

BOARD OF ADJUSTMENT

CITY OF LAKE CITY

September 08, 2026 at 6:00 PM

Venue: City Hall

AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

INVOCATION

ROLL CALL

MINUTES

- [i.](#) Meeting Minutes August 11, 2026

OLD BUSINESS- None

NEW BUSINESS

- [ii.](#) **RESOLUTION NO. 2026-BA-SE-02-** A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY, FLORIDA, GRANTING WITH APPROPRIATE CONDITIONS AND SAFEGAURDS A SPECIAL EXCEPTION AS AUTHORIZED BY THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR A SPECIAL EXCEPTION TO THE PERMITTED USES WITHIN A COMMERCIAL-CENTRAL BUSINESS DISTRICT (C-CBD) ZONING DISTRICT, AS PROVIDED WITH SECTION 4.14.5 OF THE LAND DEVELOPMENT REGULATIONS, TO PERMIT A PACKAGE STORE FOR SALE OF ALCOHOLIC BEVERAGES; BAR, TAVERN, OR COCKTAIL LOUNGE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING FOR REVOCATION OF THE SPECIAL EXCEPTION; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WORKSHOP

- [iii.](#) **WORKSHOP-** DISCUSSION/POSSIBLE ACTION TO ELECT CHAIR AND VICE CHAIR FOR THE PLANNING AND ZONING BOARD.

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at:
<https://youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.



BOARD OF ADJUSTMENTS MEETING MINUTES

City: Lake City, Florida

Board: Board of Adjustments

Date: August 10, 2026

Time: 18:15

Location: City Hall, Council Chambers

1. CALL TO ORDER

The meeting was called to order at by Mrs. Douglas.

2. ROLL CALL

- Mrs. Douglas

- Mrs. Jones

- Mr. Lydick

- Mr. Carlucci

- City Attorney: Mr. Martin

Members Absent:

- Mrs. McKellum

- Mrs. Johnson

- Mrs. Wilson

Staff Present:

- Robert Angelo

Public Attendees: None

4. APPROVAL OF MEETING AGENDA

None.

5. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the minutes of July 14, 2026

Motion to approve: Mr. Carlucci

Second: Mrs. Douglas

6. PUBLIC HEARINGS / OLD BUSINESS

None.

7. PUBLIC HEARINGS / NEW BUSINESS

None.

8. WORKSHOP ITEMS

None.

9. ADJOURNMENT

Motion: Motion to adjourn by Mr. Carlucci, seconded by Mr. Lydick.

The meeting adjourned at 18:16.

Recording Secretary: _____

Name: Robert Angelo

Title: Recording Secretary

Chair: _____

Name: Mrs. Douglas



GROWTH MANAGEMENT
 205 North Marion Ave
 Lake City, FL 32055
 Telephone: (386) 719-5750
 E-mail: growthmanagement@lcfla.com

FOR PLANNING USE ONLYApplication # SE 26-02Application Fee \$1050Receipt No. N/AFiling Date 8/28/26Completeness Date 8/31/26**SPECIAL EXCEPTION****A. PROJECT INFORMATION**

1. Project Name: Olustee Park
2. Address of Subject Property: NA
3. Parcel ID Number(s): 12705-000, 12703-000, 12700-000, 12698-000, 12690-000 and 12667-000
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: C-CBD
6. Acreage: 3.18
7. Existing Use of Property: Parking lot and public
8. Proposed use of Property: parking lot, public and public events
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description):
4.14.5- Package sote for sale of alcoholic beverages, bar, tavern, or cocktail lounge.
(This is to allow for events that sale alcoholic beverages on City owned properties).

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Don Rosenthal Title: City Manager
 Company name (if applicable): City of Lake City
 Mailing Address: 205 N Marion Ave
 City: Lake City State: FL Zip: 32055
 Telephone (386) 752-2031 Fax: () Email:
3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder):
 Mailing Address:
 City: State: Zip:
 Telephone: () Fax: () Email:

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

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?

If yes, list the names of all parties involved:

If yes, is the contract/option contingent or absolute: ☐ Contingent ☒ Absolute

2. Has a previous application been made on all or part of the subject property? ☐ Yes ☒ No

Future Land Use Map Amendment: ☐ Yes ☒ No

Future Land Use Map Amendment Application No. _____

Rezoning Amendment: ☐ Yes ☒ No

Rezoning Application No. _____

Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____

Variance: ☐ Yes ☒ No

Variance Application No. _____

Special Exception: ☐ Yes ☒ No

Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Analysis of Section 11.3 of the Land Development Regulations ("LDRs"):
 - a. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. Whether the proposed use is compatible with the established land use pattern.
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
3. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
4. Stormwater Management Plan—Including the following:
 - a. Existing contours at one-foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
5. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
6. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
7. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with

the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).

8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
9. Proof of Ownership (i.e. deed).
10. Agent Authorization Form (signed and notarized).
11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
12. Fee. The application fee for a Special Exception Application is \$1050 excluding communication towers which is \$3800. No application shall be accepted or processed until the required application fee has been paid in full. Any professional fees required by the Land Development Administrator will be invoice and charged to the applicant and must be paid in full before application can be scheduled for any meetings.

NOTICE TO APPLICANT

1. **All twelve (12) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Board of Adjustment.**
2. **A total of two (2) copies of proposed Special Exception Application and support material, and one (1) PDF copy on a CD, are required at the time of submittal. See LDR submittal requirements for more detail.**
3. **All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.**
The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 3 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

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

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT. OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Applicant/Agent Name (Type or Print)

Adrian Rosenthal

Applicant/Agent Signature

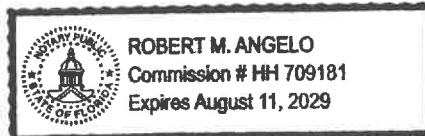
8/31/26

Date

STATE OF FLORIDA
COUNTY OF *Columbia*

The foregoing instrument was acknowledged before me this 31 day of August, 2026, by (name of person acknowledging).

