

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

April 7, 2022

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2022-147**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

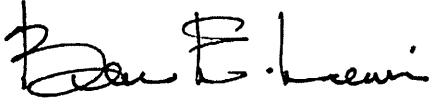
Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There was one speaker in opposition who felt the surrounding properties were IL nad there is no need to change to IH. There was little discussion among the Commissioners.

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FO

APPLICATION FOR REZONING ORDINANCE 2022-0147

APRIL 7, 2022

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-0147.

Location: 0 Zoo Parkway

Real Estate Number: 111061-0300

Current Zoning District: Industrial Water (IW)

Proposed Zoning District: Industrial Heavy (IH)

Current Land Use Category: Water Dependent – Water Related (WD/WR)

Proposed Land Use Category: Heavy Industrial (HI)

Planning District: North, District 6

Applicant: Paul M. Harden, Esq.
Law Office of Paul M. Harden
1431 Riverplace Boulevard, Suite 901
Jacksonville, FL 32207

Owner: William & Charles Bostwick
Charles W Bostwick Trust & William C Bostwick
Trust
1031 Ocean Boulevard
Atlantic Beach, FL 32233

Kristine Desterhazy
Bank of America
P.O. Box #653066
Dallas, Texas. 75265

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2022-0147** seeks to rezone 18.51± acres of a property from Industrial Water (IW) to Industrial Heavy (IH) in order to allow for industrial uses. The Planning and Development Department finds that the subject property is located in the Water Dependent – Water Related (WD/WR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. There is a companion Land Use Amendment, **2022-0173 (L-5648-21C)**. The proposed LUA is for Water Dependent – Water Related (WD/WR) to Heavy Industrial (HI).

The applicant states in the justification for the rezoning that the property was originally zoned Industrial Heavy (IH) and that they would prefer to change the category back to its original Zoning. Research of the subject site does not show any time period where the site was zoned Industrial Heavy (IH). However, the current Industrial Water (IW) Zoning Category on the property focuses on water dependent industrial uses, but the subject site does not have any direct access to a local waterway. The proposed change to Industrial Heavy is seen as appropriate based on the lack of water access and the criteria set forth in the rest of the Staff Report.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?

Yes. The 18.51-acre subject site is located at 0 Zoo Parkway (SR 105), a minor arterial roadway, approximately 2 miles east of the Jacksonville Zoo, near the east boundary of Imeson Industrial Park. The north side of the subject site abuts a CSX railway. There are petroleum storage tanks approximately 1/4 mile east of the subject site.

The property is in Council District 2, the North Planning District. The property is also located in the Suburban Development Area as identified in the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

The site has been designated for water related industrial uses for decades. Prior to adoption of the 2010 Comprehensive Plan in 1990, the site was in the Industrial Waterfront (IW) zoning district.

According to the Category Description within the Future Land Use Element (FLUE), Water Dependent – Water Related (WD-WR) land use in all development areas is primarily intended for land uses that require deep water access to the St. Johns River. The primary purpose of the category is to protect, support and permit orderly expansion of the Port of Jacksonville.

Heavy Industrial (HI) land use is generally the most likely to produce adverse physical and environmental impacts on adjacent residential areas such as noise, land, air and water pollution and transportation conflicts.

Currently, the amendment site is undeveloped. The land surrounding the subject site, including the land across Zoo Parkway to the south and the land north across the CSX railway, is also undeveloped. HI land use is to the north and west. WD-WR land use is to the south and east.

The proposed zoning change to IH is consistent with the proposed HI land use category.

2. ***Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. According to the Future Land Use Element (FLUE), the proposed HI land use category in the suburban development area is intended to provide for Heavily Intensive Industrial Uses.

Future Land Use Element:

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

The proposed rezoning to IH will allow the applicant to develop the site with industrial uses that would fit into the industrial nature surrounding the site. The proposed IH district will allow the site to be developed with uses that are currently not possible with the IW category which relies on water access. It is the opinion of the Planning and Development Department that those uses within the IH category will not be inconsistent, nor create any additional nuisances when compared to the other uses along Zoo Parkway today.

Objective 3.2

Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

The property is currently vacant and if approved will be allowed to be developed with industrial uses. The site is located within an industrial sanctuary and is located just south of the Imeson Industrial Park. The proposed rezoning will not hinder, but rather would bolster, the existing industrial character surrounding the subject site.

Industrial Sanctuary

The subject property is located in an area identified on the Industrial Preservation Map (Map L-23) as "Industrial Sanctuary." Industrial uses are crucial to the long-term economic well-being of the City and these areas are presumed to be appropriate for land use map amendments to industrial categories, subject to FLUE Objective 3.2 and supporting policies as well as other applicable objectives and policies. The "Industrial Sanctuary Zone" is defined as a distinct geographical area predominately consisting of industrial uses and zoning districts and strategically located for future expansion and economic development.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Adaptation Action Area

The City of Jacksonville implemented the 2015 Peril of Flood Act (Chapter 2015-69, Laws of Florida) by establishing an Adaptation Action Area (AAA). The AAA boundary is an area that experiences coastal flooding due to extreme high tides and storm surge. The area is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. Ordinance 2021-732-E expands the AAA boundaries to those areas within the projected limits of the Category 3 storm surge zone and those contiguous areas of the 100-year and 500-year Flood Zones.

The northern portion of the property (approximately 3.2 acres) is located within the AAA boundary (Ordinance 2021-732-E). The applicant has been made aware of the AAA boundaries and encouraged to address the new policies through site design, clustering of development and other resiliency efforts.

3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from IW to IH in order to for industrial uses.

SURROUNDING LAND USE AND ZONING

The subject property is located on the north side of Zoo Parkway, a minor arterial roadway, approximately .57 of a mile west of the Broward River. This section of Zoo Parkway is made up of large vacant industrial zoned lots, and fully developed intense industrial uses. The proposed rezoning is consistent with the surround area and the surrounding Land Use and Zoning Categories are as followed:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LI	IL	Vacant Industrial / Timber
South	WD/WR	IW	Vacant Industrial / Timber
East	WD/WR	IW	Vacant Industrial / Timber
West	LI	IL	Vacant Industrial / Timber

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on March 24, 2022 by the Planning and Development Department, the required Notice of Public Hearing sign **was** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0079** be **APPROVED**.



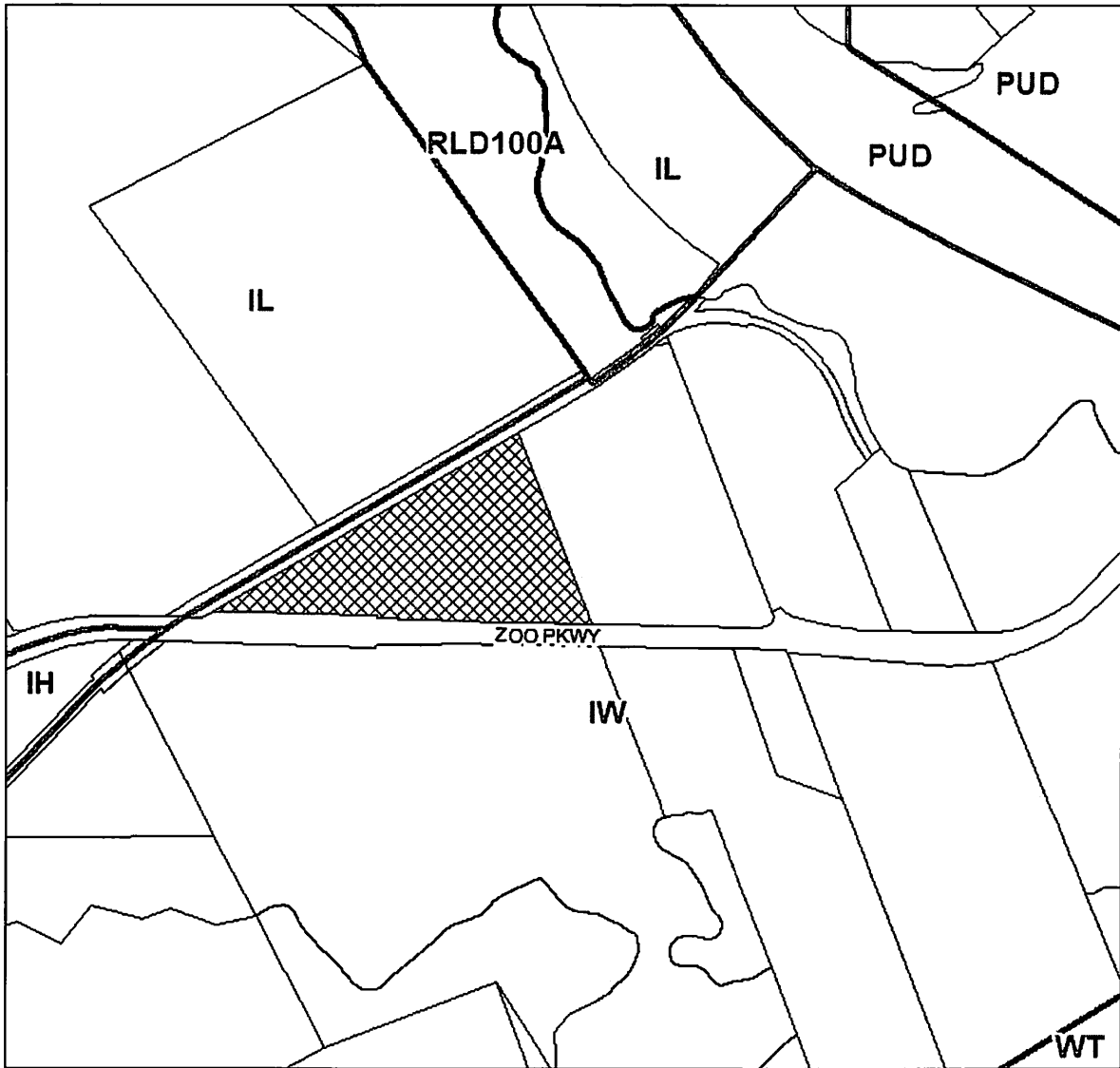
Aerial View

Source: JaxGIS Map



View of the Subject Property

Source: Planning & Development Department 03/21/2022



<p>REQUEST SOUGHT:</p> <p>FROM: IW</p> <p>TO: IH</p>	<p>LOCATION MAP:</p>	
<p>ORDINANCE NUMBER ORD-2022-0147</p>	<p>TRACKING NUMBER T-2021-3957</p>	<p>COUNCIL DISTRICT: 2</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map

Source: JaxGIS

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2022-0147 **Staff Sign-Off/Date** CMC / 02/04/2022
Filing Date 03/08/2022 **Number of Signs to Post** 9
Hearing Dates:
1st City Council 04/12/2022 **Planning Commission** 04/07/2022
Land Use & Zoning 04/19/2022 **2nd City Council** 04/26/2022
Neighborhood Association THE EDEN GROUP INC. ; M & M DAIRY INC
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3957 **Application Status** FILED COMPLETE
Date Started 12/16/2021 **Date Submitted** 12/16/2021

General Information On Applicant

Last Name	First Name	Middle Name
HARDEN	PAUL	M.

