made and executed this 8<sup>th</sup> day of August, 2007, between **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, (AS TO A 1/4 INTEREST) VIRGINIA S. HALL, AS TRUSTEE OF THE VIRGINIA S. HALL REVOCABLE TRUST DATED JUNE 24, 2002, (AS TO A 1/4 INTEREST) LYMAN G. HALL, A MARRIED PERSON (AS TO A 1/4 INTEREST) CHS, LLC, A FLORIDA LIMITED LIABILITY COMPANY (AS TO A 1/4 INTEREST), "GRANTOR"** and **JPHCC, LLC, a Florida limited liability company**, whose address is 3616 Magnolia Point Blvd., Green Cove Springs, Fl. 32043 "GRANTEE", (wherever used herein the terms "Grantor" and Grantee" include all parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, Grantor hereby grants, bargains, sells, aliens, remises, releases, conveys and transfers with special warranty of title unto Grantee forever the following-described tract or parcel of land situate, lying or being in Clay County, Florida ("Property"):

See Exhibit "A" attached hereto and by this reference made a part hereof.

Parcel Number: 38-06-26-016503-000-00

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2008 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

IN WITNESS WHEREOF, Grantor has hereunto set their hand and affixed their seal the day and year first above written.

GRANTOR:

WITNESSES:

[Signature]  
Virginia S. Hall

[Signature]  
Lyman G. Hall

[Signature]  
Virginia S. Hall

[Signature]  
Virginia S. Hall

[Signature]  
Lyman G. Hall

John Bishop  
John Bishop, C.P.A., as Co-Trustee of the J.P. Hall, Jr. Second Amended and Restated Revocable Trust dated December 17, 1993  
Address:

Virginia S. Hall  
Virginia S. Hall, F/K/A Virginia Steinmetz, as Co-Trustee of the J.P. Hall, Jr. Second Amended and Restated Revocable Trust dated December 17, 1993  
Address:  
CHS,, LLC, a Florida Limited Liability Company

By: Cindy H. Schmitzer  
Cindy H. Schmitzer, Sole Member and Manager  
Address:

Lyman G. Hall  
Lyman G. Hall  
Address:

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

STATE OF FLORIDA

COUNTY OF CLAY

This instrument was acknowledged before me on this the 8<sup>th</sup> day of August, 2008, by John C. Bishop, C.P.A., as Successor Co-Trustee of The J.P. Hall, Jr., Second Amended and Restated Revocable Trust dated December 17, 1993. He is personally known to me or produced \_\_\_\_\_ as identification.

Jennifer W. Hartwig  
Notary Public in and for the State of Florida  
Printed Name of Notary Public: Jennifer W. Hartwig  
Commission # DD369979  
Expires: Dec 14, 2008  
Boned Thru Atlantic Bonding Co., Inc.  
My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF CLAY

This instrument was acknowledged before me on this the 8<sup>th</sup> day of August, 2008, by 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. She is personally known to me or produced \_\_\_\_\_ as identification.

Sarah J. Campbell  
Notary Public in and for the State of Florida  
Printed Name of Notary Public: Sarah J. Campbell  
MY COMMISSION # DD450435 EXPIRES  
July 14, 2009  
BONDED THRU TROY FAIN INSURANCE, INC.  
My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF CLAY

This instrument was acknowledged before me on this the 8<sup>th</sup> day of August, 2008, by Cindy H. Schmitzer, Sole Member and Manager of CHS, LLC, a Florida Limited Liability Company. She is personally known to me or produced \_\_\_\_\_ as identification.

Sarah J. Campbell  
Notary Public in and for the State of Florida

Printed Name of Notary Public Sarah J. Campbell COMMISSION # DD450435 EXPIRES July 14, 2009

My Commission Expires: \_\_\_\_\_



BOUNDED THROUGH TROY FAIR INSURANCE, INC

STATE OF FLORIDA

COUNTY OF CLAY

This instrument was acknowledged before me on this the 12<sup>th</sup> day of August, 2008, by Lyman G. Hall. He is personally known to me ~~or produced~~ \_\_\_\_\_ as identification.

