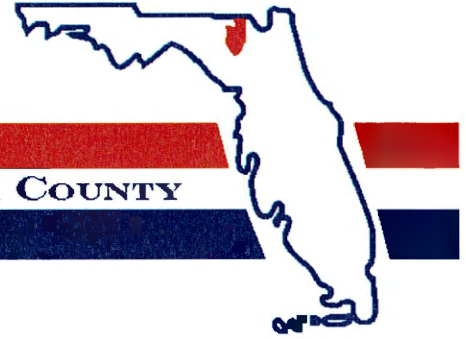


District No. 1 – Kevin Parnell
District No. 2 - Rocky Ford
District No. 3 - Robby Hollingsworth
District No. 4 – Everett Phillips
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

October 24, 2025

VIA ELECTRONIC MAIL

Carol Chadwick, PE, agent for Wholesalers Property CO LLC

Re: 01-4S-13-02683-001
789 SW SR 247
Lake City, FL. 32024

Dear Carol Chadwick,

Your Site Development Plan application, SDP251001, has been administratively approved.

The decision of the County Planner is subject to appeal until November 19th, 2025, when the appeal window will close. If you undertake work that requires this approval prior to expiration of the time for filing an appeal, and an appeal is then timely filed, you will be unable to continue that work until such time as the appeal is decided. For this reason, most applicants do not begin work pursuant to an approval until the time for filing an appeal has ended.

If you have any questions, please do not hesitate to contact me at via email or telephone at clane@columbiacountyfla.com or (386) 754-7119.

Sincerely,

Seth Lane
Columbia County Planner

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.

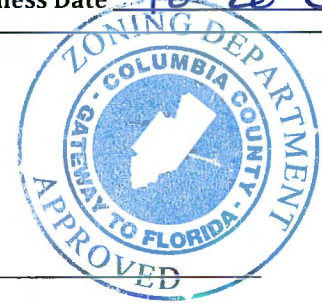
P.O. BOX 1529 LAKE CITY, FLORIDA 32056-1529 PHONE (386) 755-4100



Columbia County Gateway to Florida

73803

FOR PLANNING USE ONLY	
Application #	SPD <u>SDP251001</u>
Application Fee	4500.00 <u>1300.00</u>
Receipt No.	<u>771915</u>
Filing Date	<u>8-10-15-2025</u>
Completeness Date	<u>10-20-2025</u>



Site Plan Application

A. PROJECT INFORMATION

- Project Name: WINSUPPLY SITE PLAN
- Address of Subject Property: 789 SW SR 247, LAKE CITY, FL
- Parcel ID Number(s): 01-4S-13-02683-001
- Future Land Use Map Designation: COMMERCIAL
- Zoning Designation: Cl
- Acreage: 3.529
- Existing Use of Property: RETAIL/WAREHOUSE
- Proposed use of Property: RETAIL/WAREHOUSE
- Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage _____
 - New construction: Total square footage 4950
 - Relocation of an existing structure: Total square footage _____
 - Increase in impervious area: Total Square Footage _____

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
 Company name (if applicable): _____
 Mailing Address: 1208 SW FAIRFAX GLEN
 City: LAKE CITY State: FL Zip: 32025
 Telephone: () 307.680.1772 Fax: () Email: ccpewyo@gmail.com

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

- If the applicant is agent for the property owner*.
 - Property Owner Name (title holder): WHOLESALEERS PROPERTY CO LLC
 - Mailing Address: PO BOX 54786
 - City: LEXINGTON State: KY Zip: 40555
 - Telephone: () 912.614.5471 Fax: () Email: briancoggin23@gmail.com

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

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: n.a.
If yes, is the contract/option contingent or absolute: Contingent Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: Yes _____ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes _____ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: Yes _____ No _____
Variance Application No. V _____
Special Exception: Yes _____ No _____
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
 4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
 5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
 6. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
 7. Legal Description with Tax Parcel Number (In Word Format).
 8. Proof of Ownership (i.e. deed).
 9. Agent Authorization Form (signed and notarized).
 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
 11. Fee. The application fee for a Site and Development Plan Application is \$500. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

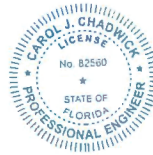
All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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

