

Building Permit

35832

Fire Dept Approved

ck# 2927

Columbia County New Building Permit Application

For Office Use Only Application # 1709-24 Date Received 9-15-17 By UH Permit # 35820
 Zoning Official [Signature] Date 10-9-17 Flood Zone X Land Use HI Zoning CHI
 FEMA Map # _____ Elevation _____ MFE _____ River _____ Plans Examiner 1.c. Date 10-9-17
 Comments Approved 2-23-17 via Board of Adjustments
☒ NOC ☒ EH ☒ Deed or PA ☒ Site Plan ☒ State Road Info ☐ Well letter ☒ 911 Sheet ☐ Parent Parcel # _____
☐ Dev Permit # _____ ☐ In Floodway ☒ Letter of Auth. from Contractor ☐ F W Comp. letter
☐ Owner Builder Disclosure Statement ☐ Land Owner Affidavit ☒ Ellisville Water ☒ App Fee Paid ☒ Sub VF Form

Septic Permit No. County OR City Water ☐ Fax _____

Applicant (Who will sign/pickup the permit) Chris Collura Phone 813-918-2177

Address 5100 W. Grace St. Tampa, FL 33607

Owners Name Loves Travel Stops & Country Stores, Inc. Phone _____

911 Address 13700 US Hwy. 441 Lake City FL 32025

Contractors Name Guardian Fueling Technologies / Chris Collura Phone 81-918-2177

Address 5100 W. Grace St. Tampa, FL 33607

Contractor Email ccollura@guardianfueltech.com ***Include to get updates on this job.

Fee Simple Owner Name & Address Loves Travel Stops 15 W 6th St. #2400 Tulsa, OK 74119

Bonding Co. Name & Address NA

Architect/Engineer Name & Address HFA 1705 S Walton Blvd., #3 Bentonville, AK 72712

Mortgage Lenders Name & Address NA

Circle the correct power company ☐ FL Power & Light ☐ Clay Elec. ☐ Suwannee Valley Elec. ☐ Duke Energy

Property ID Number 03-6S-17-09563-001 Estimated Construction Cost \$496,000

Subdivision Name _____ Lot _____ Block _____ Unit _____ Phase _____

Driving Directions from a Major Road I-75 at Exit 414 - NW corner

Construction of Vehicle fueling system ☒ Commercial OR ☐ Residential

Proposed Use/Occupancy _____ Number of Existing Dwellings on Property _____

Is the Building Fire Sprinkled? _____ If Yes, blueprints included _____ Or Explain _____

Circle Proposed ☐ Culvert Permit or ☐ Culvert Waiver or ☐ D.O.T. Permit or ☐ Have an Existing Drive

Actual Distance of Structure from Property Lines - Front _____ Side SEE SE-SITE PLAN Side _____ Rear _____

Number of Stories _____ Heated Floor Area _____ Total Floor Area _____ Acreage _____

Zoning Applications applied for (Site & Development Plan, Special Exception, etc.) SE 0569

Ut-Spoke to Chris 10/23/17

2420.00 BL-fee

Columbia County Building Permit Application

CODE: Florida Building Code 2014 and the 2011 National Electrical Code.

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

TIME LIMITATIONS OF APPLICATION : An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless pursued in good faith or a permit has been issued.

TIME LIMITATIONS OF PERMITS: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment: According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

NOTICE OF RESPONSIBILITY TO CONTRACTOR AND AGENT: **YOU ARE HEREBY NOTIFIED** as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNERS CERTIFICATION: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

NOTICE TO OWNER: There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

2017 Attached Docs
JT Ross
Print Owners Name

[Signature]
Owners Signature

****Property owners must sign here before any permit will be issued.**

****If this is an Owner Builder Permit Application then, ONLY the owner can sign the building permit when it is issued.**

CONTRACTORS AFFIDAVIT: By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

[Signature]
Contractor's Signature

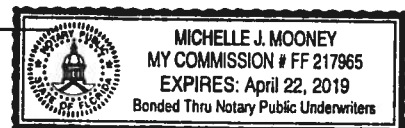
Contractor's License Number PCC056736
Columbia County
Competency Card Number 1931

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 5th day of Sept 2017.

Personally known _____ or Produced Identification _____

SEAL:

[Signature]
State of Florida Notary Signature (For the Contractor)



LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.

