

DATE 05/18/2007

# Columbia County Building Permit

PERMIT  
000025822

This Permit Expires One Year From the Date of Issue

APPLICANT JACK BEGLEY PHONE 904 626-5896  
 ADDRESS 2900 HARTLEY RD JACKSONVILLE FL 32257  
 OWNER UNITED STATES COLD STORAGE PHONE 856 354-9989  
 ADDRESS MCCLOUSKY RD LAKE CITY NJ 32055  
 CONTRACTOR THE STELLAR GROUP PHONE 904 260-2900  
 LOCATION OF PROPERTY 90E, TL ON MCCLOUSKY, ON RIGHT SIDE

TYPE DEVELOPMENT MH,UTILITY ESTIMATED COST OF CONSTRUCTION 0.00  
 HEATED FLOOR AREA \_\_\_\_\_ TOTAL AREA \_\_\_\_\_ HEIGHT \_\_\_\_\_ STORIES \_\_\_\_\_  
 FOUNDATION \_\_\_\_\_ WALLS \_\_\_\_\_ ROOF PITCH \_\_\_\_\_ FLOOR \_\_\_\_\_  
 LAND USE & ZONING INDUSTRIAL MAX. HEIGHT \_\_\_\_\_  
 Minimum Set Back Requirments: STREET-FRONT 20.00 REAR 15.00 SIDE 15.00  
 NO. EX.D.U. 0 FLOOD ZONE NA DEVELOPMENT PERMIT NO. \_\_\_\_\_

PARCEL ID 02-4S-17-07483-004 SUBDIVISION \_\_\_\_\_  
 LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ PHASE \_\_\_\_\_ UNIT \_\_\_\_\_ TOTAL ACRES \_\_\_\_\_

\_\_\_\_\_ *Jack Begley* \_\_\_\_\_  
 Culvert Permit No. \_\_\_\_\_ Culvert Waiver \_\_\_\_\_ Contractor's License Number \_\_\_\_\_ Applicant/Owner/Contractor \_\_\_\_\_  
 EXISTING 07-0400HT BK JH N  
 Driveway Connection \_\_\_\_\_ Septic Tank Number \_\_\_\_\_ LU & Zoning checked by \_\_\_\_\_ Approved for Issuance \_\_\_\_\_ New Resident \_\_\_\_\_

COMMENTS: ONE FOOT ABOVE THE ROAD

Check # or Cash \_\_\_\_\_

### FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power \_\_\_\_\_ date/app. by \_\_\_\_\_ Foundation \_\_\_\_\_ date/app. by \_\_\_\_\_ Monolithic \_\_\_\_\_ date/app. by \_\_\_\_\_  
 Under slab rough-in plumbing \_\_\_\_\_ date/app. by \_\_\_\_\_ Slab \_\_\_\_\_ date/app. by \_\_\_\_\_ Sheathing/Nailing \_\_\_\_\_ date/app. by \_\_\_\_\_  
 Framing \_\_\_\_\_ date/app. by \_\_\_\_\_ Rough-in plumbing above slab and below wood floor \_\_\_\_\_ date/app. by \_\_\_\_\_  
 Electrical rough-in \_\_\_\_\_ date/app. by \_\_\_\_\_ Heat & Air Duct \_\_\_\_\_ date/app. by \_\_\_\_\_ Peri. beam (Lintel) \_\_\_\_\_ date/app. by \_\_\_\_\_  
 Permanent power \_\_\_\_\_ date/app. by \_\_\_\_\_ C.O. Final \_\_\_\_\_ date/app. by \_\_\_\_\_ Culvert \_\_\_\_\_ date/app. by \_\_\_\_\_  
 M/H tie downs, blocking, electricity and plumbing \_\_\_\_\_ date/app. by \_\_\_\_\_ Pool \_\_\_\_\_ date/app. by \_\_\_\_\_  
 Reconnection \_\_\_\_\_ date/app. by \_\_\_\_\_ Pump pole \_\_\_\_\_ date/app. by \_\_\_\_\_ Utility Pole \_\_\_\_\_ date/app. by \_\_\_\_\_  
 M/H Pole \_\_\_\_\_ date/app. by \_\_\_\_\_ Travel Trailer \_\_\_\_\_ date/app. by \_\_\_\_\_ Re-roof \_\_\_\_\_ date/app. by \_\_\_\_\_