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

Applicant/Agent Name (Type or Print)



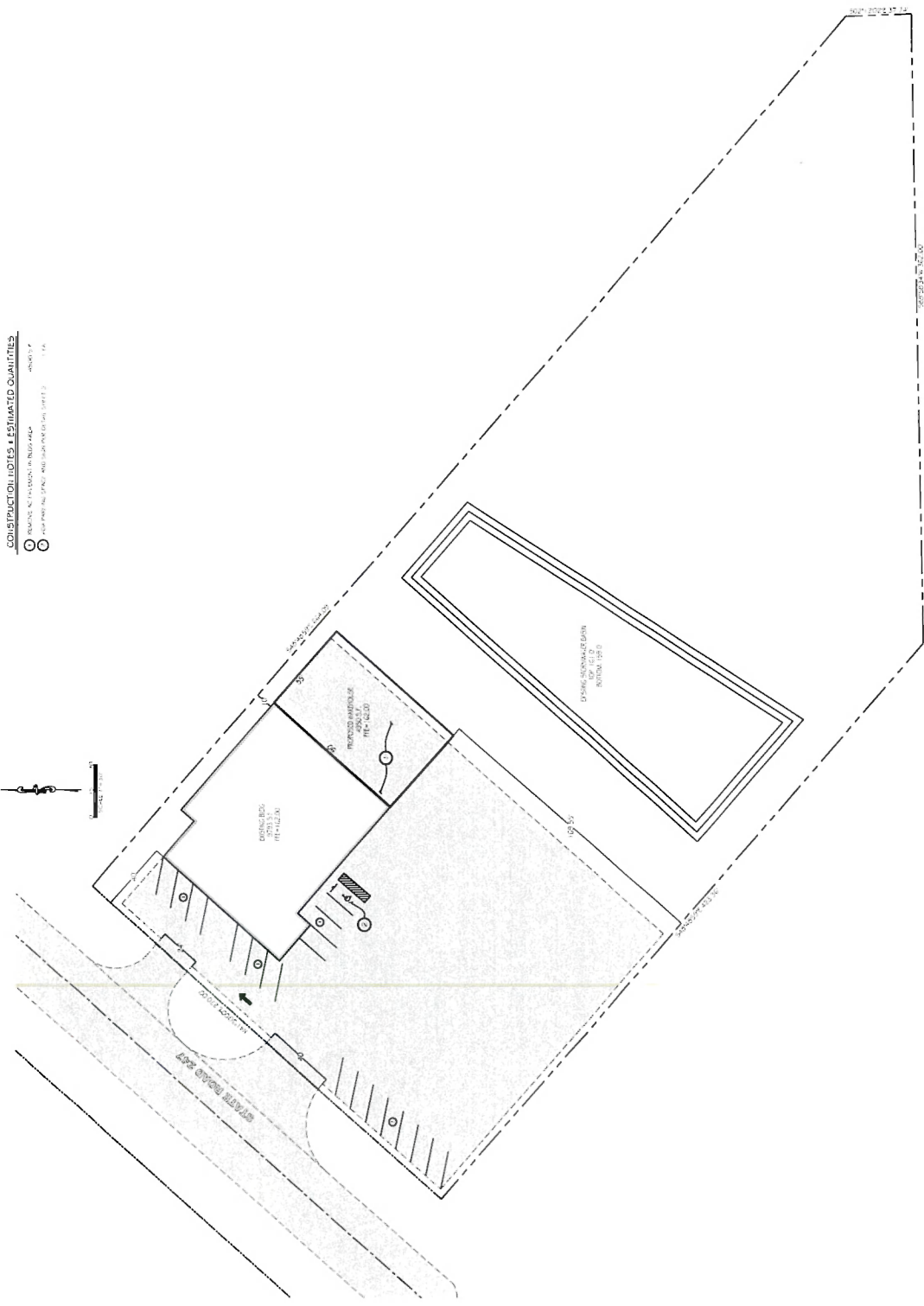
Applicant/Agent Signature

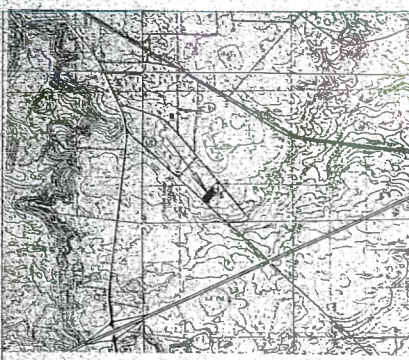
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Date: 2025.10.15 10:44:55 -04'00'

