

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING DEEDS OF DEDICATION FOR ADDITIONAL RIGHT-OF-WAY REQUIRED FOR A TURN LANE ALONG INTERNATIONAL GOLF PARKWAY IN CONNECTION WITH THE HOME DEPOT PROJECT.

RECITALS

WHEREAS, Home Depot U.S.A., Inc., a Delaware corporation and World Commerce Center, LLP, a Florida limited liability partnership have executed and presented to St. Johns County Deeds of Dedication, attached hereto as Exhibit “A” and Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, the deeds convey additional right-of-way to the County required for a turn lane along International Golf Parkway in connection with the Home Depot project; and

WHEREAS, it is in the best interest of the County to accept the deeds for the health, safety and welfare of its citizens.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above Recitals are incorporated into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Deeds of Dedication are hereby accepted by the Board of County Commissioners.

Section 3. The Clerk is instructed to record the original Deeds of Dedication in the public records of St. Johns County, Florida.

Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

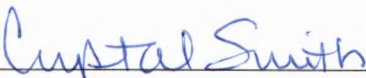
PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, this 17th day of December, 2024.

Rendition Date DEC 17 2024

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: 
Krista Joseph, Chair

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

By: 
Deputy Clerk



Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

DEED OF DEDICATION

THIS INDENTURE made this 3 day of December, 2024, between **HOME DEPOT U.S.A., INC.** a Delaware corporation, whose address is 2455 Paces Ferry Road, Building C-19, Atlanta, Georgia 30339, hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called Grantee.

WITNESSETH: that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situate in St. Johns County, Florida, to wit:

See Exhibit "A", attached hereto and be reference made a part hereof.

TO HAVE AND HOLD the same unto the Grantees, its successors and assigns forever, in fee simple for public road.

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 hereby warrants the title to said land and will defend same against the lawful claims of all persons claiming by, through or under said Grantor, its successors and assigns and not otherwise. Subject to matters of record as of the date hereof.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed
in our Presence:

GRANTOR
Home Depot, U.S.A., Inc.,
a Delaware corporation

(sign) Ivelisse Guadalupe
(print) Ivelisse Guadalupe
Address: 2455 Paces Ferry Rd
Atlanta GA 30329

By: [Signature]
Print Name: Jessica Borgert
Its: Assistant General Counsel

(sign) Celeste H. Burr
(print) Celeste H. Burr
Address: 2455 Paces Ferry Rd.
Atlanta GA 30329

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of December, 2024, by Jessica Borgert as Assistant General Counsel of Home Depot, U.S.A., Inc., a Delaware corporation, on behalf of the corporation.

Connie D. Rockwell
Notary Public
My Commission Expires: 10-16-2027

Personally Known or Produced Identification
Type of Identification Produced

Connie D Rockwell
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 10/16/2027

Exhibit "A"

RIGHT OF WAY SKETCH & DESCRIPTION



NOTES

- 1.) THE BEARINGS SHOWN HEREON ARE ASSUMED AND BASE ON THE SOUTH R/W LINE OF INTERNATIONAL GOLF PARKWAY, BEING N 44°32'39" E.
- 2.) THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER,
- 3.) ALL DISTANCES ARE CALCULATED UNLESS OTHERWISE NOTED.

SHEET INDEX:

SHEET 1.) NOTES, LEGAL DESCRIPTION, VICINITY AND LOCATION MAP ABBREVIATIONS AND LEGEND

SHEET 2.) DETAIL

LEGEND

- | | | | | | |
|-----|---|------------------|---|---|--------------|
| E | - | EAST/EASTING | " | - | SECONDS |
| LB | - | LICENSE BUSINESS | ' | - | FEET/MINUTES |
| N | - | NORTH/NORTHING | ~ | - | NOT TO SCALE |
| R/W | - | RIGHT OF WAY | W | - | WEST |
| S | - | SOUTH | | | |

DESCRIPTION OF LANDS:

A PARCEL OF LAND LYING IN SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 10, LYING IN SAID SECTION 38; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID GOVERNMENT LOT 10, S 72°07'40" E, 371.25 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES; (1) N 50°37'11" E, 5313.58 FEET; (2) N 44°32'39" E, 3025.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE N 44°32'39" E, 318.81 FEET; THENCE DEPART SAID SOUTHEASTERLY RIGHT OF WAY LINE S 45°27'21" E, 12.00 FEET; THENCE S 44°32'39" W, 288.82 FEET; THENCE S 58°02'34" W, 51.41 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,525.95 SQUARE FEET OR 0.08 ACRES MORE OR LESS.

CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Byron A. Faircloth

BYRON A. FAIRCLOTH
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 6764



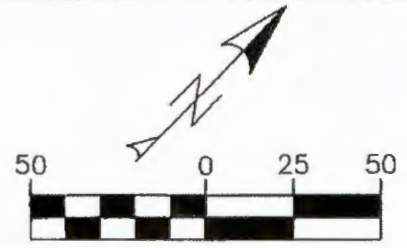
THIS DESCRIPTION AND COPIES THEREOF ARE NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND ORIGINAL SEAL.

WORLD COMMERCE CENTER, LLP			
DESCRIPTION SKETCH - NOT A SURVEY			
World Commerce Center - Right of Way Dedication			St. Johns County
	BY	DATE	PREPARED BY:
	M.S.	10/22/24	T2 Utility Engineers
DRAWN			159 SW Spencer Court Suite 106 Lake City, Florida 32024
CHECKED	B.F.	10/22/24	License Business 8338
			SHEET 1 OF 2

RIGHT OF WAY SKETCH & DESCRIPTION

POINT OF COMMENCEMENT

N.W. CORNER
GOVERNMENT LOT 10
FND 5/8" IRON ROD
& CAP (LB 3488)
N: 2047413.0911
E: 500562.6061



1 inch = 50 ft.
INTENDED DISPLAY SCALE

MATCH LINE (SEE BELOW)

S 72°07'40" E 371.25'

N 50°37'11" E 5313.58'

N 44°32'39" E 3025.40'

EXISTING R/W LINE

POINT OF BEGINNING

INTERNATIONAL GOLF PARKWAY

S45°27'21"E 12.00'

EXISTING R/W LINE

N44°32'39"E 318.81'

PARCEL 1

S58°02'34"W 51.41'

PROPOSED R/W DEDICATION
CONTAINS 3526.95 SQUARE FEET
OR 0.08 ACRES MORE OR LESS.

S44°32'39"W 268.82'

PROPOSED R/W LINE

NORTHEASTERLY BOUNDARY LINE OF
HOME DEPOT PARCEL

MATCH LINE (SEE ABOVE)

SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

NOT A FIELD SURVEY

THIS DESCRIPTION AND COPIES THEREOF ARE NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND ORIGINAL SEAL.

World Commerce Center, LLP

DESCRIPTION SKETCH - NOT A SURVEY

World Commerce Center - Right of Way Dedication

St. Johns County

BY	DATE	PREPARED BY
DRAWN	M.S. 10/22/24	T2 Utility Engineers
CHECKED	B.F. 10/22/24	159 SW Spencer Court Suite 106 Lake City, Florida 32024
		Lloonso Business 8336

SHEET 2 OF 2

Exhibit "B" to Resolution

Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

DEED OF DEDICATION

THIS INDENTURE made this 21st day of November, 2024, between **WORLD COMMERCE CENTER, LLP**, a Florida limited liability partnership, whose address is 13901 Sutton Park Drive South, Suite 105, Jacksonville, Florida 32224, hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called Grantee.

WITNESSETH: that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situate in St. Johns County, Florida, to wit:

See Exhibit "A", attached hereto and be reference made a part hereof.

TO HAVE AND HOLD the same unto the Grantees, its successors and assigns forever, in fee simple for public road.