Company Name
LAW OFFICE OF PAUL M. HARDEN

Mailing Address
1431 RIVERPLACE BLVD, SUITE 901

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email
9043965731		PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
BOSTWICK	WILLIAM	

Company/Trust Name
CHARLES W BOSTWICK TRUST & WILLIAM C BOSTWICK TRUST

Mailing Address
1031 OCEAN BLVD.

City	State	Zip Code
ATLANTIC BEACH	FL	32233

Phone	Fax	Email

Last Name	First Name	Middle Name
DESTERHAZY	KRISTINE	

Company/Trust Name
BANK OF AMERICA

Mailing Address
P.O. BOX #653066

City	State	Zip Code
DALLAS	TX	75265

Phone	Fax	Email

Company/Trust Name

CHARLES W BOSTWICK TRUST & WILLIAM C BOSTWICK TRUST

Mailing Address

1031 OCEAN BLVD

City

ATLANTIC BEACH

State

FL

Zip Code

32233

Phone**Fax****Email****Property Information****Previous Zoning Application Filed For Site?****If Yes, State Application No(s)**

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 111061 0300	2	6	IW	IH

Ensure that RE# is a 10 digit number with a space (##### #####)

Existing Land Use Category

WD/WR

Land Use Category Proposed?**If Yes, State Land Use Application #**

5648

Total Land Area (Nearest 1/100th of an Acre) 18.51**Justification For Rezoning Application**

I AMEND AND REZONE THE PARCEL TO ITS PREVIOUS DESIGNATIONS, BEFORE IT WAS INADVERTENTLY INCLUDED IN THE WATERFRONT CATEGORY

Location Of Property**General Location**

NORTH SIDE OF ZOO PKWY, EAST OF I-95

House #	Street Name, Type and Direction	Zip Code
0	ZOO PKWY	32218

Between Streets

ZOO PKWY and CSX RAILWAY

Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

Exhibit 1 A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A Property Ownership Affidavit – Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00**
- 2) Plus Cost Per Acre or Portion Thereof**
18.51 Acres @ \$10.00 /acre: \$190.00
- 3) Plus Notification Costs Per Addressee**
7 Notifications @ \$7.00 /each: \$49.00
- 4) Total Rezoning Application Cost: \$2,239.00**

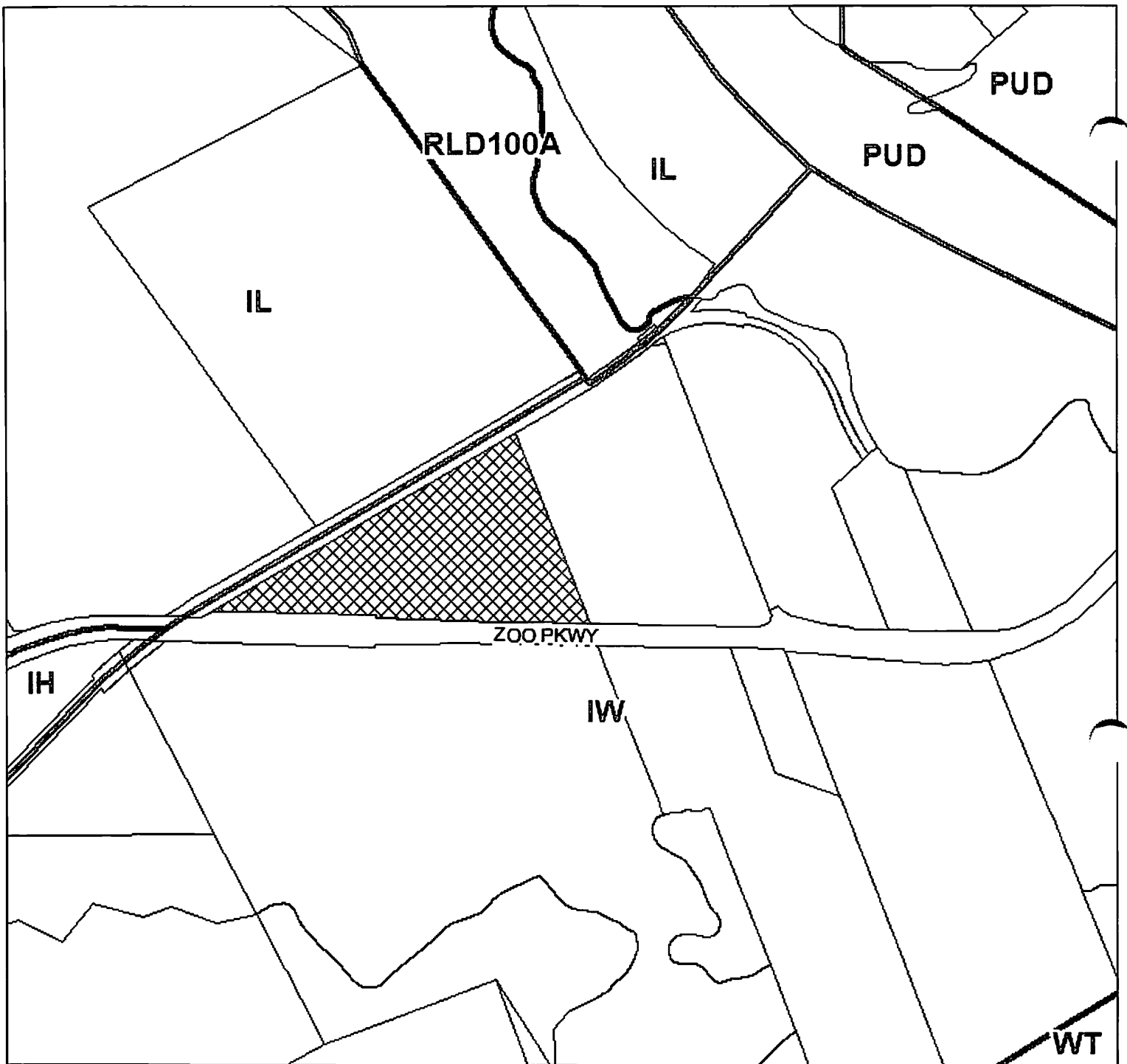
NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

Legal Description – 12/16/2021

A TRACT OF LAND SITUATED IN TOWNSHIP 1 SOUTH, RANGE 27 EAST AND BEING A PORTION OF LOTS 8, 9 AND 10 OF THE DIVISION OF THE WILLIAM DRUMMOND GRANT, SECTION 47, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, PAGE 17, FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST WESTERLY CORNER OF SAID WILLIAM DRUMMOND GRANT, SECTION 47, THENCE NORTH 62°34'00" EAST ALONG THE NORTH LINE OF SAID SECTION 47, A DISTANCE OF 1165.18 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 17685, PAGE 1311, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE CONTINUE NORTH 62°34'00" EAST, ALONG THE NORTH LINE OF SAID SECTION 47, A DISTANCE OF 1024.26 FEET TO THE COMMON CORNER OF LOTS 7 AND 8, AFOREMENTIONED DIVISION OF THE WILLIAM DRUMMOND GRANT; THENCE SOUTH 22°46'49" EAST, DEPARTING SAID NORTH LINE OF SAID SECTION 47 AND ALONG THE LINE DIVIDING SAID LOTS 7 AND 8, A DISTANCE OF 153.57 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD (A 100 FOOT RIGHT-OF-WAY), AND TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 22°46'49" EAST, ALONG SAID LINE DIVIDING SAID LOTS 7 AND 8, A DISTANCE OF 982.17 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HECKSHER DRIVE (STATE ROAD No. 105) (A 100 FOOT RIGHT-OF-WAY); THENCE NORTH 88°52'50" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 720.12 FEET TO A POINT OF WIDENING IN SAID RIGHT-OF-WAY; THENCE ALONG SAID WIDENING THE FOLLOWING FOUR (4) COURSES: COURSE ONE (1): NORTH 01°07'10" EAST, A DISTANCE OF 10.00 FEET; COURSE TWO (2): NORTH 88°52'50" WEST, A DISTANCE OF 300.00 FEET; COURSE THREE (3): NORTH 01°07'10" EAST, A DISTANCE OF 20.00 FEET; COURSE FOUR (4): NORTH 88°52'50" WEST, A DISTANCE OF 787.57 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTH 59°30'00" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1655.54 FEET TO THE POINT OF BEGINNING; CONTAINING 18.51 ACRES, MORE OR LESS.