Date

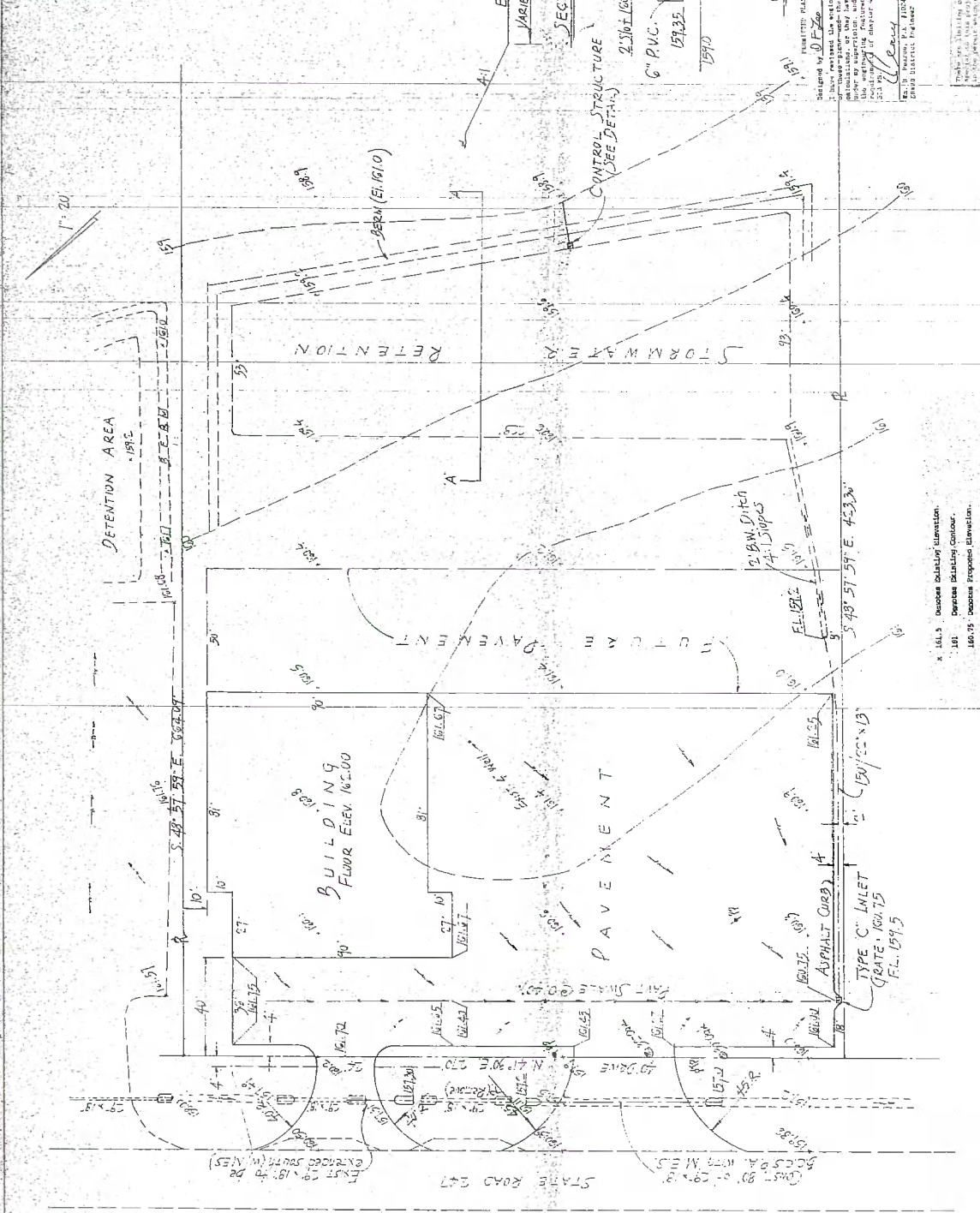
CONSTRUCTION NOTES & ESTIMATED QUANTITIES

1. EXISTING ASPHALT TO BE REPAIRED
 2. EXISTING ASPHALT TO BE REPAIRED
 3. EXISTING ASPHALT TO BE REPAIRED





SITE MAP



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

October 15, 2025

re: Winsupply Drainage Memo

The stormwater management system for the site was permitted in 1990. The proposed building will be installed over existing pavement included in the original permit except 450 s.f. Per the SRWMD permitting site, a minor modification to the original permit may be applied for if the increase in project area is less than 10% or 1 acre. The original permit included 1.14 acres of impervious surfacing.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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Chadwick
Date: 2025.10.15 10:44:15 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25419

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