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 hereby warrants the title to said land and will defend same against the lawful claims of all persons claiming by, through or under said Grantor, its successors and assigns and not otherwise. Subject to matters of record as of the date hereof.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed
in our Presence:

GRANTOR
WORLD COMMERCE CENTER, LLP,
a Florida limited liability partnership

(sign) Mary Heath
(print) Mary Heath
Address: 13901 Sutton Park Dr. S. Jacksonville, FL 32224

By Steinemann-Wolfe, LLC, a Florida limited liability company, its General Partner

(sign) Nathaniel W. Arms
(print) Nathaniel W. Arms
Address: 13901 Sutton Park Dr. S. Jacksonville, FL 32224

By: M Cills
Michael Cills

Its: Manager

STATE OF Florida
COUNTY OF Duval

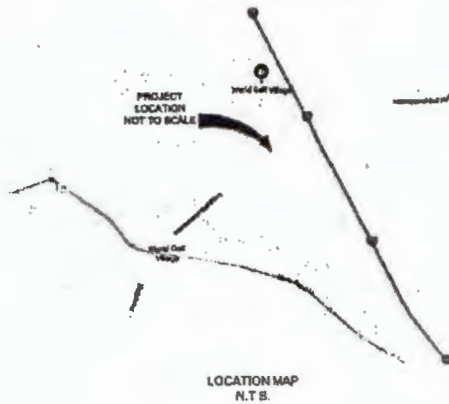
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of November, 2024, by Michael Cills as Manager of Steinemann-Wolfe, LLC, the general partner of World Commerce Center, LLP, on behalf of the company.

Donna Morrow
Notary Public
My Commission Expires: 05/31/2025

Personally Known or Produced Identification
Type of Identification Produced

DONNA MORROW
Notary Public, State of Florida
My Comm. Expires 05/31/2025
Commission No. HH136000

RIGHT OF WAY SKETCH & DESCRIPTION



NOTES

- 1.) THE BEARINGS SHOWN HEREON ARE ASSUMED AND BASE ON THE SOUTH R/W LINE OF INTERNATIONAL GOLF PARKWAY, BEING N 44°32'39" E.
- 2.) THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER,
- 3.) ALL DISTANCES ARE CALCULATED UNLESS OTHERWISE NOTED.

SHEET INDEX:

SHEET 1.) NOTES, LEGAL DESCRIPTION, VICINITY AND LOCATION MAP ABBREVIATIONS AND LEGEND

SHEET 2.) DETAIL

LEGEND

E	-	EAST/EASTING		-	SECONDS
LB	-	LICENSE BUSINESS	.	-	FEET/MINUTES
N	-	NORTH/NORTHING	-	-	NOT TO SCALE
R/W	-	RIGHT OF WAY	W	-	WEST
S	-	SOUTH			

DESCRIPTION OF LANDS:

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CONTAINS 732.50 SQUARE FEET OR 0.016 ACRES MORE OR LESS.

CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Byron A. Faircloth

BYRON A. FAIRCLOTH
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 6764

THIS DESCRIPTION AND COPIES THEREOF ARE NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND ORIGINAL SEAL.



**WORLD COMMERCE CENTER, LLP
DESCRIPTION SKETCH - NOT A SURVEY**

World Commerce Center - Right of Way Dedication

St. Johns County

BY	DATE	PREPARED BY
DRAWN	M.S.	10/22/24
CHECKED	B.F.	10/22/24
		T2 Utility Engineers 150 SW Spencer Court Suite 106 Lake City, Florida 32024 License Business 8336