BUILDING PERMIT FEE \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00  
 MISC. FEES \$ 0.00 ZONING CERT. FEE \$ \_\_\_\_\_ FIRE FEE \$ 0.00 WASTE FEE \$ \_\_\_\_\_  
 FLOOD DEVELOPMENT FEE \$ \_\_\_\_\_ FLOOD ZONE FEE \$ \_\_\_\_\_ CULVERT FEE \$ \_\_\_\_\_ **TOTAL FEE** 0.00  
 INSPECTORS OFFICE J. H. CLERKS OFFICE CH

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

### This Permit Must Be Prominently Posted on Premises During Construction

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION. IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVIENCE, PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

25822  
McClou sky Rd

COLUMBIA COUNTY, FLORIDA  
LAND DEVELOPMENT REGULATION ADMINISTRATOR  
SPECIAL PERMIT FOR TEMPORARY USE  
APPLICATION

Permit No. 0705-02

Date 5-18-07

BCC Fee 150.00

Receipt No. 3679

Certain uses are of short duration and do not create excessive incompatibility during the course of the use. Therefore, the Land Development Regulation Administrator is authorized to issue temporary use permits for the following activities, after a showing that any nuisance or hazardous feature involved is suitably separated from adjacent uses; excessive vehicular traffic will not be generated on minor residential streets; and a vehicular parking problem will not be created:

1. In any zoning district: special events operated by non-profit, eleemosynary organizations.
2. In any zoning district: Christmas tree sales lots operated by non-profit, eleemosynary organizations.
3. In any zoning district: other uses which are similar to (1) and (2) above and which are of a temporary nature where the period of use will not extend beyond thirty (30) days.
4. In any zoning district: mobile homes or travel trailers used for temporary purposes by any agency of municipal, County, State, or Federal government; provided such uses shall not be or include a residential use.
5. In any zoning district: mobile homes or travel trailers used as a residence, temporary office, security shelter, or shelter for materials of goods incident to construction on or development of the premises upon which the mobile home or travel trailer is located. Such use shall be strictly limited to the time construction or development is actively underway. In no event shall the use continue more than twelve (12) months without the approval of the Board of County Commissioners and the Board of County Commissioners shall give such approval only upon finding that actual construction is continuing.
6. In agricultural, commercial, and industrial districts: temporary religious or revival activities in tents.

7. In agricultural districts: In addition to the principal residential dwelling, one (1) additional mobile homes may be used as an accessory residence, provided that such mobile homes are occupied by persons related by the grandparent, parent, step-parent, adopted parent, sibling, child, stepchild, adopted child or grandchild of the family occupying the principal residential use. Such mobile homes are exempt from lot area requirements, and shall not be located within required yard areas. Such mobile homes shall not be located within twenty (20) feet of any building. A temporary use permit for such mobile homes may be granted for a time period up to one (1) year. When the temporary use permit expires, the applicant may invoke the provisions of Section 14.9, entitled Special Family Lot Permits.
8. In shopping centers within Commercial Intensive districts only: mobile recycling collection units. These units shall operate only between the hours of 7:30 a.m. and 8:30 p.m. and shall be subject to the review of the Land Development Regulation Administrator. Application for permits shall include written confirmation of the permission of the shopping center owner and a site plan which includes distances from buildings, roads, and property lines. No permit shall be valid for more than thirty (30) days within a twelve (12) month period, and the mobile unit must not remain on site more than seven (7) consecutive days. Once the unit is moved off-site, it must be off-site for six (6) consecutive days.
9. In any zoning district: A temporary business, as defined within these Land Development Regulations. At least sixty (60) days prior to the commencement date of the temporary permit, the applicant shall submit an application to the County, which shall include the following information.
  - a. the name and permanent address or headquarters of the person applying for the permit;
  - b. if the applicant is not an individual, the names and addresses of the business;
  - c. the names and addresses of the person or persons which will be in direct charge of conducting the temporary business;
  - d. the dates and time within which the temporary business will be operated;
  - e. the legal description and street address where the temporary business will be located;
  - f. the name of the owner or owners of the property upon which the temporary business will be located;
  - g. a written agreement containing the permission from the owner of the property for its use for a temporary business must be attached to and made a part of the application for the permit;