October 15, 2025

re: Winsupply Fire Flow Report

The proposed building will be constructed adjacent to the existing building. A firewall shall be installed to provide separation between the buildings.

ISO: $NFF = (C)(O)[1 + (X + P)] = 1000 \cdot 0.75[1 + (0 + 0)] = 750 \rightarrow 1000 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area: $C = 1000$

(O) = Occupancy factor: $C-2 = 0.75$

(X + P) = Exposures and communication (openings) factor: 0

$C = 18F\sqrt{A} = 18 \cdot 0.6\sqrt{4950} = 760 \rightarrow 1000$

Where:

F = the coefficient related to the construction type = 0.6

A = the effective building area = 4950 sf

NFPA: required flow **1500 gpm**

Per the attached Water Flow Report dated 08/14/24, the water flow is **1282 gpm** at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.



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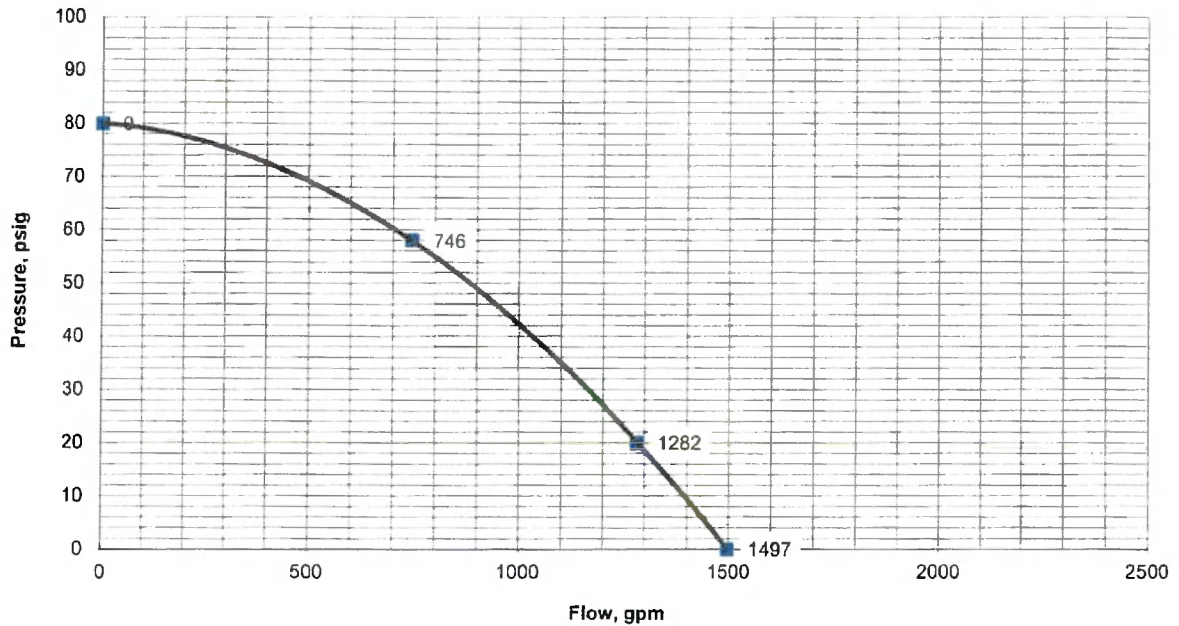
CC Job #FL25419