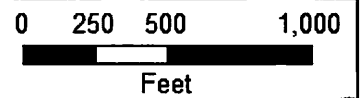
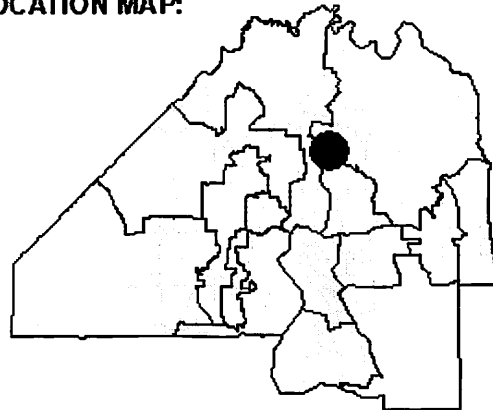


REQUEST SOUGHT:

FROM: IW

TO: IH

LOCATION MAP:



COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2021-3957

**EXHIBIT 2
PAGE 1 OF 1**

EXHIBIT A

Property Ownership Affidavit - Trust

Date: 12/14/2021

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Ed Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 0 Zoo Pkwy RE#: 111061-0300

To Whom It May Concern:

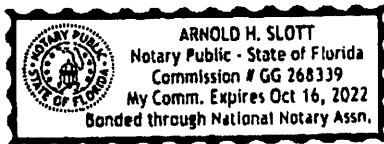
I, William M. Bostwick, Trustee of the Charles W. Bostwick Trust, hereby certify that the Trust is the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for rezoning, submitted to the Jacksonville Planning and Development Department.

WILLIAM M. BOSTWICK, AS TRUSTEE OF
THE CHARLES W. BOSTWICK TRUST,
CREATED UNDER THE LAST WILL AND
TESTAMENT OF NELL L. C. BOSTWICK,
DECEASED

By: 
William M. Bostwick, Trustee

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 14th day of December ~~October~~ 2021, by William M. Bostwick, who is personally known to me or who has produced _____ as identification and who took an oath.




(Signature of NOTARY PUBLIC)

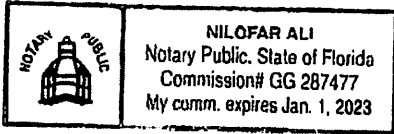
ARNOLD H. SLOTT
(Printed name of NOTARY PUBLIC)
State of Florida at Large.
My commission expires: Oct. 16, 2022

BANK OF AMERICA, N.A., AS TRUSTEE OF
THE CHARLES W. BOSTWICK TRUST,
CREATED UNDER THE LAST WILL AND
TESTAMENT OF NELL L. C. BOSTWICK,
DECEASED

By: [Signature]
Print: Kristine Esterhazy, SVP
Its: Co-Trustee
Date: 12/14/2021

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 14th day of ~~October~~ DECEMBER 2021, by
KRISTINE ESTERHAZY, who is personally known to me or who has produced
FLORIDA DRIVERS LICENSE as identification and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)
NILOFAR ALI
(Printed name of NOTARY PUBLIC)
State of Florida at Large.
My commission expires: 01-01-2023

EXHIBIT A

Property Ownership Affidavit - Trust

Date: 12/14/2021

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Ed Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 0 Zoo Pkwy RE#: 111061-0300

To Whom It May Concern:

I, William Cowan Val Bostwick, Jr., Trustee of the William C. Bostwick Trust, hereby certify that the Trust is the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for rezoning, submitted to the Jacksonville Planning and Development Department.

WILLIAM COWAN VAL BOSTWICK, JR.,
AS TRUSTEE OF THE WILLIAM C.
BOSTWICK TRUST, CREATED UNDER THE
LAST WILL AND TESTAMENT OF NELL L.
C. BOSTWICK, DECEASED

By: 
William Cowan Val Bostwick, Jr., Trustee

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 14th day of December 2021,
by William Cowan Val Bostwick, Jr., ~~who is personally known to me~~ or who has produced
as identification and who took an oath.


(Signature of NOTARY PUBLIC)

Billie Jo Cook
(Printed name of NOTARY PUBLIC)
State of Florida at Large.
My commission expires: _____



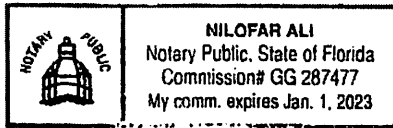
BILLIE JO COOK
Notary Public
State of Florida
Comm# HH171350
Expires 9/9/2025

BANK OF AMERICA, N.A. AS TRUSTEE OF
THE WILLIAM C. BOSTWICK TRUST,
CREATED UNDER THE LAST WILL AND
TESTAMENT OF NELL L. C. BOSTWICK,
DECEASED

By: [Signature]
Print: Kristine D Esterhazy, SVP
Its: Co-Trustee
Date: 12/14/2021

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 14th day of December 2021,
by KRISTINE D ESTERHAZY, who is personally known to me or who has produced
FLORIDA DRIVERS LICENSE as identification and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)
NILOFAR ALI
(Printed name of NOTARY PUBLIC)
State of Florida at Large.
My commission expires: 01-01-2023

EXHIBIT B

Agent Authorization – Trust

Date: 12/14/2021

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Ed Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 0 Zoo Pkwy RE#: 111061-0300

To Whom It May Concern:

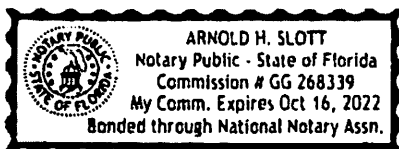
You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Paul M. Harden to act as agent to file application(s) for rezoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

WILLIAM M. BOSTWICK, AS TRUSTEE OF
THE CHARLES W. BOSTWICK TRUST,
CREATED UNDER THE LAST WILL AND
TESTAMENT OF NELL L. C. BOSTWICK,
DECEASED

By: William M. Bostwick
William M. Bostwick, Trustee

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 14th day of December ~~October~~ 2021, by William M. Bostwick, who is personally known to me or who has produced _____ as identification and who took an oath.



Arnold H. Slott
(Signature of NOTARY PUBLIC)

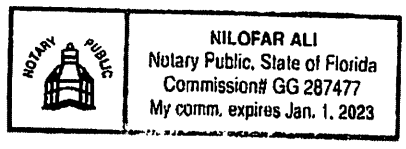
ARNOLD H. SLOTT
(Printed name of NOTARY PUBLIC)
State of Florida at Large.
My commission expires: Oct. 16, 2022

BANK OF AMERICA, N.A., AS TRUSTEE OF
THE CHARLES W. BOSTWICK TRUST,
CREATED UNDER THE LAST WILL AND
TESTAMENT OF NELL L. C. BOSTWICK,
DECEASED

By: [Signature]
Print: Kristine D'Esterhazy SRP
Its: Co-Trustee
Date: 12/14/2021

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 14th day of DECEMBER ~~October~~ 2021, by
KRISTINE D'ESTERHAZY, who is personally known to me or who has produced
FLORIDA DRIVERS LICENSE as identification and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)
NILOFAR ALI
(Printed name of NOTARY PUBLIC)
State of Florida at Large.
My commission expires: 01-01-2023

EXHIBIT B

Agent Authorization – Trust

Date: 12/14/2021

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Ed Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 0 Zoo Pkwy RE#: 111061-0300

To Whom It May Concern:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Paul M. Harden to act as agent to file application(s) for rezoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

WILLIAM COWAN VAL BOSTWICK, JR.,
AS TRUSTEE OF THE WILLIAM C.
BOSTWICK TRUST, CREATED UNDER THE
LAST WILL AND TESTAMENT OF NELL L.
C. BOSTWICK, DECEASED

By: 
William Cowan Val Bostwick, Jr., Trustee

STATE OF FLORIDA
COUNTY OF DUVAL .

Sworn to and subscribed and acknowledged before me this 14th day of October 2021, by William Cowan Val Bostwick, Jr., who is personally known to me or who has produced _____ as identification and who took an oath.



BILLIE JO COOK
Notary Public
State of Florida
Comm# HH171350
Expires 9/9/2025



(Signature of NOTARY PUBLIC)

Billie Jo Cook

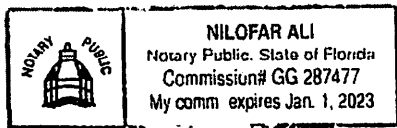
(Printed name of NOTARY PUBLIC)
State of Florida at Large.
My commission expires: _____

BANK OF AMERICA, N.A. AS TRUSTEE OF
THE WILLIAM C. BOSTWICK TRUST,
CREATED UNDER THE LAST WILL AND
TESTAMENT OF NELL L. C. BOSTWICK,
DECEASED

By: [Signature]
Print: Kristine D. Esterhazy, SLL
Its: Co-Trustee
Date: 12/14/2021

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 14th day of December 2021,
by KRISTINE D. ESTERHAZY, who is personally known to me or who has produced
FLORIDA DRIVERS LICENSE as identification and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)
NILOFAR ALI
(Printed name of NOTARY PUBLIC)
State of Florida at Large.
My commission expires: 01-01-2023

THIS INSTRUMENT WAS PREPARED BY
JAMES L. ADE
LAWYER, 401 W. BIRCHFIELD & JOHNSON
CORPORATE ATTORNEYS AT LAW
2000 INDEPENDENT SQUARE
JACKSONVILLE, FLORIDA 32202

6001 PG 564
OFFICIAL RECORDS

RETURN TO:

TRUSTEES' DEED

THIS INDENTURE, made this 16th day of August, 1985

between BARNETT BANKS TRUST COMPANY, NATIONAL ASSOCIATION,
WILLIAM C. BOSTWICK and CHARLES W. BOSTWICK as Trustees under the
Last Will and Testament of Nell L. Cowan Bostwick, Deceased,
dated January 22, 1964 and the Codicils thereto, hereinafter
referred to as "Grantors" and BARNETT BANKS TRUST COMPANY,
NATIONAL ASSOCIATION, WILLIAM C. BOSTWICK and CHARLES W.
BOSTWICK, AS TRUSTEES OF THE CHARLES W. BOSTWICK TRUST, under
said Last Will and Testament and said Codicils, hereinafter
referred to as "Grantee"; the mailing address of said Grantee is
P. O. Box 40200, Jacksonville, Florida 32231.