- h. a site plan showing display areas, plans for access and egress of vehicular traffic, any moveable interim structures, tents, sign and banner location and legal description of the property must accompany the application for the temporary use permit; and
- i. a public liability insurance policy, written by a company authorized to do business in the State of Florida, insuring the applicant for the temporary permit against any and all claims and demands made by persons for injuries or damages received by reason of or arising out of operating the temporary business. The insurance policy shall provide for coverage of not less than one million dollars (\$1,000,000.00) for damages incurred or claims by more than one person for bodily injury and not less than two million dollars (\$2,000,000.00) for damages incurred or claims by more than one person for bodily injury and fifty thousand dollars (\$50,000.00) for damages to property for one person and one hundred thousand dollars (\$100,000.00) for damages to property claimed by more than one person. The original or duplicate of such policy, fully executed by the insurer, shall be attached to the application for the temporary permit, together with adequate evidence that the premiums have been paid.

The sales permitted for a temporary business, as defined with these land development regulations, including, but not limited to, promotional sales such as characterized by the so-called "sidewalk "sale", "vehicle sale", or "tent sale", shall not exceed three (3) consecutive calendar days.

There must be located upon the site upon which the temporary business shall be conducted public toilet facilities which comply with the State of Florida code, potable drinking water for the public, approved containers for disposing of waste and garbage and adequate light to illuminate the site at night time to avoid theft and vandalism.

If the application is for the sale of automobiles or vehicles, the applicant shall provide with the application a copy of a valid Florida Department of Motor Vehicle Dealers license and Department of Motor Vehicle permit to conduct an "offsite" sale. If any new vehicles are to be displayed on the site, a copy of the factory authorization to do so will be required to be filed with the application.

No activities, such as rides, entertainment, food, or beverage services shall be permitted on the site in conjunction with the operation of the temporary business.

Not more than one (1) sign shall be located within or upon the property for which the temporary permits is issued, and shall not exceed sixteen (16) square feet in surface area. No additional signs, flags, banners, balloons or other forms of visual advertising shall be permitted. The official name of the applicant and its permanent location and street address, together with its

permanent telephone number, must be posted on the site of the property for which the temporary permit is issued and shall be clearly visible to the public.

Any applicant granted a temporary permit under these provisions shall also comply with and abide by all other applicable federal, State of Florida, and County laws, rules and regulations.

Only one (1) tent, not to exceed three hundred fifty (350) square feet in size shall be permitted to be placed on the site of the temporary business and such tent, if any, shall be properly and adequately anchored and secured to the ground or to the floor of the tent.

No person or entity shall be issued more than one (1) temporary permit during each calendar year.

The temporary permit requested by an applicant shall be issued or denied within sixty (60) days following the date of the application therefor is filed with the Land Development Regulation Administrator.

10. In agriculture and environmentally sensitive area districts: a single recreational vehicle as described on permit for living, sleeping, or housekeeping purposes for one-hundred eighty (180) consecutive days from date that permit is issued, subject to the following conditions:
  - a. Demonstrate a permanent residence in another location.
  - b. Meet setback requirements.
  - c. Shall be hooked up to or have access to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
  - d. Upon expiration of the permit the recreational vehicle shall not remain on property parked or stored and shall be removed from the property for 180 consecutive days.
  - e. Temporary RV permits are renewable only after one (1) year from issuance date of any prior temporary permit.

Temporary RV permits existing at the effective date of this amendment may be renewed for one (1) additional temporary permit in compliance with these land development regulations, as amended. Recreational vehicles as permitted in this section are not to include RV parks.

Appropriate conditions and safeguards may include, but are not limited to, reasonable time limits within which the action for which temporary use permit is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the special permit is granted, shall be deemed a violation of these land development regulations and punishable as provided in Article 15 of these land development regulations.

1. Name of Title Holder(s) United States Cold Storage, Inc.

Address 100 Dobbs Lane <sup>Suite 102</sup> City Cherry Hill, NJ Zip Code 08034

Phone (856) 354-9989

**NOTE:** If the title holder(s) of the subject property are appointing an agent to represent them, a letter from the title holder(s) addressed to the Land Development Regulation Administrator MUST be attached to this application at the time of submittal stating such appointment.

