

RESOLUTION NO. 2024 - 494

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DESIGNATING PARCEL NUMBERS 095574-0010 AND 095574-0020 ON AGRICULTURE CENTER DRIVE IN UNINCORPORATED ST. JOHNS COUNTY AS A BROWNFIELD AREA AS AUTHORIZED UNDER THE FLORIDA BROWNFIELDS REDEVELOPMENT ACT, SECTIONS 376.77 – 376.85, FLORIDA STATUTES FOR ENVIRONMENTAL REHABILITATION AND ECONOMIC DEVELOPMENT; PROVIDING FOR NOTIFICATION OF A BROWNFIELD SITE REHABILITATION AGREEMENT; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Florida Brownfields Redevelopment Act, sections 376.77- 376.85, *Florida Statutes*, requires the local government with jurisdiction over a proposed brownfield area to designate such area, by resolution, pursuant to the administrative process and criteria set forth therein; and

WHEREAS, the primary goals of the Brownfields Redevelopment Act are to reduce public health and environmental hazards on existing commercial and industrial sites that are abandoned or underused, create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites, and derive appropriate cleanup target levels; and

WHEREAS, SJC Acquisitions, LLC (“SJC Acquisitions”) owns approximately 39.60 acres of real property off Agricultural Center Drive (parcel nos. 095574-0010 and 095574-0020) in unincorporated St. Johns County, a map delineating the parcels is attached hereto as Exhibit 1 (the “Property”); and

WHEREAS, the Property was previously used as a gun range and for agricultural uses which may have resulted in elevated concentrations of lead, other metals, and contaminants on the Property; and

WHEREAS, SJC Acquisitions plans to conduct further assessment and remediation activities on the Property to achieve regulatory site closure from Florida Department of Environmental Protection (“FDEP”); and

WHEREAS, SJC Acquisitions is requesting the Board of County Commissioners adopt a resolution designating the Property a Brownfield Area as authorized under the Florida Brownfields Redevelopment Act, Sections 376.77 – 376.85, *Florida Statutes*; and

WHEREAS, following enactment of a resolution approving the Brownfield Area designation, SJC Acquisitions will negotiate a Brownfield Site Rehabilitation Agreement (BSRA)

with the FDEP which will obligate SJC Acquisitions to assess and remediate any environmental impacts according to schedules approved by FDEP; and

WHEREAS, SJC Acquisitions is pursuing the Brownfield designation and the BSRA to benefit from the State of Florida's Voluntary Cleanup Tax Credit program and cleanup liability protection from the State; and

WHEREAS, SJC Acquisitions has demonstrated it meets the criteria required for Brownfield Area designation and has sufficient resources to implement and complete site rehabilitation; a copy of SJC Acquisitions request and criteria determination is attached as Exhibit 2; and

WHEREAS, SJC Acquisitions and County have complied with the procedures, designation criteria, and noticing required by section 376.80, *Florida Statutes*; now therefore,

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida:

Section 1. Findings. The Board of County Commissioners finds that the above recitals are true and correct and are adopted as findings of fact.

Section 2. Designation. For the purpose of the Florida Brownfields Redevelopment Act, sections 376.77 – 376.85, *Florida Statutes*, the Property is hereby designated a Brownfield Area. This designation shall not, however, render the County liable: for the cost of any required site rehabilitation or source removal, as those terms are defined in sections 376.79(17) and (18), *Florida Statutes*; for other costs in excess of those attributable to the County as administrator of a Brownfield Program; or as a property owner, if the County hereafter acquires any realty within the designation area.

Section 3. Notification of Rehabilitation Agreement. Owner will negotiate a Brownfield Site Rehabilitation Agreement with FDEP and notify the County when such an agreement has been reached.

Section 4. Effective Date. This resolution shall be effective upon its adoption by the Board.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, State of Florida, this 5th day of November, 2024.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

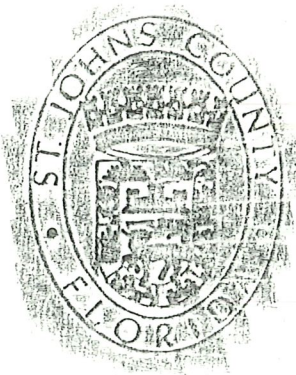
Rendition Date NOV 07 2024

By: 

Sarah Arnold, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit
Court and Comptroller