(NOTARY SEAL OR STAMP)



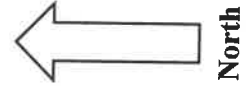
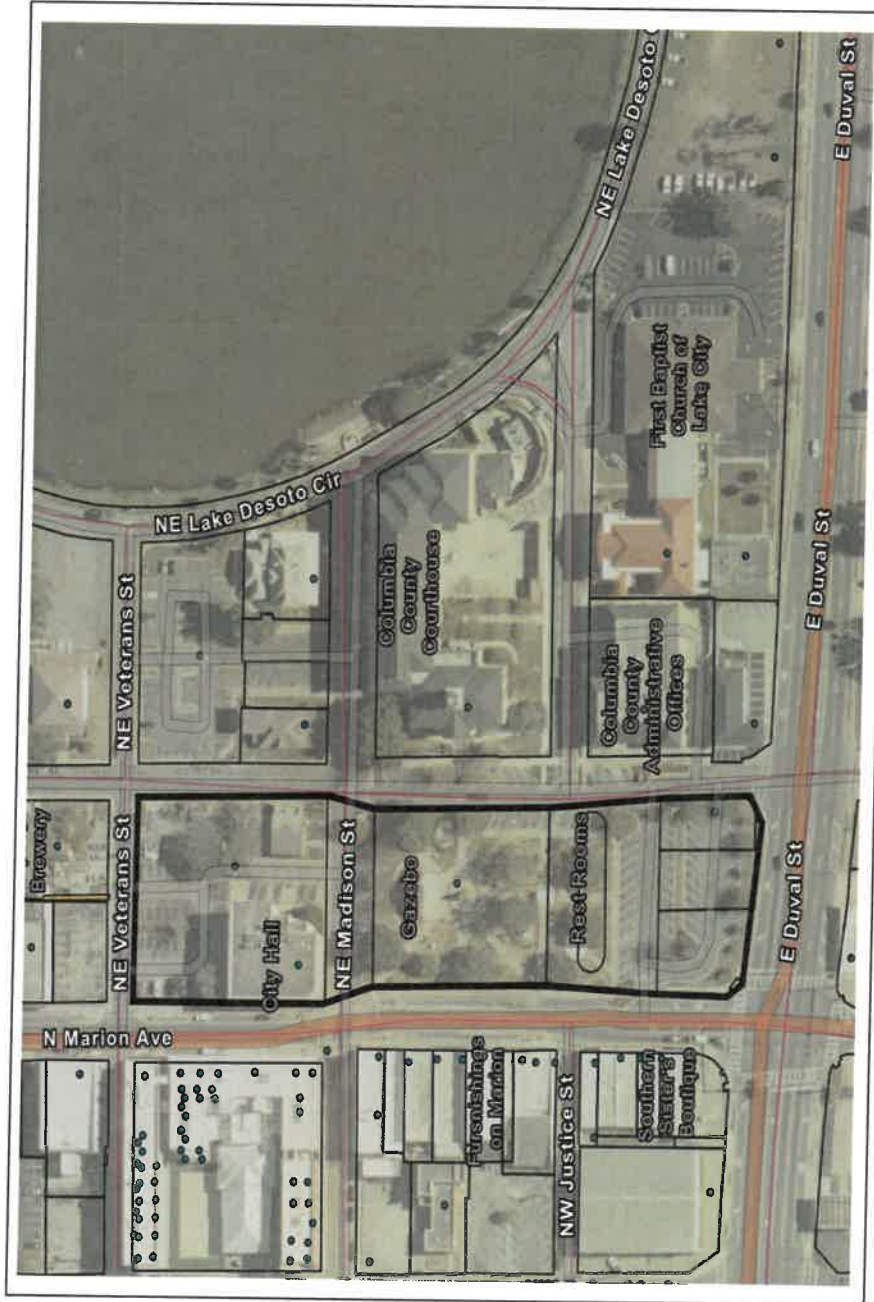
Signature of Notary

Robert Angelo

Printed Name of Notary

Personally, Known ☒ OR Produced Identification _____ OR verified on-line virtually _____
Type of Identification Produced

SITE PLAN FOR CITY OF LAKE CITY CITY HALL and OLUSTEE PARK



North

- **FLU- Commercial**
 - **Zoning- C-CBD**
 - **Parking- No changes to parking**
 - 89 Total Parking Spaces
 - 4 Handicap Spaces
 - **Landscape and Screening Plan- None**
- Note-** The proposed site will use the existing lighting, utilities, and trash receptacles.

COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-12705-000 <https://search.ccpafl.com/parcel/12705000000000>

Owners

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

Use: 8900: MUNICIPAL IMP-EX

Subdivision: CEN DIV

Legal Description

C DIV: BEG 87 FT S OF NW COR,
RUN S 123 FT, E 105 FT, N 123
FT, W 104 FT TO POB, BLOCK 25,
EX RD R/W. ORB 544-110.
TO CITY 835-218, 835-1641,...



HFD/iss
C-94-571
1/29/97

0835 PG0218

This instrument recorded by
REBECCA F. CANN
DARBY, PEELE, BOWDOIN & PAYNE
Attorneys At Law
327 North Homestead Street
Lake City, Florida 32055

OFFICIAL RECORDS

97-02226

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY

1997 FEB 19 PM 4:29

RECEIVED
R. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY *MLK* D.C.

ADDITIONAL STAMP

1190.00

INTANGIBLE TAX

R. DEWITT CASON, CLERK OF
COURTS, COLUMBIA COUNTY

BY *MLK* D.C.