W I T N E S S E T H

WHEREAS, Grantors, Grantee and others entered into that
certain Stipulation dated March 3, 1985 in Case Number 83-6299-
CA, Division B, in the Circuit Court of the Fourth Judicial
Circuit, in and for Duval County, Florida; and

WHEREAS, said Stipulation was approved by the Court and the
Grantors were directed to make such conveyances and divisions as
are required by said Stipulation by that certain Final Order of
Dismissal with Prejudice entered by the Court on March 28, 1985,
in said case; and

WHEREAS, pursuant to said Stipulation and said Order,
Grantors are required to convey certain property to Grantee;

NOW, THEREFORE, for good and valuable consideration and to
comply with the terms of said Stipulation and said Order,
Grantors have granted, bargained, sold, aliened, remised,
released, conveyed and confirmed and by these presents do grant,
bargain, sell, alien, remise, convey and confirm unto the
Grantee, its successors and assigns forever:

(1) all of the right, title and interest of
Grantors (as Trustees as aforesaid) in and to the
pieces, parcels or tracts of land situate, lying and
being in the State of Florida, which are more
particularly described on Exhibit "A" attached hereto
and made a part hereof.

Handwritten signature/initials

Handwritten initials

(ii) an undivided one-half interest in all of the right, title and interest of Grantors (as Trustees as aforesaid) in and to the pieces, parcels or tracts of land situate, lying and being in the State of Florida, which are more particularly described on Exhibit "B" attached hereto and made a part hereof.

SUBJECT HOWEVER, to the zoning, taxes, instruments, leases, licenses, conditions, easements, reservations, covenants and restrictions if any.

SUBJECT FURTHER HOWEVER, to any and all liabilities and claims, whether known or unknown, liquidated or not liquidated, contingent or otherwise, of, and/or against Grantors as Trustees and/or of, and/or against, the assets transferred and conveyed hereby.

TOGETHER WITH all of Grantor's (as Trustees as aforesaid) rights, title and interest, if any, in, to and under any and all of the real property described on Exhibit "A" attached hereto, and an undivided one-half interest in all of Grantor's (as Trustees as aforesaid) rights, title and interest, if any, in, to and under any and all of the real property described on Exhibit "B" attached hereto, including without limitation:

- (a) oil, gas and mineral rights;
- (b) reversions, and remainders thereof, or any part thereof;
- (c) streets or roads transversing or abutting the above-described property;
- (d) leases, licenses, rental agreements, rents, issues, income and profits;
- (e) equitable interest in and to said property;
- (f) riparian and littoral rights; and
- (g) tenements, hereditaments and appurtenances and with every privilege, right, title or interest or estate of Grantors (as Trustees as aforesaid) thereto belonging or in anywise appurtenant, without any warranty, either express or implied.

TO HAVE AND TO HOLD the same in fee simple.

This deed to Grantee (hereafter referred to as the "Charles W. Bostwick Deed") has been made simultaneously with a conveyance by Grantors to Barnett Banks Trust Company, National Association, William C. Bostwick and Charles W. Bostwick as Trustees of the William C. Bostwick Trust, under the Last Will and Testament of Nell L. Cowan Bostwick, deceased, dated January 22, 1964 and the codicils thereto (the "William C. Bostwick Deed"). Grantors have intended to dispose of all of the land owned by Grantors through the William C. Bostwick Deed and the Charles W. Bostwick Deed. Some of the parcels contained in the two deeds may be contiguous. No parcel contained in either deed is intended, by virtue of these deeds, to be deprived of access to a public road. If, by virtue of these conveyances, any property contained in the William C. Bostwick Deed or in the Charles W. Bostwick Deed would be deprived of access to a public road, then a nonexclusive perpetual easement for ingress, egress, access and utilities is hereby granted or reserved, as the case may be, over, under, across and through the land impeding such access.

IN WITNESS WHEREOF, the said Grantors (as Trustees as aforesaid) have hereunto set their hands and seals the day and year first above written.

Witnesses:

Emil M. Wilson
Carol A. Johnson
 As to Barnett Banks Trust
 Company, National Association,
 Trustee

BARNETT BANKS TRUST COMPANY
 NATIONAL ASSOCIATION, Trustee

By: James [Signature]
 Its: Vice-President

ATTEST:

By: [Signature]
 Its: REAL ESTATE OFFICER

Emil M. Wilson
Carol A. Johnson
 As to William C. Bostwick,
 Trustee

William C. Bostwick
 William C. Bostwick, Trustee

Emil M. Wilson
Carol A. Johnson
 As to Charles W. Bostwick,
 Trustee

[Signature]
 Charles W. Bostwick, Trustee

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME this day personally appeared James Branvon and M. O. Johnson as the vice President and Real Estate Officer of BARNETT BANKS TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee, and they acknowledged to and before me that they executed the foregoing instrument in their capacity as officers duly authorized for and on behalf of the corporation, as Trustee.

WITNESS my hand and official seal this 16th day of August, 1985.

Notary Public, State and County of Duval, Florida
Aforesaid
My Commission Expires: Dec 31, 1987

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME this day personally appeared WILLIAM C. BOSTWICK, as Trustee and he acknowledged to and before me that he executed the foregoing instrument in his capacity as Trustee.

WITNESS my hand and official seal this 16th day of August, 1985.

Notary Public, State and County of Duval, Florida
Aforesaid
My commission expires: Dec 31, 1987

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME this day personally appeared CHARLES W. BOSTWICK, as Trustee and he acknowledged to and before me that he executed the foregoing instrument in his capacity as Trustee.

WITNESS my hand and official seal this 16th day of August, 1985.

Notary Public, State and County of Duval, Florida
Aforesaid
My commission expires: Dec 31, 1987

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
00.60
11628

**EXHIBIT A OF DEED TO
CHARLES W. BOSTWICK TRUST**

Situate in DUVAL COUNTY, Florida

PARCEL 11

Lots Two (2), Three (3) and the West Half of Lot Seven (7), Block Twenty-eight (28), Springfield, Duval County, Florida.

PARCEL 19

That Part of Section 7, Township 1 South, Range 27 East, lying East of and adjacent to Florida State Road No. 5 (North Main Street), Duval County, Florida, subject to existing lease and existing right of way (See DB 233-241 - Duval County) more particularly described as follows:

All of the foregoing property lying Northeast of the intersection of State Road North 5 and Dunn Avenue, fronting 280 feet on State Road Number 5; and

That portion of the foregoing property lying South of the line which is perpendicular to the right of way of State Road Number 5 and which, at its point of intersection with State Road Number 5, lies 1,010 feet South of the intersection of the Eastern right of way line of State Road Number 5 and the Southern right of way line of Dunn Avenue, such portion fronting 730 feet on State Road Number 5.

PARCEL 20

Three parcels of land lying in Section 7, Township 1 South, Range 27 East, lying along the southerly side of Cedar Bay Road, Duval County, Florida, subject to existing easement (See DB 233-241, Duval County) more particularly described as follows:

The East Half (E 1/2) of the parcel which lies approximately 276.5 feet East of State Road 5; and the West Half (W 1/2) of the parcel which lies approximately 1,416 feet East of State Road Number 5; and the East Half (E 1/2) of the parcel which lies approximately 2,817 feet East of State Road Number 5.

PARCEL 21

The East Half (E 1/2) of the following parcel of land:

Approximately 48 Acres of Land lying north of Cedar Bay Road and South of Broward River, east of North Main Street, Duval County, Florida, subject to existing easement. See DB 23-241, Duval County.

PARCEL 16

Lots 1 through 5 and part of Lot 6, Block 2, Lots 1 through 6, Block 12, except part in State Road, Lots 8, 9, part of Lot 7 and the West Half (W 1/2) of Lot 10, Block 11, Lots 8, 9, part of 10 and the West Half (W 1/2) of Lot 7, Block 14, Duval Syndicate Addition to Baldwin as recorded in Plat Book 8, page 7, except part recorded in Official Record Book 535, Page 599, Duval County, Florida.

PARCEL 17

Lots 1, 2, 11 and 12, Block 4, Duval Syndicate Addition to Baldwin, Duval County, Florida, except Part in State Road.

PARCEL 17

Lot 2, Block 15, Duval Syndicate Addition to Baldwin, Duval County, Florida.

PARCEL 15

The West Half (W 1/2) of the East (E 1/2) of the Northwest Quarter (NW 1/4), Section 24, Township 2 South, Range 23 East, except part in Railroad Right of Way, Duval County, Florida, approximately 39 Acres of Land.

PARCEL 18

The East Half (E 1/2) of the West 872 feet of the East Quarter (E 1/4) of Section 36, Township 2 South, Range 23 East, Duval County, Florida.

PARCEL 15

The West 383.6 feet of Lots 3, 6, 11 and 22 and all of Lots 4, 5, 12, 16, 17, 18 and 21, Block "A", Section 24, Duval Syndicate Farmlands, as Recorded in Plat Book 7, Pages 49 and 50, Duval County, Florida, except Jacksonville Electric Authority right of way, and Part in State Road.