RESOLUTION


WHEREAS, I, Gregory M. Love, am the duly elected and acting President of Development of Love's Travel Stops & Country Stores, Inc., an Oklahoma corporation (the "Corporation"), and as such am authorized to execute and deliver this resolution on behalf of the Corporation; and

WHEREAS, the board desires to authorize John T. Ross, Vice President of Construction and Environmental Compliance of Love's Travel Stops & Country Stores, Inc., to sign any and all contracts and documents related to matters of construction and environmental compliance entered by the Corporation on behalf of the Corporation;

NOW, THEREFORE, BE IT RESOLVED, that John T. Ross, Vice President of Construction and Environmental Compliance of the Corporation, is hereby authorized to sign any and all contracts and documents related to matters of construction and environmental compliance entered by the Corporation on behalf of the Corporation.

FURTHER RESOLVED, that this resolution is ordered to be filed with the minutes of the proceedings of the board of directors.

IN WITNESS WHEREOF, I have hereunto set my hand as the President of Development of Love's Travel Stops & Country Stores, Inc., an Oklahoma corporation, on this 25th day of January, 2013.



Gregory M. Love, President of Development



10601 North Pennsylvania
P.O. Box 26210
Oklahoma City, OK 73126

Attached for
Signature verification
for Greg Love.

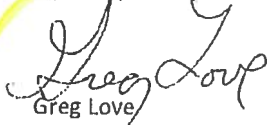
March 4, 2014

To Whom It May Concern:

RE: Authorization Letter

This letter is confirm that Rick Shuffield, Love's Director of Real Estate & Development is authorized to sign on behalf of Love's Travel Stops & Country Stores, Inc. relating to all development efforts including permits and other applications for Federal, State, and Local Authorities, relating to the Company's development efforts.

Sincerely,


Greg Love

President / Co-CEO

ACKNOWLEDGMENT

STATE OF Oklahoma)
COUNTY OF Oklahoma) SS:

I, Michelle Wright, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Greg Love, President / Co-CEO of Love's Travel Stops & Country Stores, Inc., an Oklahoma corporation, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such authorized party appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act as such authorized party and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 4th day of March, 2014.


Notary Public

My commission expires 5/27/15



NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

03-65-17-09563-001

Clerk's Office Stamp

Inst: 201712019642 Date: 10/26/2017 Time: 11:50AM
Page 1 of 1 B: 1346 P: 2000, P.DeWitt Cason, Clerk of Court
Columbia, County, By: PT
Deputy Clerk

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): 03-65-17-09563-001
a) Street (job) Address: 13700 US Highway 441, Lake City
2. General description of improvements: Fuel system installation
3. Owner Information or Lessee Information if the Lessee contracted for the improvements:
a) Name and address: Love's Travel Stops & Country Stores, Inc. PO BOX 26210, OKC., OK. 73126
b) Name and address of fee simple titleholder (if other than owner):
c) Interest in property: Fee simple
4. Contractor Information
a) Name and address: Guardian Fueling Technologies, LLC 9452 Phillips Hwy. Jacksonville, FL 32256
b) Telephone No.: 904-680-0850
5. Surety Information (if applicable, a copy of the payment bond is attached):
a) Name and address: NA
b) Amount of Bond:
c) Telephone No.:
6. Lender
a) Name and address: NA
b) Phone No.:
7. Person within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
a) Name and address: Tim Wipf - 5666 Jerez Ct., Fort Myers, FL. 33919
b) Telephone No.: 239-851-3177
8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
a) Name: OF
b) Telephone No.:
9. Expiration date of Notice of Commencement (the expiration date will be 1 year from the date of recording unless a different date is specified):

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY; A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA OKLAHOMA
COUNTY OF COLUMBIA OKLAHOMA 10.

Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

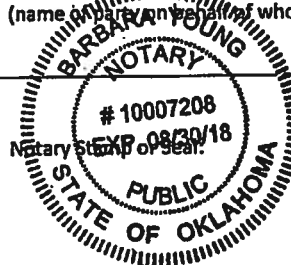
IT Ross - VP of Construction & Environmental Services
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Oklahoma Notary, this 31st day of August, 2017, by:
IT Ross as VP of Construction & Environmental Services for Love's Travel Stops & Country Stores, Inc.
(Name of Person) (Type of Authority) (name and capacity of person on behalf of whom instrument was executed)

Personally Known ☒ OR Produced Identification _____ Type _____

Notary Signature

Notary Stamp or Seal





COLUMBIA COUNTY
911 ADDRESSING / GIS DEPARTMENT
263 NW Lake City Ave., Lake City, FL 32055

Telephone (386) 758-1125 x 1 * Fax (386) 758-1365 * Email gis@columbiacountyfla.com



Address Assignment and Maintenance Document

To maintain the county wide Addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for addressing and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Services Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County

Date/Time Issued:	1/19/2017 4:12:19 PM
Address:	13700 S US HIGHWAY 441
City:	LAKE CITY
State:	FL
Zip Code	32025
<hr/>	
Parcel ID	09563-001

REMARKS: Address for proposed structure on parcel. (Address for Proposed Love's Travel Stops and Country Stores, Inc.)

Address Issued By: **Signed:/ Ronal N. Croft**

Columbia County GIS/911 Addressing Department

NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION AND ACCESS INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION AND/OR ACCESS INFORMATION BE FOUND TO BE IN ERROR OR CHANGED, THIS ADDRESS IS SUBJECT TO CHANGE.

This instrument prepared by
and should be returned to:
Amy Guzzy, Esq.
Love's Travel Stops & Country Stores, Inc.
P.O. Box 26210
Oklahoma City, OK 73126
4016 00545 SS
PARCEL ID: 03-6S-17-09563-001

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and executed this 21st day of March, 2017, by **HC HOLDINGS, LLC**, a Florida limited liability company, whose mailing address is P.O. Box 1330, Lake City, FL 32056 hereinafter called "Grantor", to **LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.**, an Oklahoma corporation, whose mailing address is 10601 North Pennsylvania Avenue, Oklahoma City, Oklahoma 73120 and whose tax mailing address is Ryan, LLC, 15 West 6th Street, Ste 2400, Tulsa, OK 74119 hereinafter called "Grantee".

WITNESSETH:

GRANTOR, in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the real property located in COLUMBIA County, Florida, more particularly described as follows:

See Exhibit A attached hereto.

SUBJECT to (i) all mineral rights previously reserved or conveyed of record; (ii) ad valorem and real estate taxes for the calendar year 2017 and all subsequent years; and (iii) those matters listed on Exhibit B attached hereto.

TO HAVE AND TO HOLD the same in fee simple forever. And Grantor does covenant with the Grantee that at the time of the delivery of this Deed, Grantor is lawfully seized of such property in fee simple, that such property is free from all encumbrances, liens, easements, covenants, restrictions and other matters except as set forth herein, that Grantor has good right, title, and lawful authority to sell and convey the same and that the Grantee shall have the peaceable and quiet possession of such property, subject only to the matters set forth herein and GRANTOR covenants that Grantor will fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on the year and date first above stated.

Signed and delivered in our presence as

AS TO GRANTOR:

Witnesses:

Print Name: Rebecca Kirsch

Print Name: Tara M. Diaz

HC HOLDINGS, LLC,
A Florida Limited Liability Company

By: Gabriel Curry
Gabriel Curry, Member

(2)

This instrument prepared by
and should be returned to:
Amy Guzy, Esq.
Love's Travel Stops & Country Stores, Inc.
P.O. Box 26210
Oklahoma City, OK 73126
4016 00545 SS
PARCEL ID: 03-6S-17-09563-001

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and executed this 21st day of March, 2017, by **HC HOLDINGS, LLC**, a Florida limited liability company, whose mailing address is P.O. Box 1330, Lake City, FL 32056 hereinafter called "Grantor", to **LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.**, an Oklahoma corporation, whose mailing address is 10601 North Pennsylvania Avenue, Oklahoma City, Oklahoma 73120 and whose tax mailing address is Ryan, LLC, 15 West 6th Street, Ste 2400, Tulsa, OK 74119 hereinafter called "Grantee".

WITNESSETH:

GRANTOR, in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the real property located in COLUMBIA County, Florida, more particularly described as follows:

See Exhibit A attached hereto.

SUBJECT to (i) all mineral rights previously reserved or conveyed of record; (ii) ad valorem and real estate taxes for the calendar year 2017 and all subsequent years; and (iii) those matters listed on Exhibit B attached hereto.