WARRANTY DEED

THIS WARRANTY DEED made this 18 day of February, 1997, by
SAMUEL P. VANN and WILMA E. VANN, his wife, whose mailing address is 324
Evergreen Avenue, Lake City, Florida 32055, hereinafter called the Grantor, to THE
CITY OF LAKE CITY, FLORIDA, a municipal corporation organized under the laws of
the State of Florida, whose federal identification number is 59-6000-352, and whose
post office address is Post Office Box 1687, Lake City, Florida 32056-1687,
hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100
(\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby
acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and
confirms unto the Grantee, all that certain land situate in Columbia County, Florida,
viz:

Begin 87 feet South from Northwest Corner of Block 25,
Central Division to City of Lake City, thence East 49 feet for
point of beginning, thence South 75 feet, thence East 54
feet, thence North 75 feet, thence West 54 feet to place of
beginning.

ALSO;

Begin at the point of intersection of the Easterly right-of-way line of Marion
Street (U.S. Highway #41), thence in a Northerly direction parallel and abutting
said right-of-way line of Marion Street for a distance of 48 feet to a point,
thence at right angles to that line in an Easterly direction for a distance of 105
feet, thence at right angles to that line in a Southerly direction for a distance of
48 feet to a point on the Northerly right-of-way line of Duval Street (U.S.
Highway #90), thence at right angles to that line in a Westerly direction parallel
to and abutting said Northerly right-of-way line of Duval Street (U.S. Highway
#90) for a distance of 105 feet to the Point of Beginning, said described
property being situated at the Northeast corner of Marion and Duval Streets,

Item ii.

BK 0835 PG 0219

Lake City, Florida, and being a part of Block 25, Central Division of the public records of Columbia County, Florida, Less and Except right-of-ways for road.

ALSO;

Begin at the intersection of the East line of North Marion Street and the South line of Orange Street and run Thence South along the East line of Marion Street 75 feet, more or less, to the lands of Powers; thence East 50 feet; more or less, to the lands now or formerly owned by Dodd; thence North 75 feet, more or less, to the South line of Orange Street; thence West along the South line of Orange Street 50 feet, more or less to Point of Beginning; being in Block 25 Central Division of the City of Lake City, Florida, Less rights-of-ways for U.S. Highway #90 and U.S. Highway #441, Less and Except right-of-ways for roads.

Parcel Number: 00-00-00-12699-000; 00-00-00-12701-000; and 00-00-00-12705-000

This deed is given subject to all easements and reservations of record.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1997.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

HERBERT F. DAKBY
(Print/type name)

Witness

LORETTA S. STEINMAN
(Print/type name)

SAMUEL P. VANN (SEAL)
SAMUEL P. VANN

WILMA E. VANN (SEAL)
WILMA E. VANN

BK 0835 PG0220

STATE OF FLORIDA

OFFICIAL RECORDS

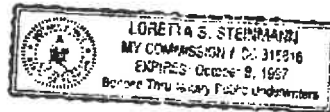
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 18 day of February, 1997, by SAMUEL P. VANN and WILMA E. VANN, his wife, who are personally known to me.

Loretta S. Steinmann
Notary Public, State of Florida
LORETTA S. STEINMANN
(Print/type name)

(NOTARIAL
SEAL)

My Commission Expires:



COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-12703-000 <https://search.ccpafl.com/parcel/12703000000000>

Owners

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

Use: 8900: MUNICIPAL IMP-EX

Subdivision: CEN DIV

Legal Description

C DIV: BEG 50.02 FT W OF NE
COR, RUN W 55.95 FT, S 95.71
FT TO N R/W US-90, RUN E ALONG
R/W 85 FT, N 8.66 FT, W 35.66
FT, N 97.60 FT TO POB....



HFD/iss
C-94-571
3/8/00

Item ii.

1225.00
Dr 1225.00

This Instrument Prepared By
HERBERT F. DARBY
DARBY, PEELE, BOWDOIN & PAYNE
Attorneys At Law
327 North Hernando Street
Lake City, Florida 32055

00-04591

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FL.

00 MAR 15 PM 4:13 BK 0898 PG 2341

RECORDED

OFFICIAL RECORDS

Documentary Stamp
Intangible Tax
P DeWitt Cason
Clerk of Court
By MK D.C.

\$1225.00

WARRANTY DEED

THIS WARRANTY DEED made this 15TH day of March, 2000, by MATTIE ELSIE FRANKS, as the unmarried spouse of E. C. Franks, deceased, not residing on the property, whose mailing address is Post Office Box 2294, Lake City, Florida 32056-2294, hereinafter called the Grantor, to the CITY OF LAKE CITY, FLORIDA, a municipal corporation organized under the laws of the State of Florida, whose federal identification number is 59-6000352, and whose post office address is Post Office Box 1687, Lake City, Florida 32056-1687, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

Commence at the Southeast corner of Block 25, Central Division of the City of Lake City, Florida, and run North along the East line of said Block 25, 25.4 feet to the centerline of a common brick wall, extending dividing the Melton Building (formerly the Morrison Building) and a restaurant now

EX 0898 PG 2342

OFFICIAL RECORDS

called the Corner Cupboard; thence West along the said centerline, 51.7 feet, to the Point of Intersection of a centerline of the West wall of said Melton Building, said point being 24.8 feet North of the South line of said Block 25; thence North along the centerline of said West wall 22.2 feet and to the POINT OF BEGINNING; thence West 55.65 feet to a point, said point being 48 feet North of the South line of said Block 25; thence 4 1/2 feet North; thence West 1 1/2 feet to the East wall of the Dodd Building; thence North along the East wall of the Dodd Building, 70.5 feet to the established Building line; thence East along said Building line, 55.65 feet to the centerline of West wall of said Melton Building; thence South along the centerline of said West wall, 75.0 feet to the POINT OF BEGINNING.