PARCEL 13

The West Half (W 1/2) of the West Quarter (W 1/4) of the Southeast Quarter (SE 1/4) lying North of the Seaboard Coast-Line Railroad Right of Way except part in State Road, Section 20, Township 2 South, Range 24 East, Duval County, Florida.

PARCEL 14

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 10, Township 2, South, Range 24 East, Duval County, Florida, approximately 20 Acres of Land.

PARCEL 41

The E 1/2 of the E 1/2 of the NE 1/4 lying north of the graded road in Section 3, Township 2 South, Range 24 East, containing approximately 11 acres, being in Duval County, Florida.

See page 5 of this Exhibit A for additional land in Duval County, Florida.

Situate in MADISON COUNTY, Florida

PARCEL 38

The North Half (N 1/2) of the Southwest One-Fourth (SW 1/4) of Southwest One-Fourth (SW 1/4), Section 28, Township 1 North, Range 8 East, Madison County, Florida, approximately 20 Acres of Land together with any of the following pertaining thereto:

The interests and rights reserved in that certain Executors' Deed dated September 6, 1973, recorded September 10, 1973, recorded in Official Records Volume 71, Page 157, Madison County, Florida.

Situate in UNION COUNTY, Florida

PARCEL 39

The Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4); and the South Half (S 1/2) and Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4); and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 5, Township 5 South, Range 21 East, Union County, Florida.

End of Page 3
of Exhibit A

Situate in BROWARD COUNTY, Florida

PARCEL 37

A Parcel of land being one hundred fifty (150) feet on State Road A-1-A, and approximately one hundred fifty (150) feet in depth, more particularly described as follows:

A Parcel of land in the East One-Half (E 1/2) of the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of Section 31, Township 48 South, Range 43 East, Broward County, Florida, bounded as follows: On the North by a line parallel with and 264.64 feet south of the North Boundary of said East One-Half (E 1/2); On the South by a line parallel with and 470 feet North of the South Boundary of said East One-Half (E 1/2); On the East by the westerly Right-of-way line of State Road A-1-A (Relocated 80 feet total Right of Way); and on the West by Riverside Drive as same is located, constructed and used; EXCEPTING THEREFROM the East 100 feet of the West 275 feet of the North 50 feet of the South 520 feet of said East One-Half (E 1/2); Said Parcel being subject to a reservation for alley purposes over the West 16 feet thereof and the South 16 feet thereof. Said lands lying in Pompano Beach, Broward County, Florida.

SUBJECT TO an existing lease dated April 4, 1968 for a term of twenty (20) years.

PARCEL 35

A parcel of land in the E1/2 of the SW1/4 of the SE1/4 of Section 31, Township 48 South, Range 43 East, Broward County, Florida, being more particularly described as follows:

Commencing at a point on the East Boundary of said E1/2 of the SW 1/4 of the SE1/4, 718.27 feet north of the SE corner of said E1/2 of the SW1/4 of the SE1/4; thence westerly on a bearing of North 90 degrees West, a distance of 4.85 feet to the Point of Beginning; Said point being located on the West boundary of Block 10, of POMPANO BEACH subdivision, according to the Plat thereof as recorded in Plat Book 2, Page 95, of the Public Records of Palm Beach County, Florida; thence Northerly along the West Boundary of said Block 10, a distance of 350 feet to a point; thence Westerly on an interior angle (S.W. Quadrant) of 89 degrees, 47 minutes and zero seconds, a distance of 52.78 feet to a Point located in the Easterly Right-of-Way line of State Road A-1-A; thence Southwesterly on an interior angle (S.E. Quadrant) of 100 degrees, 12 minutes and 39 seconds, a distance of 254.05 feet to a Point of curve; thence continue Southwesterly along the arc of a circular curve to the left which radius is 2824.79 feet, delta of 2 degrees, 02 minutes and 27 seconds, an arc distance of 100.62 feet to a Point; thence Easterly to the Point of Beginning, a distance of 112.32 feet; Said land situate, lying and being in Broward County, Florida.

SUBJECT TO an existing lease dated December 12, 1966 and recorded in OR Book 3338, at page 488, public records of Broward County, Florida.

Situate in DUVAL COUNTY, Florida

PARCEL 3

Lots Six (6), Seven (7) and Eight (8), Block Three (3), Central Addition to Riverside, Duval County, Florida.

PARCEL 6

Lot One (1), Block Eighteen (18), Central Addition to Riverside, Duval County, Florida.

PARCEL 12

Lots 1 and 2, Except the East 20', Block 59, New Springfield, Duval County, Florida, subject to existing lease.

PARCEL 28

Lots 17 and 18, Block "B", Edmondson's Terrace, No. 2, Duval County, Florida, subject to existing easement.

PARCEL 29

Part of the South Half (S 1/2) of Lot 4, Block "B", Long Branch, as recorded in Deed Book 221, Page 73, in the Current Public Records of Duval County, Florida.

PARCEL 30

Lot Eighteen (18), Section Eleven (11), Atlantic Boulevard Estates, Duval County, Florida.

PARCEL 32

Lot 31, North Atlantic Beach, Unit 1, Duval County, Florida, as described in Deed recorded in Volume 852, Page 425 of the Official Records of Duval County, Florida.

Interment Lot 115, Section 3, Evergreen Cemetery, Jacksonville, Duval County, Florida.

Situate in LEON COUNTY, Florida

PARCEL 44

Part of Section 18, Township 1 South, Range 1 East, as described in Deed Book 38, page 382, Leon County, Florida, approximately 13.22 Acres of Land.

PARCEL 45

A triangular tract, containing approximately Seven-tenths (.7) acres of land, located in Section 13, Township 1 South, Range 1 West, fronting along Monroe Street and Tram Road in Tallahassee, Leon County, Florida.

**EXHIBIT B OF DEED TO
CHARLES W. BOSTWICK TRUST**

Situate in DUVAL COUNTY, Florida

PARCEL 10

Approximately 76% interest in the W 1/2 of Lot 7, all of lots 8, 9, 10, 12 thru 17, and the W 1/2 of Lot 18, Block 11, all of Block 16, Central Addition to Riverside, Duval County, Florida, subject to existing lease. Also subject to any interest therein of William C. Bostwick, Charles W. Bostwick and/or Wilchar Holding Company, a dissolved Florida corporation.

PARCEL 4

Lots 1, 2, 3, 20, 21, 22, 23 and 24, Block Twelve (12), Central Addition to Riverside, Duval County, Florida.

PARCEL 7

Lots 4 and 21, Block 15, Central Addition to Riverside, Duval County, Florida.

PARCELS 23, 24, 25

Approximately 279 Acres of land lying in Sections 17, 20 and 47, Township 1 South, Range 27 East, Duval County, Florida, including Lots 6, and 8-10, William Drummond Grant except part in State Road, part in Railroad Right of Way, and part of Lot 10, as recorded in Volume 1196, Page 553, Official Records of Duval County, Florida, subject to existing lease, plus approximately 1.19 Acres of Land, as described in deed recorded at Volume 4106, Page 163, Official Records of Duval County, Florida. See DB 23-733. Also OR 823-382, Duval County.

PARCELS 23, 24, 25

Part of Section 19, Township 1 South, Range 27 East, as described in Deed recorded at Volume 823, Page 433, Official Records of Duval County, Florida, and Section 48, Township 1 South, Range 27 East, Joseph Lourcey Grant, except Part in State Road and Part recorded in Deed Book 1337, page 355 and Railroad Right of Way, Duval County, Florida, approximately 137 Acres of Land, subject to existing leases. See DB 1510-145, Duval County.

Less condemned parcel of approximately 2.65 acres (JEA substation) per Final Judgment dated June 17, 1974, Case No. 74-1064-CA, Duval County, Florida;

Less abutting parcel of approximately 1.68 acres sold to JEA by Personal Representative Deed dated September 15, 1980, recorded in Official Records Volume 5188, page 435, Duval County, Florida.

PARCEL 26

Part of the George Atkinson Grant, Section 54, Township 1 South, Range 27 East, Duval County, Florida, and being more particularly described in Deed recorded at Volume 3836, Page 759, and rerecorded at Volume 3839, Page 885, Official Records of Duval County, Florida, containing approximately 5.11 acres.

SUBJECT TO Road and Mineral Reservations recited in Deed Book 1192, Page 383, current public records of Duval County, Florida, and the rights of the public in road right of way described in Deed Book 169, Page 378 of current public records of Duval County, Florida.

PARCEL 26

Part of the George Atkinson Grant, as Recorded in Deed Book 240, Page 701, Official Records Book 3265, Page 923, Section 54, Township 1 South, Range 27 East and Part of the F. Richard Grant, Recorded in Deed Book 240, Page 701, Except Part in County Road, Part Recorded in Official Record Book 1870, Page 322, Section 53, Township 1 South, Range 27 East, Duval County, Florida, approximately 124 Acres of Land. ALSO DESCRIBED IN DB 633-461.

SUBJECT HOWEVER, to that certain License Agreement made January 31, 1977 (as of January 1, 1975) wherein the Estate of Nell Cowan Bostwick, deceased is the licensor, and Lester Sanders and University Country Club are licensees, recorded in O.R. Volume 4323, Page 277, Duval County, Florida.

PARCEL 26

TOGETHER WITH all of the right, title, claim and interest of the Grantors (as Trustees as aforesaid), if any, in and to the following described property lying, situate and being in Duval County, Florida, and more particularly described as follows:

A tract of land, lying in the Francis Richard Grant, Section 53, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida being more particularly described as follows: For point of reference, commence at the point of intersection of the line dividing said Section 53 and Section 28, Township and Range aforementioned, with the Southwesterly right of way line of University Boulevard (County Road No. 92, a 100-foot right of way, as now established), and run N-79°45'30"W., along said Southwesterly right of way line, a distance of 994.85 feet to the point of beginning. From the point of beginning thus described, run S-11°00'W. a distance of 544.25 feet to a point on the line dividing said Section 53 and Section 54, the George Atkinson Grant, Township and Range aforementioned; run thence N-80°22'00"W., along said dividing line a distance of 598.40 feet to a point; run thence N-11°00'E. a distance of 550.12 feet to a point on the aforementioned right of way line of University Boulevard; run thence S-79°45'30"E. a distance of 597.96 feet to the point of beginning. The land thus described contains 7.51 acres, more or less.