By: Crystal Smith
Deputy Clerk



Attachment A

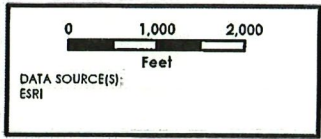
Project Description

The subject property was utilized as a gun range since at least 2014. Shooting ranges often contain elevated concentrations of lead and other metals, particularly in berms located behind targets. The Phase I Environmental Site Assessment prepared by Aerostar SES LLC ("Aerostar") and dated September 6, 2024 ("Phase I ESA"), noted the existence of multiple berms or targeting backstops. In addition, the Phase I ESA noted that historical agricultural use of the subject property may have resulted in elevated concentrations of herbicides and pesticides on the subject property. The Applicant has requested that Aerostar conduct environmental assessment activities to delineate the extent of lead and other potential impacts on the subject property. Brownfield designation of the subject property is necessary for the Applicant to enter into a Brownfield Site Rehabilitation Agreement ("BSRA") with the Florida Department of Environmental Protection ("FDEP"). The BSRA would obligate the Applicant to assess and remediate any environmental impacts according to schedules approved by the FDEP, provide certain liability protections to any lenders holding a security interest in the subject property and allow the Applicant to obtain partial reimbursement of site rehabilitation costs in the form of Florida corporate income tax credits.

The Applicant and the proposed redevelopment of the subject property satisfy the criteria of Section 376.80(2)(c), Florida Statutes. The Applicant holds fee title to the subject property and maintains sufficient financial resources to implement and complete the site rehabilitation and redevelopment of the subject property. The redevelopment of the subject property will consist of at least 306,000 square feet of office/warehouse space and create at least five (5) new permanent jobs, which jobs will not be associated with site rehabilitation or redevelopment activities. In 2023, the County approved Ordinance Nos. 2023-14, amending the land use designation of the subject property, and Ordinance 2023-15, rezoning a portion of the subject property to PUD, such that the proposed redevelopment is consistent with the comprehensive plan and the land development code. Finally, notice of the proposed site rehabilitation activities to neighbors and nearby residents will be accomplished as part of the proposed brownfield designation process.

Attachment B

Location Map and Land Use and Zoning Maps




Aerostar SES LLC

3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
(904) 565-2820 • www.bbch-llc.com

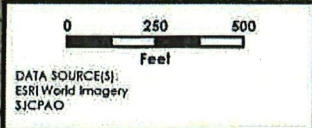
Street Site Location

Former Ancient City Shooting Range
3021 Agricultural Center Drive
St. Augustine, St. Johns County, Florida

Project No.:	111.25.012
Drawn By:	OL
Reviewed By:	KA
Approved By:	FR
Date:	Sep 2024
FIGURE NUMBER	
1	



- Subject Property
- Parcel Boundaries
- PMTs
- Retention Pond




Aerostar SES LLC

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(904) 565-2820 • www.bbch-llc.com