ALSO: That part of Block 25 of the Central Division of the City of Lake City, Florida, as described in Official Record Book 239, Page 267, LESS AND EXCEPT the right-of-way described in Official Record Book 398, Page 58 of the public records of Columbia County, Florida, more particularly described as follows:

Commence at the Southeast corner of said Block 25 and run North on the West right-of-way line of Hernando Street, 25.4 feet to the centerline of the South wall of the Morrison Building and its extension (said point being the Southeast corner of property conveyed to Morrison by Deed recorded in Deed Book 77, Page 129; thence S 88°47'11" West, along the said centerline of the South wall and its extension 16.04 feet to the West right-of-way line of additional right-of-way taken for U. S. No. 90 at Hernando Street and the POINT OF BEGINNING; thence South 4°30'14" West, 8.66 feet to a point on the arc of a curve concave to the North having a radius of 2811.29 feet (said point being on the existing North right-of-way line of Duval Street according to said Official Record Book 398, Page 58; thence Northwesterly along said right-of-way line to its intersection with the West line of said property described in Official Record Book 239, Page 267; thence North along said West line 20.67 feet to a point which is 48 feet North of the South line of said Block 25; thence East 54.8 feet to the centerline of the West wall of said Morrison Building; thence South along said centerline 22.60 feet to its intersection with the centerline of the South wall of the said Morrison Building; thence East along said centerline 35.66 feet to the POINT OF BEGINNING, Columbia County, Florida.

ALSO:

Commence at the Southeast corner of said Block 25 and run North on the West

BK 0898 PG 2343

right-of-way line of Hernando Street, 25.4 feet to the centerline of the South wall of the Morrison Building and its extension (said point being the Southeast corner of property conveyed to Morrison by Deed recorded in Deed Book 77, Page 129; thence run South 88°47'11" West, along the said centerline of the South wall and its extension 16.04 feet to the West right-of-way line of additional right-of-way taken for U.S. 90 at Hernando Street and the POINT OF BEGINNING; thence S 4°30'14" West, 8.66 feet to a point on the arc of a curve concave to the North having a radius of 2811.29 feet (said point being on the existing North right-of-way line of Duval Street according to said Official Record Book 398, Page 58; thence Northwesterly along said right-of-way line to its intersection with the West line of said property described in Official Record Book 239, Page 267; thence North along said West line 20.67 feet to a point which is 48 feet North of the South line of said Block 25; thence East 54.8 feet to the centerline of the West wall of said Morrison Building; thence South along said centerline 22.60 feet to its intersection with the centerline of the South wall of the said Morrison Building; thence East along said centerline 35.66 feet to the POINT OF BEGINNING, Columbia County, Florida.

Parcel Number: 00-00-00-12703-000

This deed is given subject to easements, restrictions, reservations, and limitations of record, if any.

Grantor is the surviving spouse of E. C. Franks, who died in Columbia County, Florida, on June 30, 1998, as evidenced by copy of death certificate attached hereto.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that

said land is free of all encumbrances, except taxes accruing subsequent to December

31, 1999.

BK 0898 PG 2344

OFFICIAL RECORDS

IN WITNESS WHEREOF, the said Grantor has signed and sealed these
presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Joseph R. Cone
Witness
Joseph L. Cone
(Print/type name)

Christine M. Batten
Witness
Christine M. Batten
(Print/type name)

Mattie Elsie Franks (SEAL)
MATTIE ELSIE FRANKS

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 15th day of
March, 2000, by MATTIE ELSIE FRANKS, who is personally known to me.

Christine M. Batten
Notary Public, State of Florida
CHRISTINE M. BATTEN
(Print/type name)

(NOTARIAL
SEAL)

My Commission Expires:



CERTIFIED COPY

EX-089

PG 2345

OFFIC

RECORDS

CERTIFICATE OF DEATH
FLORIDA

LOGAL FILE NO.		FBI NO.		FLOODE		LAST		SEX	
1 DECEDENT'S NAME		E.		C.		FRANKS		Male	
3 DATE OF DEATH (Month, Day, Year)		4 SOCIAL SECURITY NUMBER		5a AGE Last Birthday (years)		5b UNDER 1 YEAR		5c UNDER 1 DAY	
June 30, 1998		255-22-4378		74					
6 DATE OF BIRTH (Month, Day, Year)		7 BIRTHPLACE (City and State or Foreign Country)		8 HAD DECEDENT EVER IN U.S. ARMED FORCES? (Yes or No)		9a HAD CITY BIRTH? (Yes or No)		9b HAD CITY BIRTH? (Yes or No)	
August 28, 1923		Sandersville, Georgia				Yes		Yes	
9c PLACE OF DEATH (Check only one and instructions on other side)		10a HOSPITAL		10b EMPLOYMENT		10c NOA		10d OTHER	
		Shands at Lake Shere Hospital							
11a CITY, TOWN, OR LOCATION OF DEATH		11b COUNTY OF DEATH		12 SURVIVOR'S NAME (Full name, including maiden name)		13 SURVIVOR'S ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code)		14 SURVIVOR'S PHONE NUMBER	
Lake City		Columbia		Hattie Elsie Bass					
15a USUAL OCCUPATION		15b KIND OF BUSINESS/INDUSTRY		16 MARITAL STATUS		17 SURVIVOR'S NAME (Full name, including maiden name)		18 SURVIVOR'S ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code)	
Merchant		Office supply		Married		Hattie Elsie Bass			
19a RESIDENCE - STATE		19b COUNTY		19c CITY, TOWN, OR LOCATION		19d STREET AND NUMBER		19e CITY, TOWN, OR LOCATION	
Florida		Columbia		Lake City		220 South Ridgewood Drive		Lake City, Florida	
20a INSIDE CITY (Specify if Yes or No)		20b ZIP CODE		21a WAS DECEDENT OF HISPANIC OR NATURAL ORIGIN?		21b RACE		21c DECEDENT'S EDUCATION	
Yes		32055		No		White		High School Graduate	
22 FATHER'S NAME (Full name, including maiden name)		23 MOTHER'S NAME (Full name, including maiden name)		24 FATHER'S ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code)		25 MOTHER'S ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code)		26 FATHER'S PHONE NUMBER	
Harris Walker Franks		Addie Lee Jones							
27a DECEASED'S NAME (Last, first, middle)		27b MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code)		27c PLACE OF DISPOSITION (Name of cemetery or other place)		27d LOCATION (City or Town, State, Zip Code)		27e CITY, TOWN, OR LOCATION	
Elsie Franks		220 South Ridgewood Drive, Lake City, Florida 32055		Forest Lawn Memorial Gardens		Lake City, Florida		Lake City, Florida	
28a METHOD OF DISPOSITION		28b PLACE OF DISPOSITION (Name of cemetery or other place)		28c LOCATION (City or Town, State, Zip Code)		28d CITY, TOWN, OR LOCATION		28e CITY, TOWN, OR LOCATION	
X Burial		Forest Lawn Memorial Gardens		Lake City, Florida		Lake City, Florida		Lake City, Florida	
29a SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH		29b LICENSE NUMBER (If Licensed)		29c NAME AND ADDRESS OF FACILITY		29d CITY, TOWN, OR LOCATION		29e CITY, TOWN, OR LOCATION	
William J. Hines		1637		Guerry Funeral Home, P.O. Box 24057, Lake City, Fla. 32056		Lake City, Florida		Lake City, Florida	
30a On the basis of my knowledge, death occurred as follows:		30b DATE AND TIME OF DEATH		30c DATE AND TIME OF DEATH		30d DATE AND TIME OF DEATH		30e DATE AND TIME OF DEATH	
Natural		12:40 P.		12:40 P.		12:40 P.		12:40 P.	
31a NAME OF ATTENDING PHYSICIAN (If other than certifier, type or print)		31b MEDICAL EXAMINER'S CASE #		31c MEDICAL EXAMINER'S CASE #		31d MEDICAL EXAMINER'S CASE #		31e MEDICAL EXAMINER'S CASE #	
32a NAME AND ADDRESS OF CERTIFIER (Physician, Medical Examiner) (Type or Print)		32b LOCAL REGISTRAR - SIGNATURE AND DATE		32c LOCAL REGISTRAR - SIGNATURE		32d DATE REGISTERED		32e DATE REGISTERED	
Tommy Randolph, M.D., 501 Circle Drive, Suite 2A, Lake City, Florida 32055		[Signature]		[Signature]		July 6, 1998		July 6, 1998	
33a PART I Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, etc., in heart failure, etc., unless they caused the death.		33b PART II Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, etc., in heart failure, etc., unless they caused the death.		33c PART III Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, etc., in heart failure, etc., unless they caused the death.		33d PART IV Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, etc., in heart failure, etc., unless they caused the death.		33e PART V Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, etc., in heart failure, etc., unless they caused the death.	
Immediate Cause (Final result of condition resulting in death)		Underlying Cause (Disease or injury that initiated process resulting in death)		Contributing Cause (Disease or injury that contributed to death)		Manner of Death (Natural, Accidental, Suicide, Homicide, or Undetermined)		Cause of Death (Type or Print)	
Natural		Natural		Natural		Natural		Natural	

VOID IF ALTERED OR ERASED

THIS IS A CERTIFIED TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE

BY

Study Population

WARNING:

THIS DOCUMENT IS PRINTED ON PHOTOCOPIED OR SECURITY WATERMARKED PAPER AND CONTAINS SECURITY FIBERS DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARK.  THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND AND GOLD EMBOSSED SEAL. THE BACK CONTAINS SPECIAL LINES WITH TEXT AND BEALS IN THE THERMOGRAPHIC PSE.

7740235

HPD Policy Number 13-000

CERTIFICATION OF VITAL RECORD

20

COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-12700-000 <https://search.ccpafl.com/parcel/12700000000000>

118 NE HERNANDO AVE

Owners

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

Use: 8900: MUNICIPAL IMP-EX

Subdivision: CEN DIV

Legal Description

C DIV: BEG 25.4 FT N OF
SE COR, RUN W 51.7 FT, N
98.2 FT, E 50.2 FT, S 97.6 FT
TO POB. (BLOCK 25) ORB 418-692
588-110, 639-175-180,...



HFD/ISS
C-94-571
1/29/97

Rd. 10.50
DTC. 525.00

Item ii.

EX-0835 PG 1637
OFFICIAL RECORDS

97-02825
97-02825

FILED AND RECORDED IN DEPT.
RECORDS OF COLUMBIA COUNTY

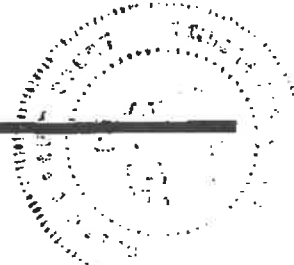
1997 MAR -4 PM 3:17

REC'D
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY *[Signature]* J.C.

Documentary Stamp
Intangible Tax
P. DeWitt Cason
Clerk of Court
By *[Signature]*

\$ 525.00

WARRANTY DEED



THIS WARRANTY DEED made this 3rd day of February, 1997, by
PATRICIA MELTON BROWNING, whose social security number is [REDACTED] and
whose mailing address is 11 Bohler Mews, Northwest, Atlanta, Georgia 30327, as to
an undivided one-half (1/2) interest, hereinafter called the Grantor, to THE CITY OF
LAKE CITY, FLORIDA, a municipal corporation organized under the laws of the State
of Florida, whose federal identification number is 59-6000-352, and whose post office
address is Post Office Box 1687, Lake City, Florida 32056-1687, hereinafter called the
Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100
(\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby
acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and
confirms unto the Grantee, all that certain land situate in Columbia County, Florida,
viz:

An undivided one-half (1/2) interest in the following described property:

Begin 25.4 feet North of the Southeast corner of Block 25 in the Central
Division of the City of Lake City, Florida, and run thence W 51.7 feet;
thence N 98.2 feet; thence E 50.2 feet; thence S 97.6 feet to the POINT
OF BEGINNING.