City of Lake City Water flow report

HYDRANT # & LOCATION: **757 SR 247** DATE: **10/13/2025**
 TEST BY: **Al/Donovan** Day: **Monday** Time: **9 25** Minutes: **2**
 WATER SUPPLIED BY: **Municipal**
 PURPOSE OF TEST: **request**

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.8	 	
PITOT READING:	 	 	
GPM:	746	0	0
TOTAL FLOW DURING TEST:	746 GPM		
STATIC READING:	80 PSI		RESIDUAL: 58 PSI
RESULTS: AT 20 PSI RESIDUAL	1282 GPM		AT 0 PSI 1497 GPM
ESTIMATED CONSUMPTION:	1492 GAL.		
REMARKS:			



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

October 15, 2025

re: Winsupply Site Plan Concurrency Impact Analysis

The subject property will be used as an office with retail and a warehouse. There are three bathrooms in the existing building. The new building will be used as a warehouse. No bathrooms will be constructed in the proposed building. The proposed site will have no impact on the existing infrastructure, public utilities or schools. The current site utilizes public sewer and water systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 710
- Potable Water Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Commercial Generation Study, Palm Beach County, Solid Waste Authority of Palm Beach County, FL, 1995

Summary of analyses:

- Trip generation: 162 Peak PM trips & Total ADT 15
- Potable Water: 300 gallons per day
- Potable Water: 300 gallons per day
- Solid Waste: 407 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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Carol Chadwick, P.E.

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CC Job #FL25419

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**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
710	GENERAL OFFICE	11.01	1.49	14.70	161.85	21.90

*KSF

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
PER EMPLOYEE	15.00	20	300

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
PER EMPLOYEE	15.00	20	300

* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Solid Waste Analysis

Use	Pounds per day per S.F.	Total Floor Area	Total (Tons Per Year)
GENERAL OFFICE	6.61	14743.00	407

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

October 15, 2025

re: Winsupply Site Plan Comprehensive Plan Consistency Analysis

The Winsupply proposed site plan is consistent with Columbia County's Comprehensive Plan.

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE COUNTY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The county shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The site plan is for the construction of a new warehouse adjacent to an existing building.

- Policy 1.1.1 The county shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the county shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The new building will have no plumbing features.

- Policy 1.1.2 The county's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The subject property is located in a commercial district.

- Policy 1.1.3 The county's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2025.

Consistency: The new building will be constructed in 2025.

- Policy 1.1.4 The county shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon

□

existing land uses.

Consistency: *The site plan is for the construction of a new warehouse adjacent to an existing building.*

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

Consistency: *No impacts to adjacent land topography or soil conditions will result due to the construction of the site.*

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

Consistency: *The proposed building is compatible with other uses in the area.*

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by
Carol Chadwick
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o=Florida,
dnQualifier=A01410
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7500032FEE,
cn=Carol Chadwick
Date: 2025.10.15
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Carol Chadwick, P.E.

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CC Job #FL25419

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 10/9/2025

Parcel: << 01-4S-16-02683-001 (10938) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info				Result: 1 of 0
Owner	WHOLESALEERS PROPERTY CO LLC PO BOX 54786 LEXINGTON, KY 40555			
Site	789 SW STATE ROAD 247, LAKE CITY			
Description*	BEG SE COR SW1/4 OF NW1/4, RUN W 362 FT, NW 423.36 FT TO SE R/W SR-247, NE ALONG R/W 270 FT, SE 664.09 FT, S 37.74 FT TO POB. 719-183, WD 1345-2248,			
Area	3.529 AC	S/T/R	01-4S-16	
Use Code**	WAREHOUSE/DISTRB (4800)	Tax District	2	

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.