PARCEL 27

A One-Third (1/3) undivided interest in the North Half (N 1/2) of Lot 4 and all of Lots 21, 24, 26, 27, 30, 31 and 39, Talbot Island, Duval County, Florida. DB 295-164.

Situate in HARDEE COUNTY, Florida

PARCEL 42

An undivided one-third interest in the NE 1/4 of NE 1/4 of Section 6, Township 35 South, Range 27 East, containing approximately 38.69 acres, and the W 1/2 of NW 1/4 of NW 1/4 of Section 3, Township 35 South, Range 27 East, containing approximately 19.28 acres, which land is situate in Hardee County, Florida, plus an undivided one-fourth interest in the N 1/2 of SE 1/4 of NE 1/4 of Section 6, Township 35 South, Range 27 East, containing approximately 20 acres, which land is situate in Hardee County, Florida.

Situate in OKEECHOBEE COUNTY, Florida

PARCEL 40

A 1/3 interest in the SW 1/4 of the SW 1/4 lying east of Road 15, Section 14, Township 34 South, Range 35 East, Okeechobee County, Florida, consisting of a thirty-four and one-tenth acre tract of low native pasture land located along east side of U.S. 441 in an outlying area of Okeechobee County, some 18 miles north of the town of Okeechobee.

End of Page 3
of Exhibit B

85- 75735
AUG 16 4 37 PM '85

CLERK OF DISTRICT COURT
HARDEE COUNTY, FLA.
[Signature]
HARDEE COUNTY, FLA.

THIS INSTRUMENT WAS PREPARED BY:
JAMES L. ADE
MARTIN, ADE, BURCHFIELD & HARRISON
ATTORNEYS AT LAW
2020 INTERNATIONAL SQUARE
JACKSONVILLE, FLORIDA 32202

Vol 6001 pg 576
OFFICIAL RECORDS

RETURN TO:

TRUSTEES' DEED

THIS INDENTURE, made this 16th day of August, 1985

between BARNETT BANKS TRUST COMPANY, NATIONAL ASSOCIATION, WILLIAM C. BOSTWICK and CHARLES W. BOSTWICK as Trustees under the Last Will and Testament of Nell L. Cowan Bostwick, Deceased, dated January 22, 1964 and the Codicils thereto, hereinafter referred to as "Grantors" and BARNETT BANKS TRUST COMPANY, NATIONAL ASSOCIATION, WILLIAM C. BOSTWICK and CHARLES W. BOSTWICK, AS TRUSTEES OF THE WILLIAM C. BOSTWICK TRUST, under said Last Will and Testament and said Codicils, hereinafter referred to as "Grantee"; the mailing address of said Grantee is P. O. Box 40200, Jacksonville, Florida 32231.

W I T N E S S E T H

WHEREAS, Grantors, Grantee and others entered into that certain Stipulation dated March 3, 1985 in Case Number 83-6299-CA, Division B, in the Circuit Court of the Fourth Judicial Circuit, in and for Duval County, Florida; and

WHEREAS, said Stipulation was approved by the Court and the Grantors were directed to make such conveyances and divisions as are required by said Stipulation by that certain Final Order Approving Stipulation and Order of Dismissal with Prejudice entered by the Court on March 28, 1985, in said case; and

WHEREAS, pursuant to said Stipulation and said Order, Grantors are required to convey certain property to Grantee;

NOW, THEREFORE, for good and valuable consideration and to comply with the terms of said Stipulation and said Order, Grantors have granted, bargained, sold, aliened, remised, released, conveyed and confirmed and by these presents do grant, bargain, sell, alien, remise, convey and confirm unto the Grantee, its successors and assigns forever:

(i) all of the right, title and interest of Grantors (as Trustees as aforesaid) in and to the pieces, parcels or tracts of land situate, lying and being in the State of Florida, which are more particularly described on Exhibit "A" attached hereto and made a part hereof.

*Y g w do sen
53w*

B1
24

(ii) an undivided one-half interest in all of the right, title and interest of Grantors (as Trustees as aforesaid) in and to the pieces, parcels or tracts of land situate, lying and being in the State of Florida, which are more particularly described on Exhibit "B" attached hereto and made a part hereof.

SUBJECT HOWEVER, to the zoning, taxes, instruments, leases, licenses, conditions, easements, reservations, covenants and restrictions if any.

SUBJECT FURTHER HOWEVER, to any and all liabilities and claims, whether known or unknown, liquidated or not liquidated, contingent or otherwise, of, and/or against Grantors as Trustees and/or of, and/or against, the assets transferred and conveyed hereby.

TOGETHER WITH all of Grantor's (as Trustees as aforesaid) rights, title and interest, if any, in, to and under any and all of the real property described on Exhibit "A" attached hereto, and an undivided one-half interest in all of Grantor's (as Trustees as aforesaid) rights, title and interest, if any, in, to and under any and all of the real property described on Exhibit "B" attached hereto, including without limitation:

- (a) oil, gas and mineral rights;
- (b) reversions, and remainders thereof, or any part thereof;
- (c) streets or roads transversing or abutting the above-described property;
- (d) leases, licenses, rental agreements, rents, issues, income and profits;
- (e) equitable interest in and to said property;
- (f) riparian and littoral rights; and
- (g) tenements, hereditaments and appurtenances and with every privilege, right, title or interest or estate of Grantors (as Trustees as aforesaid) thereto belonging or in anywise appurtenant, without any warranty, either express or implied.

TO HAVE AND TO HOLD the same in fee simple.

This deed to Grantee (hereafter referred to as the "William C. Bostwick Deed") has been made simultaneously with a conveyance by Grantors to Barnett Banks Trust Company, National Association, William C. Bostwick and Charles W. Bostwick as Trustees of the Charles W. Bostwick Trust, under the Last Will and Testament of Nell L. Cowan Bostwick, deceased, dated January 22, 1964 and the codicils thereto (the "Charles W. Bostwick Deed"). Grantors have intended to dispose of all of the land owned by Grantors through the William C. Bostwick Deed and the Charles W. Bostwick Deed. Some of the parcels contained in the two deeds may be contiguous. No parcel contained in either deed is intended, by virtue of these deeds, to be deprived of access to a public road. If, by virtue of these conveyances, any property contained in the William C. Bostwick Deed or in the Charles W. Bostwick Deed would be deprived of access to a public road, then a nonexclusive perpetual easement for ingress, egress, access and utilities is hereby granted or reserved, as the case may be, over, under, across and through the land impeding such access.

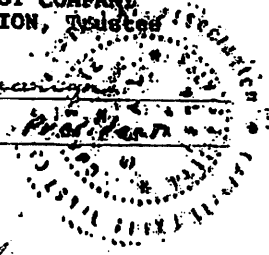
IN WITNESS WHEREOF, the said Grantors (as Trustees as aforesaid) have hereunto set their hands and seals the day and year first above written.

Witnesses:

BARNETT BANKS TRUST COMPANY
NATIONAL ASSOCIATION, Trustee

Emily M. Wilson
Carol A. Shucroft
As to Barnett Banks Trust
Company, National Association,
Trustee

By: J. M. [Signature]
Its: Vice President
ATTEST:
By: [Signature]
Its: Real Estate Officer



Emily M. Wilson
Carol A. Shucroft
As to William C. Bostwick,
Trustee

William C. Bostwick
William C. Bostwick, Trustee


Emily M. Wilson
Carol A. Shucroft
As to Charles W. Bostwick,
Trustee

Charles W. Bostwick
Charles W. Bostwick, Trustee

STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME this day personally appeared James Branyon
and M. Q. Johnson as the Vice President and Real Estate Officer
of BARNETT BANKS TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee,
and they acknowledged to and before me that they executed the
foregoing instrument in their capacity as officers duly
authorized for and on behalf of the corporation, as Trustee.


WITNESS my hand and official seal this 16th day of August
1985.

Charles S. Bryant
Notary Public, State and County
Aforesaid
My Commission Expires:


STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME this day personally appeared WILLIAM C. BOSTWICK,
as Trustee and he acknowledged to and before me that he executed
the foregoing instrument in his capacity as Trustee.

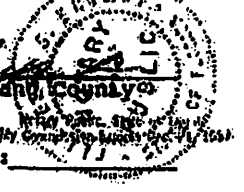
WITNESS my hand and official seal this 16th day of August
1985.


Charles S. Bryant
Notary Public, State and County
Aforesaid
My commission expires:


STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME this day personally appeared CHARLES W. BOSTWICK,
as Trustee and he acknowledged to and before me that he executed
the foregoing instrument in his capacity as Trustee.

WITNESS my hand and official seal this 16th day of August
1985.

Charles S. Bryant
Notary Public, State and County
Aforesaid
My commission expires:


DUVAL
COUNTY
533183
STATE OF FLORIDA
DOCUMENTARY
STAMP TAX
DEPT. OF REVENUE
APR 11 1985
\$ 00.50


**EXHIBIT A TO DEED TO
WILLIAM C. BOSTWICK TRUST**

Situate in DUVAL COUNTY, Florida

PARCEL 11

Lots Four (4) and Five (5), Block Twenty-eight (28), Springfield, Duval County, Florida.