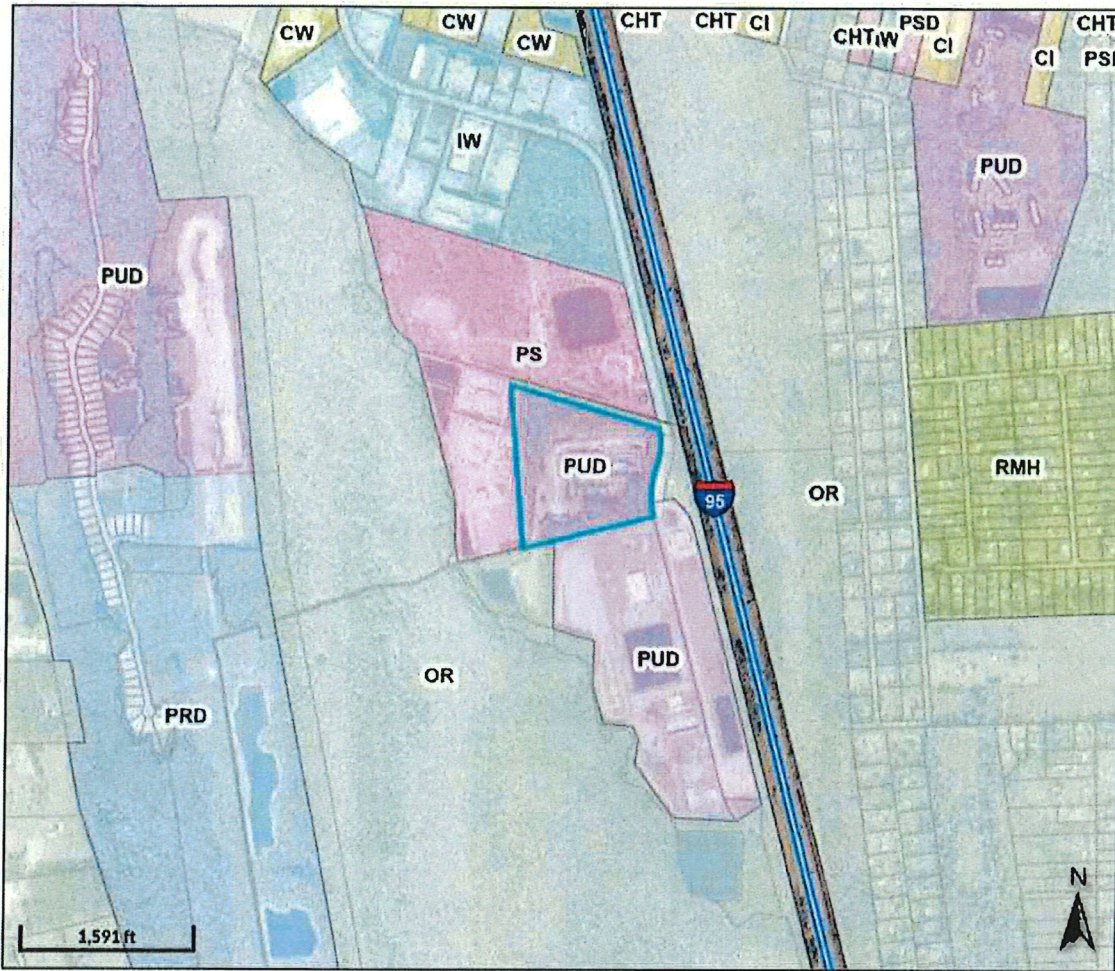
Site Plan

Former Ancient City Shooting Range
3021 Agricultural Center Drive
St. Augustine, St. Johns County, Florida

Project No.: 111.25.012		FIGURE NUMBER 2
Drawn By:	OL	
Reviewed By:	KA	
Approved By:	FR	
Date:	Sep 2024	



St. Johns County, FL



Overview



Legend



Parcel ID	0955740010	Physical Address	AGRICULTURAL CENTER DR	Building Value	N/A	Last 2 Sales Date				
Property Class	7700 - Clubs, Lodges or Union Halls		SAINT AUGUSTINE	Extra Feature Value	\$164,302	3/10/2023	\$3800000	40	U	
Taxing District	South Ponte Vedra & US 1 North Area	Mailing Address	SJC ACQUISITION LLC 645 MAYPORT RD STE 5 ATLANTIC BEACH FL 32233-0000	Total Land Value	\$2,351,696	n/a	0	n/a	n/a	
Acres	30.85			Just Value Total	\$2,515,998					
				Deferred Assessed Value Total	N/A					
				Exemptions Taxable Value	\$2,515,998					

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 9/12/2024
 Last Data Uploaded: 9/12/2024 2:20:03 AM

Developed by Schneider GEOSPATIAL

Future Land Use

- RESIDENTIAL-C
- RUR/SYLV
- RESIDENTIAL-B
- MIXED USE DISTRICT
- RESIDENTIAL-D
- AGRICULTURE
- PARK/RECREATION
- CONSERVATION
- RESIDENTIAL-A
- COMMERCIAL
- Other



Provides information on the future land use map. Provides information on the future land use map.

600ft

Data content is created and/or maintained by the St. Johns County GIS Division and St. Johns County Growth Management. | St. Johns County, State of Florida, Maxar

Attachment C
Warranty Deed

Prepared by and return to:

Ruth K. McDonald
Hathaway & Reynolds, PLLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082

File Number: 2022-1063

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 10 day of March, 2023, between American Tactical Training Arms Center LLC, a Florida Limited Liability Company, whose post office address is 2851 CR 208, St. Augustine, FL 32092, grantor, and SJC Acquisition, LLC, a Florida Limited Liability Company, whose post office address is 645 Mayport Road, Suite 5, Atlantic Beach, FL 32233, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns County, Florida, to-wit:

See Attached Exhibit A

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.

