

PREPARED BY AND RETURN TO:
Robert A. Heekin, Esq.
1 Sleiman Parkway, Suite 280
Jacksonville, Florida 32216

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned CNLBANK, FIRST COAST, a Florida banking corporation, being the owner and holder of (i) that Amended and Restated Mortgage, Security Agreement and Financing Statement from Chester Road, LLC, a Florida limited liability company, which is recorded in Official Record Book 1434, page 94, as modified, and (ii) that Conditional Assignment of Rents, Leases and Revenues recorded in Official Records Book 1434, page 118, both of the public records of Nassau County, Florida (collectively, the "Mortgage," which term shall include all related collateral instruments, financing statements and the like), hereby releases that real property which is described in the attached Exhibit A from the lien, operation and effect of the Mortgage, PROVIDED, HOWEVER, that nothing herein shall be construed to release or affect the Mortgage as it relates to the remainder of the mortgaged property described therein.

IN WITNESS WHEREOF, this Partial Release of Mortgage is executed this 27th day of October, 2008.

Witnesses:

Sheri Huey
Name: Sheri Huey

Gloria S. Sneed-Jackson
Name: Gloria S. SNEED-Jackson

CNLBANK, FIRST COAST

By: [Signature]
Name: Lynn E. Vermilya
Its: Senior Vice President

Address: 10739 Deerwood Park Boulevard,
Suite 100, Jacksonville, Florida 32256

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of October, 2008, by Lynn E. Vermilya, as Senior Vice President of CNLBank, First Coast, a Florida banking corporation, on behalf of the corporation, who is personally known to me or has produced a valid Florida driver's license as identification.



[Signature]
Notary Public (print name) _____
Commission number _____
My commission expires: _____

EXHIBIT A

All that certain tract or parcel of land being a portion of Section 1, Township 2 North, Range 27 East, and a portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida and being more particularly described as follows: For a point of reference commence at a railroad spike found at the centerline of right-of-way intersection of State Road No. 200/A1A (a 184.00 foot right-of-way by Department of Transportation right-of-way maps of Section No. 74060-2503) and State Road No. 200-A (a 100.00 foot right-of-way as now established by Department of Transportation right-of-way maps Section No. 74600-2150 and 7460-175) and run North $07^{\circ}51'58''$ East along the centerline of said State Road 200-A, a distance of 490.58 feet to a point lying on said centerline; thence South $73^{\circ}01'00''$ East, 50.65 feet to the Point of Beginning lying on the Easterly right-of-way line of aforesaid State Road No. 200-A; thence North $07^{\circ}51'58''$ East along said Easterly right-of-way line, 705.00 feet; thence South $82^{\circ}08'02''$ East, 20.00 feet; thence South $07^{\circ}51'58''$ West, 708.21 feet; thence North $73^{\circ}01'00''$ West, 20.26 feet to the Point of Beginning.

Lands thus described contain 0.32 acres, more or less.