TO HAVE AND TO HOLD the same in fee simple forever. And Grantor does covenant with the Grantee that at the time of the delivery of this Deed, Grantor is lawfully seized of such property in fee simple, that such property is free from all encumbrances, liens, easements, covenants, restrictions and other matters except as set forth herein, that Grantor has good right, title, and lawful authority to sell and convey the same and that the Grantee shall have the peaceable and quiet possession of such property, subject only to the matters set forth herein and GRANTOR covenants that Grantor will fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on the year and date first above stated.

Signed and delivered in our presence as

AS TO GRANTOR:

Witnesses:

Print Name: Rebecca Kirsch

Print Name: Tara M. Diaz

HC HOLDINGS, LLC,
A Florida Limited Liability Company

By: Gabriel Curry
Gabriel Curry, Member

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of March, 2017, by Gabriel Curry, Member of HC HOLDINGS, LLC, a Florida limited liability company, on behalf of said limited liability company. Such person did not take an oath and: *(notary must check applicable box)*

- ☒ is/are personally known to me.
☐ produced a current _____ driver's license as identification.
☐ produced _____ as identification.

{Notary Seal must be affixed}



Yvette Daneen Kiss

Signature of Notary

Name of Notary Typed, Printed or Stamped)
Commission Number (if not legible on seal): _____
My Commission Expires (if not legible on seal): _____

Exhibit A

Legal Description of Property

PARCEL 1:

SECTION 3: COMMENCE at the Northeast corner of Section 3, Township 6 South, Range 17 East, Columbia County, Florida and run South 88°15'56" West along the North line of Section 3 a distance of 1337.0 feet to a point on the centerline of State Road 25 (U.S. Highway No. 41 and 441); thence South 01°33'04" East along the centerline of said Highway 638.89 feet; thence South 88°26'56" West 111.50 feet to a point on the Westerly right-of-way line of said State Road No. 25 and the POINT OF BEGINNING; thence South 88°26'58" West 200.00 feet; thence South 01°33'04" East 147.87 feet; thence South 89°03'59" West 80.00 feet; thence South 01°33'04" East 80.00 feet to a point on the limited access right-of-way line, State Road No. 93 (Interstate Highway No. 75); thence South 89°03'59" West still along said right-of-way line 55.62 feet to the point of curve concave to the right and having a radius of 976.74 feet and a central angle of 16°51'50"; thence along the arc of said curve still along said right-of-way line a distance of 287.48 feet, said arc having a chord bearing of North 82°30'29" West and a chord distance of 286.45 feet; thence North 01°33'04" West 630.85 feet; thence North 88°28'56" East 630.00 feet to a point on the Westerly right-of-way line of said State Road No. 25; thence South 1°33'04" East along said Westerly right-of-way line 325.68 feet; thence South 3°45'25" West still along said right-of-way line 124.32 feet to the POINT OF BEGINNING.

AND

PARCEL 2:

ALSO COMMENCE at the Northeast corner of Section 3, Township 6 South, Range 17 East, Columbia County, Florida and run South 88°15'56" West along the North line of Section 3 a distance of 1337.0 feet to a point on the centerline of State Road No. 25 (U.S. Highway No. 41 and 441); thence South 01°33'04" East along the centerline said Highway 638.89 feet; thence South 88°26'56" West 111.50 feet to a point on the Westerly right-of-way line of said State Road No. 25; thence South 88°26'58" West 200.00 feet; thence South 01°33'04" East 147.87 feet to the POINT OF BEGINNING; thence continue South 1°33'04" East 80.00 feet to a point on the limited access right-of-way line, State Road No. 93 (Interstate Highway No. 75); thence South 89°03'59" West 80.00 feet; thence North 01°33'04" West 80.00 feet; thence North 89°03'59" East 80.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE at the Northeast corner of Section 3, Township 6 South, Range 17 East, Columbia County, Florida and run South 88°15'56" West along the North line of said Section 3 a distance of 1337.0 feet to a point on the centerline of State Road No. 25 (U.S. Highway No. 41 & 441); thence South 01°33'04" East along said centerline 418.58 feet; thence South 88°31'19" West 100.11 feet to a point on the Westerly Right-of-Way line of State Road No. 25 (U.S. Highway No. 41 & 441); thence continue South 88°31'19" West 15.00 feet; thence North 01°36'53" West 214.17 feet; thence South 88°24'39" West 488.81 feet; thence South 01°35'21" East 57.32 feet to the POINT OF BEGINNING; thence North 88°21'56" East 50.00 feet; thence South 01°38'04" East 100.00 feet; thence South 88°21'56" West 100.00 feet; thence North 01°38'04" West 100.00 feet; thence North 88°21'56" East 50.00 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