SUBJECT TO covenants, conditions, restrictions, easements of record and taxes for the current year.

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 claiming by, through or under grantors.

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

Two Different Witnesses have signed below (the Notary may be one of the Witnesses) and neither the Notary, nor any Witness, is related to the Signor or has a beneficial interest in the property described above.

Signed, sealed and delivered in our presence:

[Signature]
Witness 1 Signature
Cassandra M. English
Witness 1 Printed Name

American Tactical Training Arms Center LLC, a
Florida Limited Liability Company

By: [Signature]
Charles R. Usina, Jr., Managing Member

[Signature]
Witness 2 Signature
Ruth K. McDonald
Witness 2 Printed Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of Physical Presence or Online Notarization, this 10 day of March, 2023, by Charles R. Usina, Jr., Managing Member of American Tactical Training Arms Center LLC, a Florida Limited Liability Company, on behalf of the company, who personally known to me or have produced Valid DL as identification.

[Signature]
NOTARY PUBLIC
Printed Name: Cassandra M. English
My Commission Expires: March 9, 2027

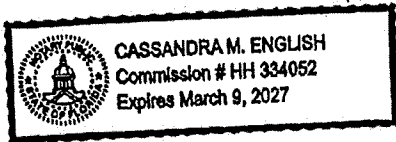


Exhibit "A"
Legal Description

PARCEL 1:

A PARCEL OF LAND IN SECTIONS 7, 8, 17 AND 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 (STATION 8240-37.94 CENTERLINE SURVEY) WITH THE CENTERLINE OF STATE ROAD NO. 16, SAID POINT BEARING SOUTH 41 DEGREES 32 MINUTES 30 SECONDS WEST 139.35 FEET FROM THE NORTHEAST CORNER OF SECTION 7 OF SAID TOWNSHIP AND RANGE AS ESTABLISHED BY SURVEY OF D. D. MOODY; THENCE SOUTH 14 DEGREES 35 MINUTES 20 SECONDS EAST ON SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 5,152.60 FEET; THENCE SOUTH 75 DEGREES 24 MINUTES 40 SECONDS WEST 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95; THENCE NORTH 73 DEGREES 56 MINUTES 00 SECONDS WEST 186.00 FEET TO THE SOUTHEAST CORNER OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 615, PAGE 366, PUBLIC RECORDS OF SAID COUNTY, BEING THE ST. JOHNS COUNTY AGRICULTURAL CENTER; THENCE SOUTH 14 DEGREES 35 MINUTES 20 SECONDS EAST, ON THE WEST LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140, PUBLIC RECORDS OF SAID COUNTY, 27.44 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 636.92 FEET; THENCE ON SAID CURVE TO THE RIGHT AND ON SAID WEST LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140, THROUGH A CENTRAL ANGLE OF 03 DEGREES 44 MINUTES 12 SECONDS AN ARC DISTANCE OF 41.54 FEET (CHORD = SOUTH 12 DEGREES 43 MINUTES 14 SECONDS EAST 41.43 FEET) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 73 DEGREES 56 MINUTES 00 SECONDS WEST 1369.77 FEET; THENCE SOUTH 04 DEGREES 48 MINUTES 25 SECONDS EAST 1,429.96 FEET TO THE NORTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140, PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 76 DEGREES 24 MINUTES 40 SECONDS EAST, ON SAID NORTH LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140, A DISTANCE OF 1,182.76 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 736.92 FEET; THENCE ON SAID CURVE TO THE RIGHT AND ON WESTERLY LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140, THROUGH A CENTRAL ANGLE OF 29 DEGREES 42 MINUTES 37 SECONDS AN ARC DISTANCE OF 382.12 FEET (CHORD = NORTH 01 DEGREE 00 MINUTES 09 SECONDS EAST 377.86 FEET); THENCE NORTH 15 DEGREES 51 MINUTES 27 SECONDS EAST 100.00 FEET TO THE POINT OF A CURVE TO THE LEFT WITH RADIUS OF 636.92 FEET; THENCE ON SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26 DEGREES 42 MINUTES 35 SECONDS AN ARC DISTANCE OF 296.91 FEET (CHORD = NORTH 02 DEGREES 30 MINUTES 10 SECONDS EAST 294.23 FEET) TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO ST. JOHNS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY DEED OF DEDICATION RIGHT-OR-WAY, RECORDED APRIL 9, 2008 IN OFFICIAL RECORDS BOOK 3066, PAGE 1843 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 7, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PART OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2966, PAGE 1090 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 (STATION 8240 + 37.94 CENTERLINE SURVEY I-95) WITH THE CENTERLINE OF STATE ROAD NO. 16, THENCE SOUTH 14 DEGREES 38 MINUTES 28 SECONDS EAST ALONG SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 3,915.71 FEET; THENCE SOUTH 75 DEGREES 21 MINUTES 32 SECONDS WEST, A DISTANCE OF 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95; THENCE NORTH 73 DEGREES 59 MINUTES 08 SECONDS WEST, A DISTANCE OF 186.00 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 615, PAGE 366 OF SAID PUBLIC RECORDS AND THE WESTERLY RIGHT OF WAY LINE OF AGRICULTURAL