Parcel Number: 00-00-00-12700-000

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is

BK 0835 PG 1638

lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1996.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Alan P. Nelson
Witness

Alan P. Nelson
(Print/type name)

William L. Stremel
Witness

William L. Stremel
(Print/type name)

Patricia Melton Browning (SEAL)
PATRICIA MELTON BROWNING

STATE OF GEORGIA

COUNTY OF FULTON

The foregoing instrument was acknowledged before me this 3rd day of February, 1997, by PATRICIA MELTON BROWNING, who is personally known to me.

Troy Stultz
Notary Public, State of Georgia
TROY STULTZ
(Print/type name)

(NOTARIAL
SEAL)

My Commission Expires:

TROY STULTZ
Notary Public, DeKalb County, Georgia
My Commission Expires July 17, 1999

COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-12698-000 <https://search.ccpafl.com/parcel/12698000000000>

Owners

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

Use: 8900: MUNICIPAL IMP-EX

Subdivision: CEN DIV

Legal Description

C DIV: THAT PART AS LIES N OF
ORANGE ST, BLOCK 25.
ALSO DESC AS: COMM CENTER
BLOCK 20, RUN S 133.3 FT FOR
POB, RUN E 65.5 FT TO PT OF...



HFD/iss
C-94-571
10/2/95

This instrument prepared by
DARRY P. BOWMAN & PAYNE
Attorneys at Law
Lake City, Florida
96-00815

DOCUMENTARY STAMP
INTANGIBLE TAX
P. DAWITT CASON, CLERK OF
COURTS, COLUMBIA COUNTY
FL 4128 BJA

CLERK OF PUBLIC
COLUMBIA COUNTY, FL

1995 JAN 19 PM 4:50

CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY *MCK*

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 6th day of November
1995, by LAKE CITY-COLUMBIA COUNTY CHAMBER OF COMMERCE, 'INC., a Florida
corporation, whose post office address is Post Office Box 566, Lake City, Florida 32056-
0566, hereinafter called the Grantor, to THE CITY OF LAKE CITY, FLORIDA, a municipal
corporation existing under the laws of the State of Florida, whose post office address is
Post Office Box 1687, Lake City, Florida 32056-1687, hereinafter called the Grantee:

RECITALS

WHEREAS, Grantee (herein also referred to as the "City") presently owns a parcel
of land located at the intersection of South Marion Street and Nassau Street, more
particularly described as follows:

The E 1/2 of the N 2/3 of Lot or Block No. 38 in the Central Division of the City of
Lake City, said lot or block being bounded on the North by West Nassau Street,
East by South Marion Street, South by West St. Johns Street, and West by South
Columbia Street,
Parcel Number: 00-00-00-12746-000

upon which is located a two-story building formerly used as a residential dwelling,

which land and improvements are herein referred to as the "City Land"; and

WHEREAS, the Grantor, (herein also referred to as the "Chamber of Commerce"),
presently owns a parcel of land lying on the South side of Olustee Park described as:

Commence at the center of Block 20, Central Division of Lake City, Florida
and run S 0°48' E along the center line of said Block 20, 133.3 feet for a
POINT OF BEGINNING, and run thence N 89°24' E parallel to the South line
of said Block 20, 65.5 feet to a point of curve deflecting to the right with a
radius of 13.5 feet, 42.41 feet through an angle of 90°; thence S 89°24' W
parallel to the South line of said Block 20, 123.2 feet to a point of curve
deflecting to the right with radius of 13.5 feet, 42.41 feet, through an angle of
90°; thence N 89°24' E parallel to the South line of said Block 20, 57.7 feet to
POINT OF BEGINNING. Said lands being a part of original Orange Street
and a part of Block 25 of the Central Division of the City of Lake City, Florida.

Parcel Number: 00-00-00-12698-000

upon which is located an office building presently used by Grantor as its main place of business, which land and improvements are herein referred to as the "Chamber of Commerce Land"; and

WHEREAS, in connection with the construction of improvements to the downtown area of the City of Lake City, Florida, City desires to acquire from the Grantor the Chamber of Commerce Land, to be used to extend and beautify Olustee Park as part of the redevelopment of the downtown area; and

WHEREAS, the Grantor has agreed to convey to the City the Chamber of Commerce Land in exchange for the Grantee conveying to the Chamber of Commerce the City Land; and

WHEREAS, the exchange of said properties has been found by the City Council of the City to be in the public interest and said exchange has been duly authorized by the City's Resolution No. 95-109; and

WHEREAS, the Grantee has this day conveyed to the Chamber of Commerce by proper deed the City Land and the purpose of this deed is to convey to the Grantee the Chamber of Commerce Land to fully consummate the exchange of the said properties.

WITNESSETH:

NOW, THEREFORE, in consideration of the premises and the Grantee having conveyed to the Chamber of Commerce the City Land, Chamber of Commerce has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and its successors and assigns forever, all that certain parcel of land lying and being in Columbia County, Florida, more particularly described as follows:

Commence at the center of Block 20, Central Division of Lake City, Florida and run S 0°48' E along the center line of said Block 20, 133.3 feet for a POINT OF BEGINNING, and run thence N 89°24' E parallel to the South line of said Block 20, 65.5 feet to a point of curve deflecting to the right with a radius of 13.5 feet, 42.41 feet through an angle of 90°; thence S 89°24' W parallel to the South line of said Block 20, 123.2 feet to a point of curve deflecting to the right with radius of 13.5 feet, 42.41 feet, through an angle of 90°; thence N 89°24' E parallel to the South line of said Block 20, 57.7 feet to POINT OF BEGINNING. Said lands being a part of original Orange Street and a part of Block 25 of the Central Division of the City of Lake City, Florida.

BK 0816 PG 0830
 SUBJECT TO all restrictions, easements, and limitations of record, if any,
 and taxes for the current year.