Maricetta L. Michaels  
Notary Public in and for the State of Florida

Printed Name of Notary Public Maricetta L. Michaels

My Commission Expires \_\_\_\_\_



STATE OF FLORIDA

COUNTY OF CLAY

This instrument was acknowledged before me on this the 8<sup>th</sup> day of August, 2008, by Virginia S. Hall, as Trustee of The Virginia S. Hall Revocable Trust dated June 24, 2002. She is personally known to me or produced \_\_\_\_\_ as identification.

Sarah J. Campbell  
Notary Public in and for the State of Florida

Sarah J. Campbell  
Printed Name of Notary Public  
COMMISSION # DD450435 EXPIRES  
July 14, 2009  
BONDED THRU TROY FAIN INSURANCE, INC.

My Commission Expires: \_\_\_\_\_



January 11, 2008

**Legal description of Hall Commercial Properties****Parcel "A"**

A conservation easement covering a parcel of land situated in Block 21, Gould T. Butler's survey of the Clinch Estate, Clay County, Florida, according to plat thereof recorded in Plat Book 1, pages 31, 32, 33 and 34 of the public records of said county, said parcel being more particularly described as follows:

Commence at the intersection of the northerly line of County Road 226 with the easterly line of the CSX Transportation Railroad; thence on said easterly line, North 21 degrees 54 minutes 47 seconds West, 6819.14 feet to the point of beginning; thence continue on said easterly line, North 21 degrees 54 minutes 47 seconds West, 283.72 feet; thence South 50 degrees 43 minutes 14 seconds East, 58.07 feet; thence North 70 degrees 59 minutes 11 seconds East, 211.35 feet; thence North 89 degrees 05 minutes 29 seconds East, 195.17 feet; thence South 26 degrees 43 minutes 04 seconds East, 109.18 feet; thence South 02 degrees 35 minutes 13 seconds West, 142.81 feet; thence southwesterly, along the arc of a curve concave northwesterly and having a radius of 25.0 feet, an arc distance of 31.81 feet, said arc being subtended by a chord bearing and distance of South 39 degrees 02 minute 05 seconds West, 29.70 feet; thence southwesterly, along the arc of a curve concave southeasterly and having a radius of 60.0 feet, an arc distance of 31.09 feet, said arc being subtended by a chord bearing and distance of South 60 degrees 38 minutes 20 seconds West, 30.74 feet; thence North 84 degrees 28 minutes 49 seconds West, 134.91 feet; thence South 80 degrees 28 minutes 17 seconds West, 199.65 feet to the point of beginning; being 2.53 acres, more or less, in area.

January 11, 2008

**Legal description of Hall Commercial Properties****Parcel "B"**

A conservation easement covering a parcel of land consisting of a portion of Blocks 14 and 21, Gould T. Butler's survey of the Clinch Estate, Clay County, Florida, according to plat thereof recorded in Plat Book 1, pages 31, 32, 33 and 34 of the public records of said county, said parcel being more particularly described as follows:

Commence at the intersection of the northerly line of County Road 226 with the easterly line of the CSX Transportation Railroad; thence on said easterly line, North 21 degrees 54 minutes 47 seconds West, 4590.94 feet to the point of beginning; thence continue on said easterly line, North 21 degrees 54 minutes 47 seconds West, 1218.96 feet; thence North 59 degrees 01 minute 40 seconds East, 247.92 feet; thence North 30 degrees 03 minutes 02 seconds West, 134.80 feet; thence North 09 degrees 09 minutes 07 seconds West, 225.92 feet; thence North 78 degrees 03 minutes 34 seconds East, 60.10 feet; thence easterly, along the arc of a curve concave southerly and having a radius of 20.0 feet, an arc distance of 44.34 feet, said arc being subtended by a chord bearing and distance of North 86 degrees 31 minutes 49 seconds East, 35.80 feet; thence South 29 degrees 57 minutes 49 seconds East, 47.60 feet; thence South 23 degrees 28 minutes 05 seconds East, 28.14 feet; thence South 57 degrees 51 minutes 19 seconds East, 17.06 feet; thence North 42 degrees 55 minutes 00 seconds East, 73.43 feet; thence North 07 degrees 25 minutes 45 seconds West, 60.07 feet; thence North 51 degrees 50 minutes 27 seconds West, 39.03 feet; thence North 39 degrees 56 minutes 10 seconds East, 37.28 feet; thence North 08 degrees 59 minutes 48 seconds East, 54.41 feet; thence North 33 degrees 56 minutes 56 seconds East, 27.20 feet; thence North 07 degrees 02 minutes 24 seconds West, 36.21 feet; thence North 45 degrees 17 minutes 54 seconds West, 169.48 feet; thence North 53 degrees 21 minutes 28 seconds west, 32.13 feet; thence South 70 degrees 59 minutes 30 seconds West, 84.92 feet; thence North 32 degrees 09 minutes 22 seconds West, 63.90 feet; thence North 08 degrees 22 minutes 05 seconds West, 27.38 feet; thence northeasterly, along the arc of a curve concave northwesterly and having a radius of 60.0 feet, an arc distance of 37.66 feet, said arc being subtended by a chord bearing and distance of North 20 degrees 34 minutes 05

seconds East, 37.04 feet; North 02 degrees 35 minutes 13 seconds East, 256.81 feet; thence northerly along the arc of a curve concave easterly and having a radius of 700.0 feet, and arc distance of 179.34 feet, said arc being subtended by a chord bearing and distance of North 09 degrees 55 minutes 36 seconds East, 178.85 feet; thence North 86 degrees 31 minutes 04 seconds East, 224.33 feet; thence North 30 degrees 53 minutes 05 seconds east, 140.58 feet; thence North 57 degrees 00 minutes 46 seconds East, 193.01 feet; thence North 79 degrees 41 minutes 16 seconds east, 124.10 feet to the southwesterly line of County Road No. 209; thence on said southwesterly line, South 28 degrees 14 minutes 50 seconds East, 778.86 feet; thence continue on said southwesterly line, and along the arc of a curve concave southwesterly and having a radius of 2824.79 feet, and arc distance of 746.41 feet, said arc being subtended by a chord bearing and distance of South 20 degrees 40 minutes 39 seconds East, 744.24 feet; thence South 80 degrees 32 minutes 10 seconds West, 152.91 feet; thence South 48 degrees 47 minutes 12 seconds West, 28.84 feet; thence South 80 degrees 32 minutes 10 seconds West, 80.85 feet; thence South 09 degrees 27 minutes 50 seconds East, 46.82 feet; thence North 80 degrees 59 minutes 45 seconds East, 13.99 feet; thence South 09 degrees 27 minutes 55 seconds East, 257.89 feet; thence South 05 degrees 32 minutes 10 seconds West, 46.36 feet; thence south 09 degrees 27 minutes 50 seconds East, 263.97 feet; thence South 18 degrees 22 minutes 44 seconds West, 56.57 feet; thence South 40 degrees 50 minutes 25 seconds West, 146.84 feet; thence South 80 degrees 51 minutes 00 seconds West, 102.26 feet; thence South 09 degrees 27 minutes 50 seconds East, 95.00 feet; thence South 58 degrees 58 minutes 36 seconds West, 188.04 feet; thence South 09 degrees 23 minutes 24 seconds West, 91.25 feet; thence South 59 degrees 00 minutes 11 seconds West, 59.59 feet; thence South 82 degrees 51 minutes 52 seconds West, 32.89 feet; thence South 65 degrees 12 minutes 52 seconds West, 130.73 feet; thence South 25 degrees 12 minutes 06 seconds West, 124.54 feet; thence South 70 degrees 07 minutes 58 seconds West, 79.98 feet to the point of beginning; being 50.26 acres, more or less, in area.