CENTER DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 732, PAGE 437 OF SAID PUBLIC RECORDS; THENCE SOUTH 14 DEGREES 37 MINUTES 05 SECONDS EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID AGRICULTURAL CENTER DRIVE, A DISTANCE OF 1,236.79 FEET; THENCE NORTH 73 DEGREES 58 MINUTES 31 SECONDS WEST, ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 615, PAGE 366, A DISTANCE OF 1,358.59 FEET TO THE WEST LINE OF 60 FOOT STRIP AS DESCRIBED IN OFFICIAL RECORDS BOOK 2764, PAGE 252 OF SAID PUBLIC RECORDS AND THE EAST LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2574, PAGE 1558 OF SAID PUBLIC RECORDS; THENCE SOUTH

04 DEGREES 50 MINUTES 23 SECONDS EAST ALONG SAID WEST AND EAST LINE, A DISTANCE OF 64.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 73 DEGREES 58 MINUTES 31 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 60 FOOT STRIP, A DISTANCE OF 25.00 FEET; THENCE SOUTH 50 DEGREES 35 MINUTES 33 SECONDS WEST, A DISTANCE OF 28.37 FEET; THENCE NORTH 04 DEGREES 50 MINUTES 23 SECONDS WEST ALONG SAID WEST AND EAST LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 (STATION 8240-37.94 CENTERLINE SURVEY I-95) WITH THE CENTERLINE OF STATE ROAD NO. 16, SAID POINT BEARING SOUTH 41 DEGREES 32 MINUTES 30 SECONDS WEST 139.35 FEET FROM THE NORTHEAST CORNER OF SECTION 7 OF SAID TOWNSHIP AND RANGE AS ESTABLISHED BY SURVEY OF D. D. MOODY; THENCE SOUTH 14 DEGREES 35 MINUTES 20 SECONDS EAST ON SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 5,152.60 FEET; THENCE SOUTH 75 DEGREES 24 MINUTES 40 SECONDS WEST 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95; THENCE NORTH 73 DEGREES 56 MINUTES 00 SECONDS WEST 186.00 FEET TO THE SOUTHEAST CORNER OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 615, PAGE 366, PUBLIC RECORDS OF SAID COUNTY, BEING THE ST. JOHNS COUNTY AGRICULTURAL CENTER; THENCE CONTINUING NORTH 73 DEGREES 56 MINUTES 00 SECONDS WEST, ON THE SOUTHERLY LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 615, PAGE 366, A DISTANCE OF 1,358.66 FEET; THENCE SOUTH 04 DEGREES 48 MINUTES 25 SECONDS EAST 1,514.42 FEET TO THE SOUTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140, PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 76 DEGREES 24 MINUTES 40 SECONDS EAST, ON SAID SOUTH LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140, A DISTANCE OF 282.37 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 18 SECONDS WEST, ON THE WESTERLY LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2131, PAGE 1908, A DISTANCE OF 760.28 FEET; THENCE NORTH 73 DEGREES 47 MINUTES 45 SECONDS WEST 609.28 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 39 SECONDS WEST 459.04 FEET; THENCE NORTH 76 DEGREES 24 MINUTES 40 SECONDS EAST 572.96 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

DESCRIPTION (Crossing A)