Property & Assessment Values			
2025 Certified Values		2026 Working Values	
Mkt Land	\$141,884	Mkt Land	\$141,884
Ag Land	\$0	Ag Land	\$0
Building	\$333,884	Building	\$333,884
XFOB	\$33,313	XFOB	\$33,313
Just	\$509,081	Just	\$509,081
Class	\$0	Class	\$0
Appraised	\$509,081	Appraised	\$509,081
SOH/10% Cap	\$64,232	SOH/10% Cap	\$19,747
Assessed	\$509,081	Assessed	\$509,081
Exempt	\$0	Exempt	\$0
Total	county:\$444,849 city:\$0	Total	county:\$489,334 city:\$0
Taxable	other:\$0 school:\$509,081	Taxable	other:\$0 school:\$509,081

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/21/2017	\$500,000	1345 / 2248	WD	I	U	37
5/14/1990	\$79,800	719 / 183	WD	V	Q	

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	PREF M B A (8700)	1990	9770	10620	\$333,884

*Bldg_Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings					
Code	Desc	Year Blt	Value	Units	Dims
0070	CARPOT UF	0	\$720.00	360.00	18 x 20
0070	CARPOT UF	0	\$720.00	360.00	18 x 20
0260	PAVEMENT-ASPHALT	2003	\$27,551.00	36735.00	0 x 0
0140	CLFENCE 6	2003	\$3,322.00	730.00	0 x 0
0253	LIGHTING	2003	\$1,000.00	2.00	0 x 0

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
4800	WAREHOUSE (MKT)	62,967.000 SF (1.445 AC)	1.0000/1.0000 1.0000/ /	\$2 /SF	\$141,676
9630	SWAMP (MKT)	2.084 AC	1.0000/1.0000 1.0000/ /	\$100 /AC	\$208

Search Result: 1 of 0

Inst: 201712018641 Date: 10/11/2017 Time: 10:22AM
Page 1 of 3 B: 1345 P: 2248, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 3500.00

After Recording, Send To:

Prominent Title Agency, LLC
7365 E. Kemper Rd., Suite B
Cincinnati, Ohio 45249

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

1707112319 RC

WARRANTY DEED

This indenture made this 21st day of September, 2017 between **Donald E. Edwards and Glenda Edwards**, husband and wife, hereinafter grantor, for \$500,000.00 (Five Hundred Thousand and 00/100 dollars) consideration paid, has granted, bargained and sold to **Wholesalers Property Co., LLC**, a **Delaware limited liability company**, hereinafter, grantee, whose address is 3110 KETTERING BLVD. the following described real property:

DAYTON, OH 45439

SEE ATTACHED EXHIBIT A

Property Address is: 789 SW State Rd. 247, Lake City, FL 32025

This property is not and never has been the homestead of the grantors.

Prior instrument reference: Volume 719 Page 183, Columbia County

GRANTOR DOES FULLY WARRANT THE TITLE TO SAID LAND, AND WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHATSOEVER.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 9-21, 2017:

Donald E. Edwards
Donald E. Edwards

Glenda Edwards
Glenda Edwards

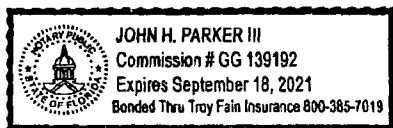
Witness Grantor's hand this 21st day of September, 2017.

Signed, Sealed and Delivered
in the presence of these Witnesses
(one of whom may be the Notary):

Witness (signature on above line) <u>[Signature]</u>	Printed Name John H. Parker, III
Witness (signature on above line) <u>[Signature]</u>	Printed Name Jennifer Prevatt

STATE OF Florida
COUNTY OF Suwannee

The foregoing instrument was acknowledged before me on September 21, 2017 by **Donald E. Edwards** and **Glenda Edwards** who are personally known to me, or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public
John H. Parker, III

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Document is described as:

Begin at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida and run S 88 degrees 58'34" W, along the South line of said Southwest 1/4 of the Northwest 1/4 a distance of 362.00 feet; thence N 49 degrees 57'59" W. 423.36 feet to a point on the Southeasterly right-of-way line of State Road No. 247 (Branford Highway); thence N. 41 degrees 30'00" E. along said Southeasterly right-of-way line 270.00 feet; thence S. 48 degrees 57'49" E. 664.09 feet to a point on the East line of the Southwest 1/4 of the Northwest 1/4; thence S. 02 degrees 12'02" E. along said East line 37.74 feet to the Point of Beginning.