Title Holder(s) Representative Agent(s) Jack Betley <sup>(904) 626-5896</sup>  
The Stellar Group <sup>2900 Hawley Rd JAX, FL 3225</sup>

Address 2900 Hawley Road City Jacksonville FL Zip Code 32257

Phone (904) 260-2900

2. Size of Property 29.21

3. Tax Parcel ID# 38-35-17-07483-004

4. Present Land Use Classification Industrial

5. Present Zoning District # 5

6. Proposed Temporary Use of Property Jobsite Trailer

(Include the paragraph number the use applies under listed on Page 1 and 2)

7. Proposed Duration of Temporary Use 7 months

8. Attach Copy of Deed of Property.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

Jason Wright  
Applicants Name (Print or Type)

[Signature]  
Applicant Signature

05/16/07  
Date

Approved  Donna Scott **OFFICIAL USE** 5-18-07

Denied  \_\_\_\_\_

Reason for Denial \_\_\_\_\_

Conditions (if any) \_\_\_\_\_

**Letter of Authorization**

Contractor(s) of Record:

Stellar  
2900 Hartley Road  
Jacksonville, FL 32257

STATE OF FLORIDA  
COUNTY OF DUVAL

BEFORE ME, the undersigned authority personally appeared Ronald H. Foster, Jr.

who, being first duly sworn upon oath and personal knowledge say(s) that they are the contractor(s) of record of the following described real property:

Legal Description: The NW ¼ and the NW ¼ of the NE ¼ and the W ½ of the SW ¼ of the NE ¼ section 36, township 3 south range 17 E Columbia county, Florida

the street address of which is 211 NE McEloskey Avenue, Lake City, FL 32055  
and that we hereby appoint:

Name: Jason Wright and Jack Begley  
Address: 2900 Hartley Road  
Jacksonville, FL 32257  
Telephone: (904) 899-9498

As our authorized agent, to file applications and papers with the County of Columbia, and to represent me (us) at any hearing regarding my (our) interest

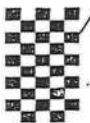
[Signature] (Seal)  
Ronald H. Foster, Jr.

Sworn to and subscribed before me this 13<sup>th</sup> day of May, 2007

Lindsey M. Fuentes  
Notary Public



LINDSEY M. FUENTES  
Notary Public, State of Florida  
My Comm. Expires Feb. 7, 2011  
Comm. No. DD 637319



JIM Sloner  
FAX- 856-354-8199

From  
Kar Roper

This Instrument Prepared By:  
Victor J. Troiano, Esquire  
TROIANO & ROBERTS, P.A.  
Post Office Box 829  
Lakeland, FL 33802

99-06941

FILED AND RECORDED IN PUBLIC  
RECORDS OF COLUMBIA COUNTY, FL.  
1999 APR 22 PM 2:05

RECORD VERIFIED  
BY [Signature]  
COLUMBIA COUNTY  
FLORIDA

Parcel ID Number: R07463-004

# Warranty Deed

This Indenture, Made this 16th day of April, 1999, Between  
Mutual Distributors, Inc., a Florida corporation, a corporation  
existing under the laws of the State of Florida, being formerly known  
as Master Merchants, Inc., pursuant to Articles of Merger filed  
January 3, 1992  
of the County of Polk State of Florida, grantor, and  
GHM Real Estate of Fla., Inc., a Florida corporation, a corporation  
existing under the laws of the State of Florida  
whose address is: P.O. Box 638, Baldwin, FL 32234

of the County of Duval State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Columbia State of Florida to wit:

That part of the NW 1/4, AND the NW 1/4 of NE 1/4, AND a portion of  
the W 1/2 of SW 1/4 of NE 1/4 of Section 36, Township 3 South, Range  
17 East, lying South of the Seaboard Coastline Railroad right-of-way,  
North of the North right-of-way line of U.S. Highway 90, and East of  
the East right-of-way line of Forest Service Road #236, more  
particularly described as follows: COMMENCE at the Northwest corner  
of said Section 36, and thence run S 6°05'51" W along the West  
boundary of said Section 36, a distance of 960.90 feet to the  
Southerly right-of-way of Seaboard Coastline Railroad; thence run N  
82°58'21" E along said right-of-way, a distance of 1,843.94 feet to  
the Easterly right-of-way of Forest Service Road #236 and the POINT  
OF BEGINNING; thence continue N 82°58'21" E still along said Railroad  
right-of-way, a distance of 1,220.74 feet to the East line of the W  
1/2 of the NW 1/4 of the NE 1/4; thence run S 1°56'33" W along the  
East line of the W 1/2 of NW 1/4 of NE 1/4, a distance of 766.03  
feet; thence run N 88°37'49" W, a distance of 35.98 feet; thence S  
1°55'29" W, a distance of 411.30 feet to the North right-of-way line  
of U.S. Highway 90; thence run S 89°17'21" W, along said  
right-of-way, a distance of 341.45 feet; thence run S 0°38'26" E,  
still along said right-of-way, a distance of 10.00 feet; thence run S  
89°21'39" W, still along said right-of-way, a distance of 600.17  
feet; thence N 0°38'26" W, still along said right-of-way, a distance  
of 10.00 feet; thence run S 89°21'39" W, still along said  
right-of-way, a distance of 125.52 feet to the East right-of-way of  
Forest Service Road #236; thence run N 3°48'36" W, along said East  
right-of-way, a distance of 1,041.57 feet to the POINT OF BEGINNING.

1315.30

BK 0879 PG 0071  
OFFICIAL RECORDS

Documentary Stamp # 1315.30  
Intangible Tax 6  
P. DeWitt Cason  
Clerk of Court  
By [Signature] D.G.

1030

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.  
Laser Generated by © Display Systems, Inc., 1998 (041) 763-5555 Form FLWD-2

Warranty Deed - Page 2

Parcel ID Number: R07463-004

DK 8879 RE0072  
OFFICIAL RECORDS

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Mutual Distributors, Inc., a Florida corporation

*[Signature]*  
Printed Name: VICTOR J. TROIANO  
Witness

By: *[Signature]* (Seal)  
Joseph S. Buck, President  
P.O. Address: P.O. Box 330, Lakeland, FL 33802

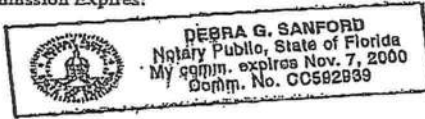
*[Signature]*  
Printed Name: DEBRA G. SANFORD  
Witness

(Corporate Seal)

STATE OF Florida  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 16th day of April, 1999 by Joseph S. Buck, President of Mutual Distributors, Inc., a Florida corporation, a Florida Corporation, on behalf of the corporation he is personally known to me or he has produced his Florida driver's license as identification.

*[Signature]*  
Printed Name:  
Notary Public  
My Commission Expires:





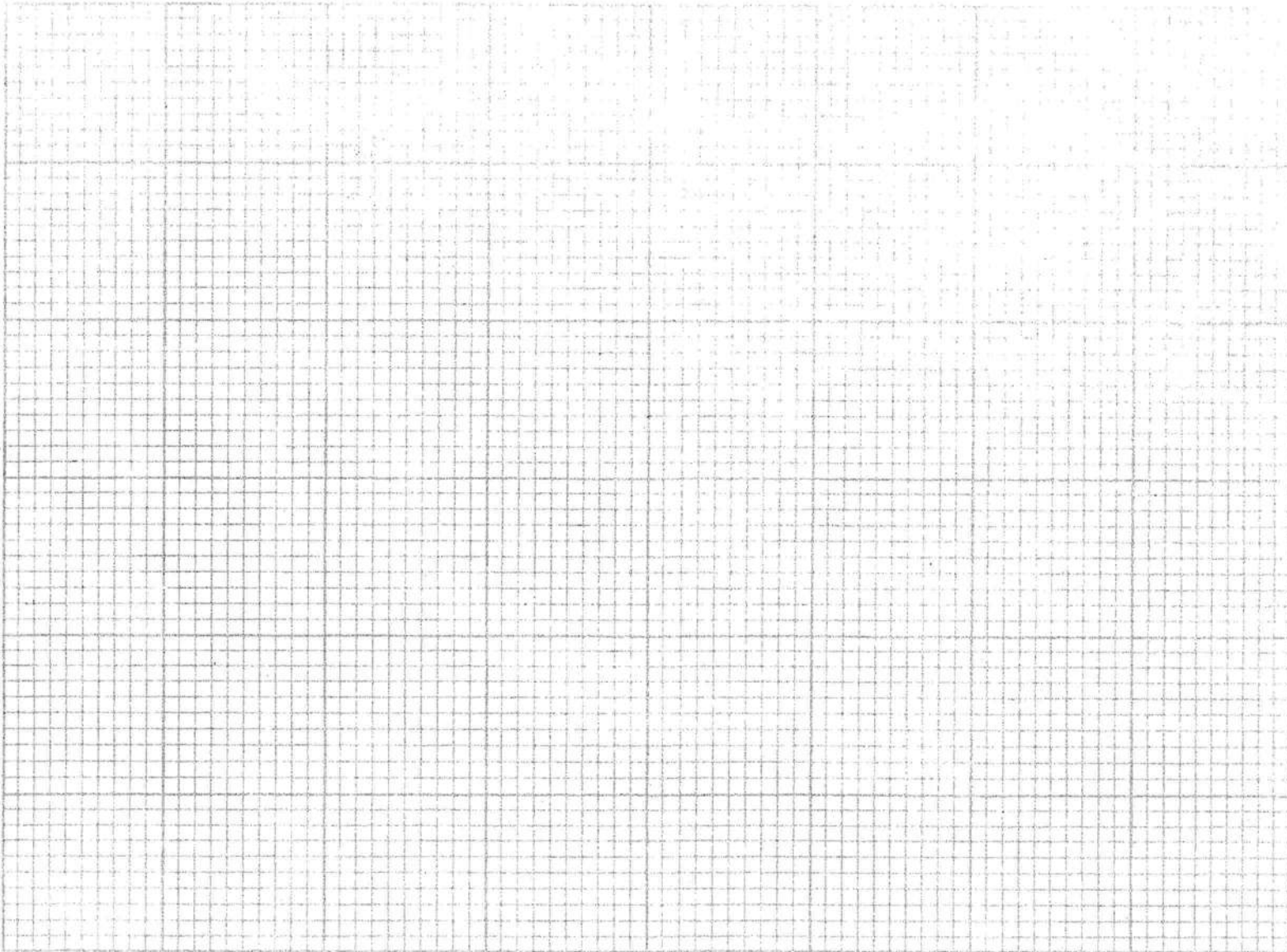
STATE OF FLORIDA  
DEPARTMENT OF HEALTH

APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number 07-0400- HT

----- PART II - SITE PLAN -----

Scale: Each block represents 5 feet and 1 inch = 50 feet.



Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Site Plan submitted by: Jade Bagley  
Signature  
Plan Approved  Not Approved  Title \_\_\_\_\_  
Date 5-18-07  
By JM CL Columbia County Health Department

**ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT**

RAILROAD

RAILROAD CROSSING GUARD

P.O.B.

N 82°57'52" E 1217.37' (M)  
N 82°58'21" E 1220.74' (D)

380.2'

15' REAR SETBACK

174'

399'

391'

PROPOSED 18" RODENT STRIP AROUND UNPAVED BUILDING PERIMETER

16 C501

JOB SITE TRAILER

PROPOSED BUILDING  
180,628 S.F.  
F.F. = 204.33  
SUBGRADE = 202.91



5 C501

PROPOSED SIDE WALK 1:18 SLOPE TO WEST

48'

2 C501

18' PHASE 1 ASPHALT ON-PARKING

16'

LOCKER ROOMS

F.F. = 204.33

TRUCK DOCK

F.F. = 204.33  
SUBGRADE = 203.75

112'

15' SIDE SETBACK

32'

OFFICE

F.F. = 204.33

MACH/ELEC. ROOM

F.F. = 201.33

15' SIDE SETBACK

N ENTRANCE SMNG GATES

PROPOSED CURB AND GUTTER

CONCRETE PAVEMENT

4 C501

1 C501

(6) 9' X 18' AUTO PARKING

(32) PHASE 1 12' X 50' TRUCK STAGING

PROPOSED WATER TANK

R20

R20

197'

140'

384'

PROPOSED WET STORMWATER TREATMENT/ DETENTION POND

FUTURE GUARD SHACK LOCATION

1" = 100'

PROPOSED WET STORMWATER TREATMENT / DETENTION POND