A parcel of land situated in Section 8, Township 7 South, Range 29 East, St. Johns County, Florida and being more particularly bounded and described as follows: COMMENCE at the intersection of the centerline of Interstate Highway 95 with the centerline of State Road No. 16, said intersection bearing South 41°32'30" West, 139.35 feet from the Northeast corner of Section 7, Township 7 South, Range 29 East, of said County, thence South 14°35'20" East, along said centerline of Interstate Highway 95, a distance of 5152.60 feet: thence South 75°24'40" West, a distance of 150.00 feet to the West Right of Way Line of said Highway, thence North 73°56'00" West, a distance of 186.00 feet to

the Westerly Right of Way Line of Agricultural Center Drive, as it currently exists; thence South 14°36'06" East, along the Westerly Line of those lands described in Official Records Book 874, page 1140 of the Public Records of said County, a distance of 27.44 feet to the point of curvature of a non tangent curve to the right, of which the radius point lies South 75°24'40" West, a radial distance of 636.92 feet and having a chord bearing and chord distance of South 09°07'21" East, 121.35 feet; thence southerly along said Westerly Line of those lands described in Official Records Book 874, page 1140 of said Public Records and said curve, through a central angle of 10°55'59" a distance of 121.54 feet to the POINT OF BEGINNING for the herein described parcel: thence North 86°20'39" East, a distance of 20.00 feet to a point on a non tangent curve to the right, of which the radius point lies South 86°20'39" West, a radial distance of 656.92 feet and having a chord bearing and a chord distance of South 00°50'31" West, 103.03 feet; thence southerly along the Easterly Line of those lands described in Official Records Book 874, page 1140 of the Public Records and said curve through a central angle of 08°59'44", a distance of 103.14 feet; thence North 84°39'37" West, a distance of 20.00 feet to a point on a non tangent curve to the left, of which the radius point lies North 84°39'37" West, a radial distance of 636.92 feet and having a chord bearing and chord distance of North 00°50'31" East, 99.90 feet; thence northerly along said Westerly Line of those lands described in Official Records Book 874, page 1140 of the Public Records and said curve, through a central angle of 08°59'44", a distance of 100.00 feet the POINT OF BEGINNING.

DESCRIPTION (Crossing B)

A parcel of land situated in Section 8, Township 7 South, Range 29 East, St. Johns County, Florida and being more particularly bounded and described as follows: COMMENCE at the intersection of the centerline of Interstate Highway 95 with the centerline of State Road No. 16, said intersection bearing South 41°32'30" West, 139.35 feet from the Northeast corner of Section 7, Township 7 South, Range 29 East, of said County; thence South 14°35'20" East, along said centerline of Interstate Highway 95, a distance of 5,152.60 feet; thence South 75°24'40" West, a distance of 150.00 feet to the West Right of Way Line of said Highway; thence North 73°56'00" West, along the South Line of those lands described in Official Records Book 615, page 366 of the Public Records of said County, a distance of 1,544.66 feet; thence South 04°48'25" East, along the East Line of those lands described in Official Records Book 2574, page 1558 of said Public Records, a distance of 1,494.17 feet; thence North 76°24'40" East, along the Northerly Line of those lands described in Official Records Book 874, page 1140 of said Public Records, a distance of 30.00 feet to the POINT OF BEGINNING for the herein described Parcel; thence continue easterly along said line, a distance of 100.00 feet; thence South 13°35'20" East, a distance of 20.00 feet; thence South 76°24'40" West, along the Southerly Line of those lands described in Official Records Book 874, page 1140 of said Public Records, a distance of 100.00 feet; thence North 13°35'20" West, a distance of 20.00 feet to the POINT OF BEGINNING.

Parcel Identification Number: 0955740020

Attachment D
Owner's Authorization Form



Owner's Authorization Form

Chels (Trey) F. Smith III is hereby authorized TO ACT ON BEHALF OF

SJC Acquisition LLC the owners(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

Brownfield Designation

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated (_____), have been notified of the _____
(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

Jeff Klotz

Print Name

JEFF KLOTZ

Signature of Owner

Print Name

Telephone Number

904-514-1090

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of September, 2024 by JEFF KLOTZ as manager for SJC Acquisition LLC.

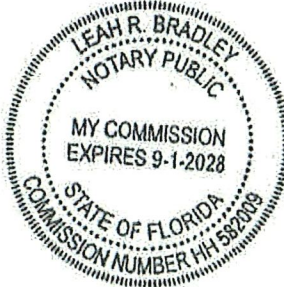
Leah Bradley

Notary Public, State of Florida

Name: Leah Bradley

My Commission Expires: _____

My Commission Number is: _____



Personally Known OR Produced Identification _____

Type of Identification Produced _____ 22-5