COMMENCE at the Northeast corner of Section 3, Township 6 South, Range 17 East, Columbia County, Florida and run South 88°15'56" West along the North line of Section 3 a distance of 1337.0 feet to a point on the centerline of State Road 25 (U.S.-41/441); thence South 01°33'04" East along said centerline of State Road 25 (U.S.-41/441) a distance of 638.89 feet; thence South 88°26'56" West a distance of 111.50 feet; thence South 88°18'58" West a distance of 199.80 feet to the POINT OF BEGINNING; thence South 01°33'16" East a distance of 226.57 feet to a point on the North Limited Access Right-of-Way line of Interstate Highway No. 75 (SR-93); thence South 88°33'19" West along said North Limited Access Right-of-Way line of Interstate Highway No. 75 (SR-93) a distance of 30.00 feet; thence North 01°33'16" West a distance of 30.10 feet; thence South 88°33'19" West a distance of 10.00 feet; thence North 01°33'16" West a distance of 196.30 feet; thence North 88°18'58" East a distance of 40.00 feet to the POINT OF BEGINNING.

Exhibit B

Without Warranty Items

1. Non-exclusive perpetual easements set forth in Warranty Deed recorded in Official Records Book 1107, Page 2638, of said records.
2. Utility Easement to Clay Electric Cooperative, Inc., as referenced in Warranty Deed recorded in Official Records Book 769, page 697 of said records.
3. Restrictions set forth in Deed recorded in Official Records Book 769, page 697, of said records.

This Instrument prepared by
and should be returned to:
Amy Guzzy, Esq.
Love's Travel Stops & Country Stores, Inc.
P.O. Box 26210
Oklahoma City, OK 73126

PARCEL ID: 03-6S-17-C9562-0000

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and executed this 22 day of March, 2017, by FEAGLE FAMILY PROPERTY, LLC, a Florida limited liability company (as to a 1/3 interest); RONALD A. FEAGLE, an individual (as to a 1/3 interest) and EVERETT W. ROGERS and DEBORAH M. ROGERS individually and as TRUSTEES of the ARKY ROGERS Land Trust dated June 1, 2004 (as to a 1/3 interest), whose mailing address is P.O. Box 1653, Lake City, FL 32056-1653 hereinafter called "Grantor", to LOVE'S TRAVEL STOPS & COUNTRY STORES, INC., an Oklahoma corporation, whose mailing address is 10601 North Pennsylvania Avenue, Oklahoma City, Oklahoma 73120 and whose tax mailing address is Ryan, LLC, 15 West 6th Street, Ste 2400 Tulsa, OK 74119 hereinafter called "Grantee".

WITNESSETH:

GRANTOR, in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the real property located in COLUMBIA County, Florida, more particularly described as follows:

See Exhibit A attached hereto.

SUBJECT to (i) all mineral rights previously reserved or conveyed of record; (ii) ad valorem and real estate taxes for the calendar year 2017 and all subsequent years; (iii) covenants, easements and restrictions of record (if any); (iv) existing zoning and governmental regulations; and (v) public road right-of-ways (if any).

TO HAVE AND TO HOLD the same in fee simple forever. And Grantor does covenant with the Grantee that at the time of the delivery of this Deed, Grantor is lawfully seized of such property in fee simple, that such property is free from all encumbrances, liens, easements, covenants, restrictions and other matters except as set forth herein, that Grantor has good right, title, and lawful authority to sell and convey the same and that the Grantee shall have the peaceable and quiet possession of such property, subject only to the matters set forth herein and GRANTOR covenants that Grantor will fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

[Signature and Acknowledgment Pages to Follow]

{00179538.DOC;1}

Return To:
Chicago Title Insurance Company
2400 Maitland Center Parkway STE-200
Maitland, FL 32751
Attention: Myrna H. Small
File No. 401600515M/S

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on the year and date first above stated.