OFFICIAL RECORDS

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully
 seized of said land in fee simple; that the Grantor has good right and lawful authority to sell
 and convey said land; and Grantor hereby warrants the title to said land and will defend the
 same against the lawful claims of all persons claiming by, through or under the said
 Grantor; and that said land is free of all encumbrances, except taxes accruing subsequent
 to December 31, 1994.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents
 the day and year first above written.

Signed, sealed and delivered
 in the presence of:

Elsie B. Carver

Witness

Elsie B. Carver

(Print/type name)

Jim Poole

Witness

Jim Poole

(Print/type name)

LAKE CITY-COLUMBIA COUNTY
 CHAMBER OF COMMERCE, INC.

By:

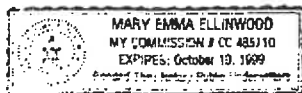
Jeffery W. Simmons
 JEFFERY W. SIMMONS
 President



STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 6th day of
November, 1995, by JEFFERY W. SIMMONS, President of LAKE CITY-
 COLUMBIA COUNTY CHAMBER OF COMMERCE, INC., a Florida corporation, on behalf
 of said corporation. He is personally known to me.



(NOTARIAL
 SEAL)

Mary Emma Ellinwood
 Notary Public, State of Florida
 Mary Emma Ellinwood
 (Print/type name)

My Commission Expires: 10/19/99

COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-12690-000 <https://search.ccpafl.com/parcel/12690000000000>

169 N MARION AVE

Owners

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

Legal Description

C DIV. ALL BLOCK 20. OLUSTEE PARK

Use: 8900: MUNICIPAL IMP-EX

Subdivision: CEN DIV



PREPARED BY AND RETURN TO:
JOEL F. FOREMAN
P.O. BOX 550
Lake City, Florida 32056

Inst: 20211209/851 Date: 04/22/2021 Time: 11:16AM
Page 1 of 1 B: 1435 F: 1899, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk

Parcel ID No. 00-00-00-12690-000

COUNTY DEED

THIS DEED is made and given this 22nd day of April 2021 by **COLUMBIA COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 1529, Lake City, FL 32056, hereinafter referred to as "Grantor", to **THE CITY OF LAKE CITY, FLORIDA**, a Florida municipality, whose mailing address is 205 N. Marion Ave. Lake City, FL 32055, hereinafter called "Grantee".

WITNESSETH, that the said Grantor pursuant to the County's powers under sections 125.35 and 125.411, Florida Statutes; the Home Rule Charter for Columbia County, Florida; and the vote of the Board of County Commissioners in regular session on April 15, 2021, hereby grants to the said Grantee, forever, the described land and improvements, lying and being in Columbia County, Florida, described as:

All of Columbia County's interest in that public park in downtown Lake City, Columbia County, Florida known as "Olustee Park", the same being located South of NE Madison Street, East of N Marion Avenue, West of NE Hernando Avenue, and North of West Duval Street, **less and except** such rights of way dedicated to and in public use and **less and except** such portions granted to the City of Lake City by Warranty Deed dated February 18, 1997 and recorded at Book 835, Page 218 of the Official Records for Columbia County, Florida.

REVERTER: All right, title, claim, and interest of Grantee arising hereunder shall revert, *ipso facto*, to Grantor in the event the granite obelisk monument known as the "Olustee Battle Monument" now located on the real property conveyed by this deed should be destroyed by the willful or negligent acts or omissions of Grantee. This provision and its restrictions shall not be construed as to prevent Grantee's relocation or other conveyance or disposition of said monument. Fla. Stat. section 689.18(5)

IN WITNESS WHEREOF the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year aforesaid.

**COLUMBIA COUNTY BOARD OF
COUNTY COMMISSIONERS**

BY:  (SEAL)
ROBBY HOLLINGSWORTH, Vice Chair

ATTEST:

BY:  (SEAL)
JAMES M. SWISHER, JR., Clerk



COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-12667-000 <https://search.ccpafl.com/parcel/12667000000000>

205 N MARION AVE

Owners

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

Legal Description

C DIV: ALL OF BLOCK 13.

ORB 460-204, 559-816, MERGER 727-069,
771-1149, ORB 1033-499

Use: 8900: MUNICIPAL IMP-EX

Subdivision: CEN DIV



RECORD AND RETURN TO:
LANDAMERICA SERVICE CENTER
10751 DEERWOOD PARK BLVD., SUITE 100
JACKSONVILLE, FL 32256

Item ii.

Prepared by and return to:

→ Leonardo J. Maiman, Esquire
Akerman Senterfitt
50 N. Laura Street, Suite 2500
Jacksonville, Florida 32202
AS File # 31501-158102

Inst:2004027845 Date:12/15/2004 Time:14:53
Doc Stamp-Deed : 14700.00
mk DC, P. DeWitt Cason, Columbia County B:1033 P:498

**Tax Parcel Folio No(s): 31-3S-18-10317-000 (Parcel One) and
00-00-00-12667-000 (Parcel Two)**

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made effective as of the 10th day of December, 2004, by **MERCANTILE BANK**, a Florida banking corporation, its successors and assigns, as successor by merger to CNB National Bank, a United States of America corporation, a/k/a CNB National Bank, a National Banking Association ("Grantor"), in favor of the **CITY OF LAKE CITY**, a municipal corporation organized under the laws of the State of Florida ("Grantee"), whose address is 150 Northwest Alachua Avenue, Lake City, Florida 32055.

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the real property located in Columbia County, Florida, and more particularly described on **Exhibit A** attached hereto (the "Property").

SUBJECT TO covenants, easements and restrictions of record, zoning, land use laws and other governmental regulations affecting the use of real property, and ad valorem real property taxes subsequent to December 31, 2004 which are not yet due and payable.