DEE

Department of State: Division of Corporations

[Allowable Characters](#)[HOME](#)

Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

File Number: 3142446 [Incorporation Date /](#) 12/15/1999
[Formation Date:](#) (mm/dd/yyyy)

Entity Name: WHOLESALERS PROPERTY CO., LLC

Entity Kind: Limited Liability Company [Entity Type:](#) General

Residency: Domestic **State:** DELAWARE

REGISTERED AGENT INFORMATION

Name: UNITED STATES CORPORATION COMPANY

Address: 251 LITTLE FALLS DRIVE

City: WILMINGTON **County:** New Castle

State: DE **Postal Code:** 19808

Phone: 302-636-5400

Additional information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00.

Would you like Status Status, Tax & History Information

For help on a particular field click on the Field Tag to take you to the help area.

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WHOLESALERS PROPERTY CO., LLC

I, G. Lee May, hereby certify that I am the duly authorized Secretary of Wholesalers Property Co., LLC, a Delaware limited liability corporation (the "Company"), and as such and not individually do hereby further certify that the following is true.

George W. Tolliver, II holds the officer position of President of the Company.

George W. Tolliver, II, or any other officer of the Company, is hereby authorized on behalf of the Company to execute any and all necessary documents (agreements, amendments, addendums, memorandums, affidavits, permit applications, change orders, leases, etc.).

I have hereunto set my hand this 15th day of October 2025.



G. Lee May
Secretary

Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R02683-001
WHOLESALERS PROPERTY CO LLC

Year: 2024 Bill Number: 9386 Owner: WHOLESALERS
Tax District: 2 Property Type: PROPERTY CO LLC
 Real Estate


MAILING ADDRESS: PROPERTY ADDRESS:
 WHOLESALERS 789 STATE ROAD 247
 PROPERTY CO LLC LAKE CITY 32025
 PO BOX 54786
 LEXINGTON KY 40555

This Bill:	\$0.00
All Bills:	\$0.00
Cart Amount:	\$0.00

Bill 9386 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$3,034.03	\$3,034.03	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$352.94	\$352.94	\$0.00
LOCAL	3.1430	\$1,482.98	\$1,482.98	\$0.00
CAPITAL OUTLAY	1.5000	\$707.75	\$707.75	\$0.00
Subtotal	5.3910	\$2,543.67	\$2,543.67	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$113.98	\$113.98	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.04	\$0.04	\$0.00
TOTAL	13.4997	\$5,691.72	\$5,691.72	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$530.15	\$530.15	\$0.00
TOTAL	\$530.15	\$530.15	\$0.00



Building and Zoning Department

Site Development Plan Application

Invoice

73803

Applicant Information

Carol Chadwick
789 SW SR247

Invoice Date

10/15/2025

Permit

SDP251001

Amount Due

\$300.00

Job Location

Parcel: 01-4S-13-02683-001
Owner:
Address: 789 SW SR247

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
10/15/2025	Fee: Minor Site & Development Plan Approval	\$300.00
Amount Due:		\$300.00

Contact Us

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

[Credit card payments can be made online here \(fees apply\)](#)

Fee balances are not immediately updated using online Credit Card. If you have paid permit fees using the online application site or by another method such as check or cash, please allow time for your payment to be processed.

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

Inspection Requests

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

All Inspections require 24 hours notice.
Emergencies will be inspected as soon as possible.



Zoning Department

Receipt Of Payment

Applicant Information	Method	Date of Payment	Payment #	Amount of Payment
WHOLESALERS PROPERTY CO LLC 789 SW SR247	Credit Card 15157359	10/20/2025	771915	\$300.00
AppID: 73803 Development #: SDP251001 Site Development Plan Parcel: 01-4S-16-02683-001 Address: 789 SW SR247				

Contact Us

Phone:
 (386) 719-1474
 Customer Service Hours:
 Monday-Friday
 From 8:00 A.M. to 5:00 P.M.

Email:
zoneinfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
 Building and Zoning
 135 NE Hernando Ave.
 Lake City, FL 32055

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
10/15/2025	Fee: Minor Site & Development Plan Approval	\$300.00
10/20/2025	Payment: Credit Card 15157359	(\$300.00)
		<hr/> \$0.00