Signed and delivered in our presence as
Witnesses:

Diane S. Edenfield
Print Name: DIANE S. EDENFIELD
Pami Lee
Print Name: Pami Lee

AS TO GRANTOR:

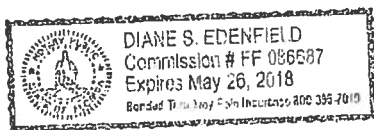
FEAGLE FAMILY PROPERTY, LLC,
A Florida Limited Liability Company

By: *Marlin M. Feagle m/m*
MARLIN M. FEAGLE, Manager Member

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 27th day of March, 2017, by MARLIN M. FEAGLE, as the
Manager Member of FEAGLE FAMILY PROPERTY, LLC, a Florida limited liability company, on behalf of said limited liability
company, who, is personally known to me.

12



Diane S. Edenfield
Notary Public, State of Florida
My Commission Expires: 05/26/18

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on the year and date first above stated.

Signed and delivered in our presence as

Witnesses:

Diane S. Edenfield
Print Name: DIANE S. EDENFIELD

Joni Lee
Print Name: Joni Lee

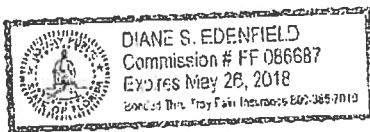
AS TO GRANTOR:

Ronald A. Feagle
RONALD A. FEAGLE

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 27th day of March, 2017, by RONALD A. FEAGLE, who, is personally known to me.

7



Diane S. Edenfield
Notary Public, State of Florida

My Commission Expires: 05/26/18

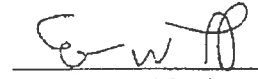
IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on the year and date first above stated.

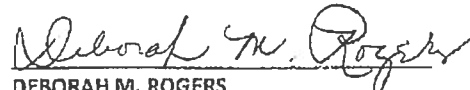
Signed and delivered in our presence as
Witnesses:


Print Name: DIANE S. EDENFIELD


Print Name: Jani Lee

AS TO GRANTOR:

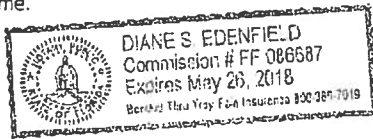

EVERETT W. ROGERS
Individually and as Trustee of the Arky Rogers Land
Trust dated June 1, 2004

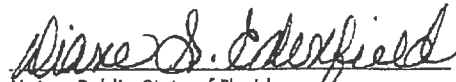

DEBORAH M. ROGERS
Individually and as Trustee of the Arky Rogers Land
Trust dated June 1, 2004

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 27th day of March, 2017, by EVERETT W. ROGERS and
DEBORAH M. ROGERS, Individually and as Trustees of The Arky Rogers Land Trust dated June 1, 2004, who are personally
known to me.

□




Notary Public, State of Florida

My Commission Expires: 05/26/18

✓

Exhibit A

Legal Description of Property

The certain parcel of land lying in Section 3, Township 6 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, of said Section and run thence S 88°49'20" W, along the North line of said section, 106.25 feet to the Westerly right-of-way line of State Road No. 25 (U.S. Highway 41), and to the POINT OF BEGINNING, and run thence S 1°33'04" E, along said Westerly right-of-way line 191.30 feet, thence S 88°26'56" W, 630.00 feet, thence S 1°33'04" E, 630.84 feet to the Northeasterly right-of-way line of Interstate Road No. 75; thence Northwesterly along said Northeasterly right-of-way line 766 feet more or less to the point of intersection of said Northeasterly right-of-way line with the West line of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section, thence N 0°3'48" W, along said West line, 329.26 feet, to the Northwest corner of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$, thence N 88°49'20" E, 1225.41 feet to the POINT OF BEGINNING.

SUBCONTRACTOR VERIFICATION

APPLICATION/PERMIT # 1709- 24 JOB NAME Loves #724

THIS FORM MUST BE SUBMITTED BEFORE A PERMIT WILL BE ISSUED

Columbia County issues combination permits. One permit will cover all trades doing work at the permitted site. It is **REQUIRED** that we have records of the subcontractors who actually did the trade specific work under the general contractors permit.

NOTE: It shall be the responsibility of the general contractor to make sure that all of the subcontractors are licensed with the Columbia County Building Department.