PARCEL 19

That Part of Section 7, Township 1 South, Range 27 East lying East of and adjacent to Florida State Road No. 5 (North Main Street), Duval County, Florida, subject to existing lease and existing right of way (See DB 233-241 - Duval County) more particularly described as follows:

That portion of the foregoing property lying at the Southeast intersection of State Road Number 5 and Dunn Avenue, being all of the land lying North of a line which is perpendicular to State Road Number 5 and which, at its point of intersection with State Road Number 5, lies 1,010 feet South of the intersection of the Eastern right of way of State Road Number 5 and the Southern right of way of Dunn Avenue.

PARCEL 20

Three parcels of land lying in Section 7, Township 1 South, Range 27 East, lying along the Southerly side of Cedar Bay Road, Duval County, Florida, subject to existing easement (See DB 233-241, Duval County) more particularly described as follows:

The West Half (W 1/2) of the parcel which lies approximately 276.5 feet East of State Road Number 5; and the East Half (E 1/2) of the parcel which lies approximately 1,416 feet East of State Road Number 5 and the West Half (W 1/2) of the parcel which lies approximately 2,817 feet East of State Road Number 5.

PARCEL 21

The West Half (W 1/2) of the following parcel of land:

Approximately 48 Acres of Land lying north of Cedar Bay Road and South of Broward River, east of North Main Street, Duval County, Florida, subject to existing easement. See DB 23-241, Duval County.

PARCEL 16

Lots 1 to 6, except part in State Road, Block 1, Lots 1 through 5, 11, 12, part of Lot 6 and the East Half (E 1/2) of Lot 10, Block 11, Lots 4 through 6 and the East Half (E 1/2) of Lot 7, Block 14, Duval Syndicate Addition to Baldwin as recorded in Plat Book 8, page 7, except part recorded in Official Records Book 535, Page 599, Duval County, Florida.

PARCEL 17

Lots 3, 4, 9 and 10, Block 4, Duval Syndicate Addition to Baldwin, Duval County, Florida, except Part in State Road.

PARCEL 17

Lot 1, Block 15, Duval Syndicate Addition to Baldwin, Duval County, Florida

PARCEL 15

The East Half (E 1/2) of the East Half (E 1/2) of the Northwest Quarter (NW 1/4), Section 24, Township 2 South, Range 23 East, except part in Railroad Right of Way, Duval County, Florida, approximately 39 Acres of Land.

PARCEL 18

The West Half (W 1/2) of the West 872 feet of the East Quarter (E 1/4) of Section 36, Township 2 South, Range 23 East, Duval County, Florida.

PARCEL 15

The West 83.6 feet of Lots 1, 8, 9 and 24 and the East 285 feet of Lots 3, 6, 11 and 22 and all of Lots 2, 7, 10, 23, 13, 19 and 20, Block "A", Section 24, Duval Syndicate Farmlands, as Recorded in Plat Book 7, Pages 49 and 50, Duval County, Florida, except Jacksonville Electric Authority right of way, and Part in State Road.

PARCEL 13

The East Half (E 1/2) of the West Quarter (W 1/4) of the Southeast Quarter (SE 1/4) lying North of the Seaboard Coast-Line Railroad Right of Way except part in State Road, Section 20, Township 2 South, Range 24 East, Duval County, Florida.

PARCEL 14

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 10, Township 2, South, Range 24 East, Duval County, Florida, approximately 20 Acres of Land.

PARCEL 41

The W 1/2 of the E 1/2 of the NE 1/4 lying north of the graded road in Section 3, Township 2 South, Range 24 East, containing approximately 11 acres, being in Duval County, Florida.

See pages 4 and 5 of this Exhibit for additional land in Duval County, Florida.

Situate in MADISON COUNTY, Florida

PARCEL 38

The South Half (S 1/2) of the Southwest One-Fourth (SW 1/4) of Southwest One-Fourth (SW 1/4), Section 28, Township 1 North, Range 8 East, Madison County, Florida, approximately 20 Acres of Land, together with any of the following pertaining thereto:

The interests and rights reserved in that certain Executor's Deed dated September 6, 1973, recorded September 10, 1973, recorded in Official Records Volume 71, Page 157, Madison County, Florida.

Situate in UNION COUNTY, Florida

PARCEL 39

The North Half (N 1/2) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4); and the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4); and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 5, Township 5 South, Range 21 East, Union County, Florida.

End of page 3 of
Exhibit A

Situate in BROWARD COUNTY, Florida

PARCEL 36

A parcel of land in Pompano Beach, Florida, located in Section 31, Township 48 South, Range 43 East, bounded on the north by the south right-of-way line of N.E. 2nd Street as now constructed; bounded on the south by a line 250 feet south of and paralleled to (measured perpendicular to said north boundary line) the northerly boundary of the parcel; bounded on the east by the westerly right-of-way line of State Road A1A; and bounded on the west by a line perpendicular to the north and south boundaries of this parcel and located 225 feet west of southeast corner of this parcel (as measured along the south boundary line of this parcel).

SUBJECT to an existing lease dated May 7, 1969, and recorded in OR Book 3932 at page 343 public records of Broward County, Florida.

PARCEL 34

A parcel of land in the East One-Half (E 1/2) of the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of Section 31, Township 48 South, Range 43 East, Broward County, Florida, being more particularly described as follows:

Commencing at a point on the East boundary of said East One-Half (E 1/2) of the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4), 568.27 feet North of the Southeast corner of said East One-Half (E 1/2), of the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4); thence Westerly on a bearing of North 90 degrees West, a distance of 5.15 feet to a Point of Beginning; Said Point being Southwest corner of Block 10, of POMPAÑO BEACH Subdivision, Plat Book 2, page 95 of the Public Records of Palm Beach County, Florida; thence on a bearing of North zero degrees, 13 minutes, and zero seconds East, along the West boundary of said Block 10, a distance of 150 feet; thence on a bearing of North 90 degrees West, a distance of 112.32 feet to a point in the Easterly Right of Way line of State Road A-1-A as same is now located, constructed and used; thence Southerly along the arc of a circular curve concaved to the East which radius is 2824.79 feet, an arc distance of 151.02 feet; (Said curve also being the Easterly Right of Way line of said State Road A-1-A); thence on a bearing of North 90 degrees East, a distance of 129.13 feet to the Point of Beginning; Containing 18,184.09 square feet, more or less; Said lands situate, lying and being in Broward County, Florida.

SUBJECT TO an existing unrecorded lease dated November 21, 1969 for a term expiring July 31, 1988.

Situate in DUVAL COUNTY, Florida

PARCEL 1

Lots 9 and 10, except the North 77.3' and the South 25' of Lot 12, Block 1, Riverside Extension, as Recorded in Plat Book 6, Page 11, in the Current Public Records of Duval County, Florida.

PARCEL 2

Lots Seventeen (17), Eighteen (18), and Nineteen (19), Block Two (2), Central Addition to Riverside, Duval County, Florida.

PARCEL 5

Lots Three (3), Four (4) and Twenty-one (21), Block Thirteen (13), Lots Four (4), Five (5), Six (6), Sixteen (16), and Seventeen (17), Block Fourteen (14), Central Addition to Riverside, Duval County, Florida.

PARCEL 6

Lot Eighteen (18), Block Fifteen (15), Central Addition to Riverside, Duval County, Florida

PARCEL 9

Lot One (1), Block Twenty (20), Central Addition to Riverside, Duval County, Florida.

PARCEL 1

Part of Lots 9, 10, and 11, Block 18, Central Addition to Riverside, and Part of Lots 9, 10, 11 and 12, Block 1, Riverside Extension, Duval County, Florida.

PARCEL 22

Part of Section 7, Township 1 South, Range 27 East, and Part of Lot 1, Section 49, Township 1 South, Range 26 East (said Lot 1 being described in Deed recorded at Volume 2732, Page 1154, of the Official Records of Duval County, Florida), lying along south side of Dunns Avenue, adjacent to Seaboard Coast-Line Railroad Right of Way, Duval County, Florida, approximately 2.33 Acres of Land. See Deed Book 233-241 Duval County.

PARCEL 31

Part of Batton Island, as Recorded in Deed Book 1059, Page 473, Township 1 South, Range 29 East, Duval County, Florida.

PARCEL 32

Interment Lot 116, Section 3, Evergreen Cemetery, Jacksonville, Duval County, Florida.

Situate in HILLSBOROUGH COUNTY, Florida

PARCEL 43

The SW 1/4 of the NE 1/4 of Section 14, Township 27 South, Range 20 East, containing approximately 40 acres being in Hillsborough County, Florida, LESS AND EXCEPT the south 440.00 feet of the east 500.00 feet of the SW 1/4 of the NE 1/4 of SECTION 14, TOWNSHIP 27, SOUTH, RANGE 20 EAST, of approximately 5.05 acres, Hillsborough County, Florida.

**EXHIBIT B OF DEED TO
WILLIAM C. BOSTWICK TRUST**

Situate in DUVAL COUNTY, Florida

PARCEL 10

Approximately 760 interest in the W 1/2 of Lot 7, all of lots 8, 9, 10, 12 thru 17, and the W 1/2 of Lot 18, Block 11, all of Block 16, Central Addition to Riverside, Duval County, Florida, subject to existing lease. Also subject to any interest therein of William C. Bostwick, Charles W. Bostwick and/or Wilchar Holding Company, a dissolved Florida corporation.

PARCEL 4

Lots 1, 2, 3, 20, 21, 22, 23 and 24, Block Twelve (12), Central Addition to Riverside, Duval County, Florida.

PARCEL 7

Lots 4 and 21, Block 15, Central Addition to Riverside, Duval County, Florida.