AS TO PARCEL TWO, THE BANK BUILDING PROPERTY IS FURTHER SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANT:

GRANTEE, FOR ITSELF AND ITS ASSIGNS AND SUCCESSORS IN INTEREST IN THE BANK BUILDING PROPERTY AGREE THAT NO PORTION OF THE BANK BUILDING PROPERTY SHALL BE USED BY ANY ENTITY (EXCEPT GRANTOR UNDER A LEASE) FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF RECORDING OF THIS DEED AMONG THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, FOR A STATE OR FEDERALLY CHARTERED BANK, SAVINGS BANK, OR SAVINGS AND LOAN, OR FOR ANY OTHER BUSINESS WHICH PROVIDES BANKING OR BANKING-LIKE SERVICES, INCLUDING WITHOUT LIMITATION A DEPOSITORY BUSINESS; MORTGAGE LENDING; MORTGAGE BROKER; MORTGAGE PRODUCTION; AUTOMATIC TELLER MACHINES ("ATM") OR ATM-LIKE SERVICES ("DEED RESTRICTIONS"). GRANTEE AGREES GRANTOR, AND ITS SUCCESSORS AND ASSIGNS, MAY ENFORCE THE

{JA200106;3}

Inst:2004027845 Date:12/15/2004 Time:14:53

Doc Stamp-Deed : 14700.00

DC,P.Dewitt Cason,Columbia County B:1033 P:499

DEED RESTRICTIONS BY ALL REMEDIES INCLUDING, WITHOUT LIMITATION, INJUNCTIVE RELIEF; AND GRANTEE AGREES TO PAY ALL COSTS AND ATTORNEYS' FEES RELATED TO THE ENFORCEMENT OF THE DEED RESTRICTIONS, AT TRIAL AND ON APPEAL, IF ANY. THIS DEED RESTRICTION SHALL BE A COVENANT RUNNING WITH THE BANK BUILDING PROPERTY.

ALSO SUBJECT TO permitted exceptions shown on **Exhibit B** attached hereto.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

AND GRANTOR will fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: LEONARDO J. MAIMAN

Print Name: CAROL L. SCHAU

MERCANTILE BANK, a Florida banking
corporation

By: Terence A. Coyle
Terence A. Coyle, Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7th day of December, 2004, by Terence A. Coyle, as Vice President of Mercantile Bank, a Florida corporation ("Corporation") on behalf of the Corporation, who [] is personally known to me or [] has produced _____ as identification.



Print Name: _____
Notary Public, State of Florida at Large
Commission No. _____
My Commission Expires: _____

Inst:2004027845 Date:12/15/2004 Time:14:53
 Doc Stamp-Deed : 14700.00
 DC,P.Dewitt Cason,Columbia County B:1033 P:500

The undersigned accept this Deed and acknowledge the Imposition of the Deed Restrictions herein contained upon the Bank Building Property.

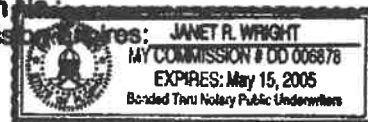
CITY OF LAKE CITY, FLORIDA, a
 municipal corporation organized under the
 laws of the State of Florida

By: *W. R. Kirkland*
 W. R. Kirkland, Mayor

STATE OF FLORIDA
 COUNTY OF COLUMBIA

The foregoing Instrument was acknowledged before me this 10 day of December, 2004, by W. R. Kirkland, as Mayor for and on behalf of the City of Lake City, Florida, a municipal corporation organized under the laws of the State of Florida, who [] is personally known to me or who [] has produced _____ as identification.

Janet R. Wright
 Print Name: Janet R. Wright
 Notary Public, State of Florida at Large
 Commission Expires: _____
 My Commission Expires: _____



{JA20010673}

**EXHIBIT A
TO
SPECIAL WARRANTY DEED DATED DECEMBER 10, 2004
FROM
MERCANTILE BANK, A FLORIDA BANKING CORPORATION
TO
CITY OF LAKE CITY, FLORIDA**

LEGAL DESCRIPTION

PARCEL ONE:

Operations Center Building Property on U. S. Highway 90

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF U.S. 90 AND THE WEST LINE OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE NORTH 89 DEGREES 20 MINUTES 48 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 440.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 20 MINUTES 48 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 396.64 FEET, THENCE NORTH 1 DEGREES 12 MINUTES 29 SECONDS EAST 420.00 FEET, THENCE NORTH 89 DEGREES 20 MINUTES 48 SECONDS EAST, 210.00 FEET, THENCE NORTH 1 DEGREES 12 MINUTES 29 SECONDS EAST, 1081.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE CSX TRANSPORTATION RAILROAD THENCE SOUTH 82 DEGREES 59 MINUTES 04 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 593.32 FEET, THENCE SOUTH 0 DEGREES 33 MINUTES 22 SECONDS EAST, 1435.49 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

Bank Building Property on Marion Avenue

ALL OF BLOCK 13 OF THE CENTRAL DIVISION OF THE CITY OF LAKE CITY, FLORIDA AND BEING A PART OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

Inst:2004027845 Date:12/15/2004 Time:14:53
Doc Stamp-Deed : 14700.00
DC,P.Dewitt Cason,Columbia County B:1033 P:502

EXHIBIT B

**TO
SPECIAL WARRANTY DEED DATED DECEMBER 10, 2004
FROM
MERCANTILE BANK, A FLORIDA BANKING CORPORATION
TO
CITY OF LAKE CITY, FLORIDA**

PERMITTED EXCEPTIONS

As to Parcel One (Operations Center Property):

1. Easement recorded in Official Records Book 897, at Page 538 of the Public Records of Columbia County, Florida.
2. Easement recorded in Official Records Book 914, at Page 1641 of the Public Records of Columbia County, Florida.

As to Parcel Two (Bank Building Property):

1. Easement recorded in Official Records Book 548, at Page 271 of the Public Records of Columbia County, Florida.
2. Easement recorded in Official Records Book 559, at Page 816 of the Public Records of Columbia County, Florida.