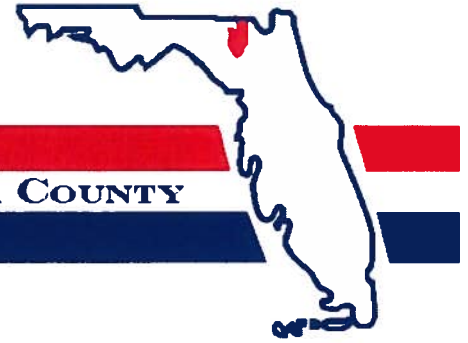
Use website to confirm licenses: <http://www.columbiacountyfla.com/PermitSearch/ContractorSearch.aspx>

NOTE: If this should change prior to completion of the project, it is your responsibility to have a corrected form submitted to our office, before that work has begun.

Violations will result in stop work orders and/or fines.

ELECTRICAL <input checked="" type="checkbox"/> CC# <u>1930</u>	Print Name <u>John Vinciguerra</u> Signature <u>[Signature]</u> Company Name: <u>Aron Electric</u> License #: <u>EC0002512</u> Phone #: <u>727-321-5231</u>	<u>Need</u> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
MECHANICAL/ A/C <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<u>Need</u> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
PLUMBING/ GAS <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<u>Need</u> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
ROOFING <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<u>Need</u> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
SHEET METAL <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<u>Need</u> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
FIRE SYSTEM/ SPRINKLER <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<u>Need</u> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
SOLAR <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<u>Need</u> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
STATE <input type="checkbox"/> SPECIALTY CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<u>Need</u> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Everett Phillips
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

February 24, 2017

VIA ELECTRONIC MAIL

Rick Shuffield
Director of Real Estate & Development
Loves Travel Stops & Country Stores, Inc.
10601 North Pennsylvania Avenue
Oklahoma City, OK 73120

Re: SE 0569 – Loves Travel Stop
Board of Adjustment Determination Letter

Dear Mr. Shuffield,

At the February 23, 2017 Board of Adjustment ("Board") hearing, the Board approved application SE 0569 for a Special Exception for a Truck Stop and Automobile Service Station use as permitted in Section 4.15.5(1) of the County's Land Development Regulations ("LDRs") in accordance with Section 12.2 of the County's LDRs. Per Section 12.1.1 of the County's LDRs, there is a thirty (30) day appeal period for all Special Exceptions. If no appeal is filed within thirty (30) days, the decision of the Board shall become final. No permits shall be issued until the thirty (30) day appeal period has expired.

Attached for your records is a copy of Resolution BA SE 0569.

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

Sincerely,

A handwritten signature in blue ink, which appears to read "B. M. Stubbs", is written over a horizontal line.

Brandon M. Stubbs
County Planner/LDR Admin.

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

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

- (j) The proposed use is not out of scale with the needs of the neighborhood or the community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to a petition SE 0569, a petition by Rick Shuffield of Loves Travel Stops and Country Stores, Inc., agent for HC Holdings, LLC and Feagle Family Property, LLC, owners, to request a special exception be granted as provided for in Section 4.15.5(1) of the Land Development Regulations to allow for a Truck Stop and Automobile Service Station use within the Commercial, Highway Interchange ("CHI") Zone District. The special exception has been filed in accordance with a site plan dated January 27, 2017 and submitted as part of a petition dated January 27, 2017, to be located on property described, as follows:

PARCEL 1:

SECTION 3: COMMENCE at the Northeast corner of Section 3, Township 6 South, Range 17 East, Columbia County, Florida and run South 88°15'56" West along the North line of Section 3 a distance of 1337.0 feet to a point on the centerline of State Road 25 (U.S. Highway No. 41 and 441); thence South 01°33'04" East along the centerline of said Highway 638.89 feet; thence South 88°26'56" West 111.50 feet to a point on the Westerly right-of-way line of said State Road No. 25 and the POINT OF BEGINNING; thence South 88°26'58" West 200.00 feet; thence South 01°33'04" East 147.87 feet; thence South 89°03'59" West 80.00 feet; thence South 01°33'04" East 80.00 feet to a point on the limited access right-of-way line, State Road No. 93 (Interstate Highway No. 75); thence South 89°03'59" West still along said right-of-way line 55.62 feet to the point of curve concave to the right and having a radius of 976.74 feet and a central angle of 16°51'50"; thence along the arc of said curve still along said right-of-way line a distance of 287.48 feet, said arc having a chord bearing of North 82°30'29" West and a chord distance of 286.45 feet; thence North 01°33'04" West 630.85 feet; thence North 88°28'56" East 630.00 feet to a point on the Westerly right-of-way line of said State Road No. 25; thence South 1°33'04" East along said Westerly right-of-way line 325.68 feet; thence South 3°45'25" West still along said right-of-way line 124.32 feet to the POINT OF BEGINNING; AND,