PARCELS 23, 24, 25

Approximately 279 Acres of land lying in Sections 17, 20 and 47, Township 1 South, Range 27 East, Duval County, Florida, including Lots 6, and 8-10, William Drummond Grant except part in State Road, part in Railroad Right of Way, and part of Lot 10, as recorded in Volume 1196, Page 553, Official Records of Duval County, Florida, subject to existing lease, plus approximately 1.19 Acres of Land, as described in deed recorded at Volume 4106, Page 163, Official Records of Duval County, Florida. See DB 23-733. Also OR 823-382, Duval County.

PARCELS 23, 24, 25

Part of Section 19, Township 1 South, Range 27 East, as described in Deed recorded at Volume 823, Page 433, Official Records of Duval County, Florida, and Section 48, Township 1 South, Range 27 East, Joseph Lourcoy Grant, except Part in State Road and Part recorded in Deed Book 1337, page 355 and Railroad Right of Way, Duval County, Florida, approximately 137 Acres of Land, subject to existing leases. See DB 1510-145, Duval County.

Less condemned parcel of approximately 2.65 acres (JEA substation) per Final Judgment dated June 17, 1974, Case No. 74-1064-CA, Duval County, Florida;

Less abutting parcel of approximately 1.68 acres sold to JEA by Personal Representative Deed dated September 15, 1980, recorded in Official Records Volume 5188, page 435, Duval County, Florida.

PARCEL 26

Part of the George Atkinson Grant, Section 54, Township 1 South, Range 27 East, Duval County, Florida, and being more particularly described in Deed recorded at Volume 3836, Page 759, and rerecorded at Volume 3839, Page 885, Official Records of Duval County, Florida, containing approximately 5.11 acres.

SUBJECT TO Road and Mineral Reservations recited in Deed Book 1192, Page 383, current public records of Duval County, Florida, and the rights of the public in road right of way described in Deed Book 169, Page 378 of current public records of Duval County, Florida.

PARCEL 26

Part of the George Atkinson Grant, as Recorded in Deed Book 240, Page 701, Official Records Book 3265, Page 923, Section 54, Township 1 South, Range 27 East and Part of the P. Richard Grant, Recorded in Deed Book 240, Page 701, Except Part in County Road, Part Recorded in Official Record Book 1870, Page 322, Section 53, Township 1 South, Range 27 East, Duval County, Florida, approximately 124 Acres of Land. ALSO DESCRIBED IN DB 633-461.

SUBJECT HOWEVER, to that certain License Agreement made January 31, 1977 (as of January 1, 1975) wherein the Estate of Nell Cowan Bostwick, deceased is the licensor, and Lester Sanders and University Country Club are licensees, recorded in O.R. Volume 4323, Page 277, Duval County, Florida.

PARCEL 26

TOGETHER WITH all of the right, title, claim and interest of the Grantors (as Trustees as aforesaid), if any, in and to the following described property lying, situate and being in Duval County, Florida, and more particularly described as follows:

A tract of land, lying in the Francis Richard Grant, Section 53, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida being more particularly described as follows: For point of reference, commence at the point of intersection of the line dividing said Section 53 and Section 28, Township and Range aforementioned, with the Southwesterly right of way line of University Boulevard (County Road No. 92, a 100-foot right of way, as now established), and run N-79°45'30"W., along said Southwesterly right of way line, a distance of 994.85 feet to the point of beginning. From the point of beginning thus described, run S-11°00'W. a distance of 544.25 feet to a point on the line dividing said Section 53 and Section 54, the George Atkinson Grant, Township and Range aforementioned; run thence N-80°22'00"W., along said dividing line a distance of 598.40 feet to a point; run thence N-11°00'E. a distance of 550.12 feet to a point on the aforementioned right of way line of University Boulevard; run thence S-79°45'30"E. a distance of 597.96 feet to the point of beginning. The land thus described contains 7.51 acres, more or less.

PARCEL 27

A One-Third (1/3) undivided interest in the North Half (N 1/2) of Lot 4 and all of Lots 21, 24, 26, 27, 30, 31 and 39, Talbot Island, Duval County, Florida. DB 295-164.

Situate in HARDEE COUNTY, Florida

PARCEL 42

An undivided one-third interest in the NE 1/4 of NE 1/4 of Section 6, Township 35 South, Range 27 East, containing approximately 38.69 acres, and the W 1/2 of NW 1/4 of NW 1/4 of Section 5, Township 35 South, Range 27 East, containing approximately 19.28 acres, which land is situate in Hardee County, Florida, plus an undivided one-fourth interest in the N 1/2 of SE 1/4 of NE 1/4 of Section 6, Township 35 South, Range 27 East, containing approximately 20 acres, which land is situate in Hardee County, Florida.

Situate in OKEECHOBEE COUNTY, Florida

PARCEL 40

A 1/3 interest in the SW 1/4 of the SW 1/4 lying east of Road 15, Section 14, Township 34 South, Range 35 East, Okeechobee County, Florida, consisting of a thirty-four and one-tenth acre tract of low native pasture land located along east side of U.S. 441 in an outlying area of Okeechobee County, some 18 miles north of the town of Okeechobee.

End of Page 3
of Exhibit B

85- 75736
Aug 16 4 37 PM '85

RECORDED
INDEXED
SERIALIZED
AUG 16 1985

IN THE CIRCUIT COURT, FOURTH
JUDICIAL CIRCUIT, IN AND FOR
DUVAL COUNTY, FLORIDA

Case No. 16-2017-CP-0063
Division PR-A

CHARLES WARREN BOSTWICK, JR.,
WILLIAM MOREAU BOSTWICK, NELL LEE BOSTWICK
CATHERINE ANNE BOSTWICK McGEE, and
JANICE CLAIRE BOSTWICK ANGERS,

Plaintiffs,

vs.

THE CHARLES W. BOSTWICK TRUST CREATED
U/W OF NELL L.C. BOSTWICK, DECEASED (*IN REM*) AND
BANK OF AMERICA, N.A. (*IN PERSONAM*)

Defendants.

ORDER APPOINTING CO-TRUSTEE

This case was heard and considered *ex parte* and without notice inasmuch as all parties hereto are represented by the same counsel, having respectively waived any conflicts of interests and joined in the request for the relief sought in the Amended Complaint filed herein. Therefore, upon consideration, it is:

ADJUDGED AS FOLLOWS:

1. William M. Bostwick is hereby appointed Co-Trustee of the Charles W. Bostwick Trust created under the Will of Nell L.C. Bostwick, deceased (the "Trust"), subject to the following condition and requirement.
2. The said Co-Trustee shall file herein his written acceptance of said Co-Trusteeship, whereupon William M. Bostwick shall, without further order of this Court, be

qualified and entitled to assume all the rights and duties of a Co-Trustee of the Trust, as said rights and duties relate to an individual Co-Trustee of the Trust.

DONE AND ORDERED at Jacksonville, Florida, this _____ day of March, 2017.

ORDER ENTERED

MAR 08 2017

/s/ Peter L. Deang

CIRCUIT JUDGE

Copy to:
Arnold H. Slott, Esquire
Slott, Barker & Nussbaum
334 East Duval Street
Jacksonville, FL 32202
Attorney for all parties herein



Availability Letter

Alex Harden

12/17/2021

8569 crooked tree dr
Jacksonville, Florida 32256

Project Name: Rezoning to Industrial
Availability #: 2021-5913

Attn: Alex Harden

Thank you for your inquiry regarding the availability of Electric, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

Susan West
westsr@jea.com
(904) 665-7980

Availability Number: 2021-5913
Request Received On: 12/17/2021
Availability Response: 12/17/2021
Prepared by: Susan West
Expiration Date: 12/17/2023

Project Information

Name: Rezoning to Industrial
Address: 0 ZOO PKWY, JACKSONVILLE, FL 32218
County: Duval County
Type: Electric,Sewer,Water
Requested Flow: 15829
Parcel Number: 111061 0300
Location:
Description: Rezoning of the 18 acre parcel to Industrial from Waterfront.

Potable Water Connection

Water Treatment Grid: North Grid
Connection Point #1: Proposed 16 inch water main along Imeson Park Blvd approx 1,200 feet north of Zoo Pkwy (LOA 2021-2586)
Connection Point #2:
Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: District 2/Cedar Bay
Connection Point #1: Proposed 8 inch force main along Imeson Park Blvd approx 1,200 feet north of Zoo Pkwy (LOA 2020-3657)
Connection Point #2:
Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the

Sewer Special Conditions: SagesGov portal. Industrial effluent and/or process water may require pretreatment prior to discharge to JEA facilities. Please coordinate with JEA Industrial Pretreatment at 904-665-5326 or ip@jea.com. Any food service establishment or commercial/institutional kitchen that is connected to the JEA sewer system is required to participate in the FOG program. Please contact 665-7404 for additional information.

Reclaimed Water Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal. Connections to proposed POCs are contingent upon inspection and acceptance of the proposed mains by JEA. JEA must approve construction and accept the proposed mains prior to acceptance of this project.

Subsequent steps you need to take to get service: **Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages. Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages.**

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR622177

User: Corrigan, Connor

REZONING/VARIANCE/EXCEPTION

Date: 2/4/2022

Email: CCorrigan@coj.net

Name: Paul M Harden / Bostwick Tust

Address: 1301 Riverplace Boulevard, Suit 900

Description: Application for Conventional Rezoning Located at 0 Zoo Parkway (Z-3957).

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2239.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	2239.00

Control Number: 3545739 | Paid Date: 2/14/2022

Total Due: \$2,239.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR622177

REZONING/VARIANCE/EXCEPTION

Date: 2/4/2022

Name: Paul M Harden / Bostwick Tust

Address: 1301 Riverplace Boulevard, Suit 900

Description: Application for Conventional Rezoning Located at 0 Zoo Parkway (Z-3957).

Total Due: \$2,239.00