PARCEL 2:

ALSO COMMENCE at the Northeast corner of Section 3, Township 6 South, Range 17 East, Columbia County, Florida and run South 88°15'56" West along the North line of Section 3 a distance of 1337.0 feet to a point on the centerline of State Road No. 25 (U.S. Highway No. 41 and 441); thence South 01°33'04" East along the centerline said Highway 638.89 feet; thence South 88°26'56" West 111.50 feet to a point on the Westerly right-of-way line of said State Road No. 25; thence South 88°26'58" West 200.00 feet; thence South 01°33'04" East 147.87 feet to the POINT OF BEGINNING; thence continue South 1°33'04" East 80.00 feet to a point on the limited access right-of-way line, State Road No. 93 (Interstate Highway No. 75); thence South 89°03'59" West 80.00 feet; thence North 01°33'04" West 80.00 feet; thence North 89°03'59" East 80.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE at the Northeast corner of Section 3, Township 6 South, Range 17 East, Columbia County, Florida and run South 88°15'56" West along the North line of said Section 3 a distance of 1337.0 feet to a point on the centerline of State Road No. 25 (U.S. Highway No. 41 & 441); thence South 01°33'04" East along said centerline 418.58 feet; thence South 88°31'19" West 100.11 feet to a point on the Westerly Right-of-Way line of State Road No. 25 (U.S. Highway No. 41 & 441); thence continue South 88°31'19" West 15.00 feet; thence North 01°36'53" West 214.17 feet; thence South 88°24'39" West 488.81 feet; thence South 01°35'21" East 57.32 feet to the POINT OF BEGINNING; thence North 88°21'56" East 50.00 feet; thence South 01°38'04" East 100.00 feet; thence South 88°21'56" West 100.00 feet; thence North 01°38'04" West 100.00 feet; thence North 88°21'56" East 50.00 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

COMMENCE at the Northeast corner of Section 3, Township 6 South, Range 17 East, Columbia County, Florida and run South 88°15'56" West along the North line of Section 3 a distance of 1337.0 feet to a point on the centerline of State Road 25 (U.S.-41/441); thence South 01°33'04" East along said

BOARD OF COUNTY COMMISSIONERS
OFFICE OF
BUILDING & ZONING
COLUMBIA COUNTY, FLORIDA

BUILDING PERMIT RECEIPT

RECEIPT NUMBER / PERMIT NUMBER 35920 DATE 10/26/2017

APPLICANT CHRIS COLLURA

OWNER LOVES TRAVEL STOPS & COUNTRY STORES INC

CONTRACTOR CHRIS COLLURA

PARCEL ID NUMBER 03-6S-17-09563-001 NUMBER OF EXISTING DWELLINGS

TYPE OF DEVELOPMENT FUELING SYSTEM

COMMENTS: NOC ON FILE, SE0559 APPROVED 2-23-17

FEES:

BUILDING PERMIT \$2480.00 CERTIFICATION FEE

ZONING FEE 50.00 SURCHARGE FEE

FLOOD & DP FEE 25.00 PLAN REVIEW FEE \$620.00

MOBILE HOME PERMIT RELOCATION PERMIT

TRAVEL TRAILER PERMIT RECONNECTION PERMIT

UTILITY POLE PERMIT WASTE ASSESSMENT FEE

FIRE FEE (5 ACRES OR LESS) CULVERT PERMIT

FIRE FEE (MORE THAN 5 ACRES)

MINIMUM PERMIT FEE

TOTAL FEES CHARGES
\$3175.00

CHECK NUMBER 2927

MAKE CHECKS PAYABLE TO: BCC (Board of County Commissioners)

135 NE HERNANDO AVE.

SUITE B-21

LAKE CITY, FL 32055

Phone: 386-758-1008

Fax: 386-758-2160

To Request Inspections -

www.columbiacountyfla/InspectionRequest.asp