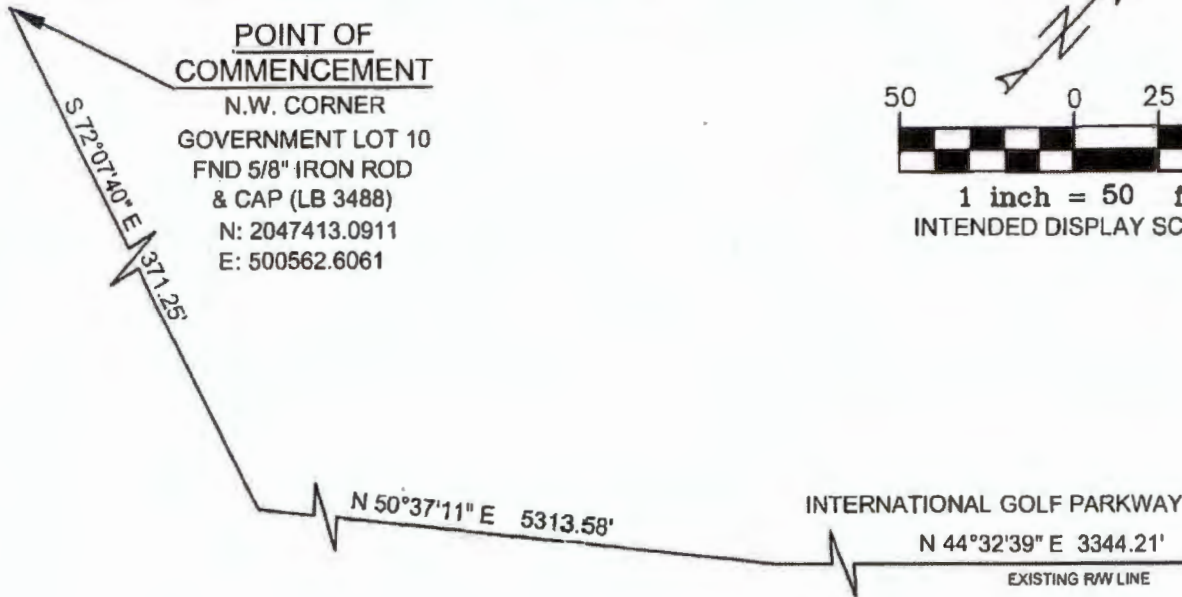
RIGHT OF WAY SKETCH & DESCRIPTION

POINT OF COMMENCEMENT

N.W. CORNER
GOVERNMENT LOT 10
FND 5/8" IRON ROD
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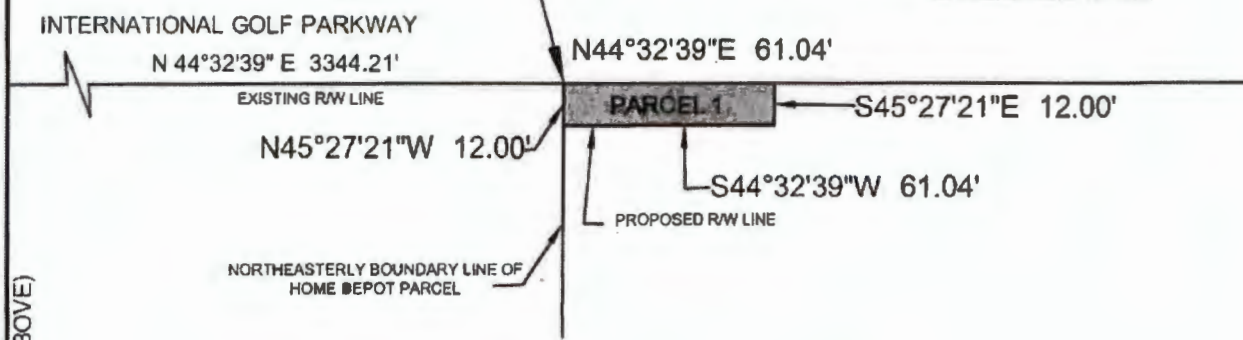
1 inch = 50 ft.
INTENDED DISPLAY SCALE



MATCH LINE (SEE BELOW)

POINT OF BEGINNING

PROPOSED RW DEDICATION
CONTAINS 732.50' SQUARE FEET OR
0.016 ACRES MORE OR LESS.



MATCH LINE (SEE ABOVE)

SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

NOT A FIELD SURVEY

THIS DESCRIPTION AND COPIES THEREOF ARE NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND ORIGINAL SEAL.

World Commerce Center, LLP
DESCRIPTION SKETCH - NOT A SURVEY

World Commerce Center - Right of Way Dedication

St. Johns County

BY	DATE	PREPARED BY
DRAWN	M.S. 10/22/24	T2 Utility Engineers
CHECKED	B.F. 10/22/24	159 SW Spencer Court Suite 106 Lake City, Florida 32024 License Business 8336



Additional Right-of-Way

International Golf Pkwy

World Commerce Pkwy



2023 Aerial Imagery
Date: 11/20/2024

**International Golf Parkway
Deeds of Dedication
Home Depot Project**



Land Management
Systems
(904) 209-0790

Disclaimer:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County Real Estate Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L01000020208

Entity Name: STEINEMANN-WOLFE, LLC

Current Principal Place of Business:

13901 SUTTON PARK DRIVE SOUTH
SUITE 105
JACKSONVILLE, FL 32224

Current Mailing Address:

13901 SUTTON PARK DRIVE SOUTH
SUITE 105
JACKSONVILLE, FL 32224 US

FEI Number: 90-0029754

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

STEINEMANN, FRANK CJR.
13901 SUTTON PARK DRIVE SOUTH
SUITE 105
JACKSONVILLE, FL 32224 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name STEINEMANN, FRANK CJR.
Address 13901 SUTTON PARK DRIVE SOUTH,
SUITE 105
City-State-Zip: JACKSONVILLE FL 32224

Title MGR
Name CILLS, MICHAEL B
Address 13901 SUTTON PARK DRIVE SOUTH,
SUITE 105
City-State-Zip: JACKSONVILLE FL 32224

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MICHAEL CILLS

MANAGER

03/04/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date

Division of Corporations

Page 1 of 2

GP02 00000241

Florida Department of State
Division of Corporations
Public Access System
Katherine Harris, Secretary of State

2/15

JH

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((EGP020000086 1))

Jsw

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:
Division of Corporations
Fax Number : (850) 205-0383

From:
Account Name : CORPORATION SERVICE COMPANY
Account Number : I20000000195
Phone : (850) 521-1000
Fax Number : (850) 521-1030

RECEIVED
02 FEB 15 PM 2:10
STATE SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED
02 FEB 15 AM 10:27
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

GEN REGISTRATION WORLD COMMERCE CENTER, LLP

Certificate of Status	0
Certified Copy	0
Page Count	02
Estimated Charge	\$50.00

File 1st

PARTNERSHIP REGISTRATION STATEMENT

1. WORLD COMMERCE CENTER, LLP
(Name of Partnership)

2. Duval County, Florida
(State/County of Formation)

3. Applied For
(Filing Number)

4. 8050 Phillips Highway, Jacksonville, Florida 32256
(Street Address of Chief Executive Office)

5. 13901 Sutton Park Drive South, Suite 100
Jacksonville, Florida 32224
(Street Address of Principal Office in Florida, if applicable)

6. In accordance with s. 620.8105(1)(c)(1 & 2), Florida Statutes, required partner information is provided in one of the following options:

- Attached is a list of the names and mailing addresses of ALL partners and Florida Registration Numbers, if other than individuals, or:
- The name and street address of the agent in Florida who shall maintain a list of the names and addresses of all partners:

NAME & FLORIDA STREET ADDRESS OF FLORIDA AGENT

IF OTHER THAN INDIVIDUAL, FLORIDA REGISTRATION NUMBER

NAME & FLORIDA STREET ADDRESS OF FLORIDA AGENT	IF OTHER THAN INDIVIDUAL, FLORIDA REGISTRATION NUMBER

If any of the partners are other than individuals, its entity name and Florida Registration Number must be listed below:

<u>Ring Power Corporation</u>	<u>249380</u>
<u>Steinmann-Wolfe, LLC</u>	<u>LG1000020208</u>
Partner Entity Name	Florida Document Number

The execution of this statement as a partner constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Signed this 15th day of February, 2002

Signatures of TWO Partners:

By: [Signature] Ronald T. Roy
Its Vice President

By: [Signature] Frank C. Steinmann, Jr.,
Its Manager

Typed or printed names of partners signing above:

RING POWER CORPORATION
STEINMANN-WOLFE, LLC

Filing Fee:	\$50.00
Certified copy:	\$52.50 (optional)
Certificate of Status:	\$ 8.75 (optional)

CR26074(09/98)

Division of Corporations P.O. Box 6377 Tallahassee, FL 32314

LOCATION:

RX TIME 02/15 '02 13:03

EGP0200000861

FILED

02 FEB 15 AM 10:27

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FEB-15-02 FRI 01:15 PM

FAX NO.

P. Us

EGP0200000861

PARTNERS OF WORLD COMMERCE CENTER, LLP

Ring Power Corporation
8050 Phillips Highway
Jacksonville, Florida 32256

Steinemann-Wolfe, LLC
13901 Sutton Park Drive South
Suite 100
Jacksonville, Florida 32224

EGP0200000861

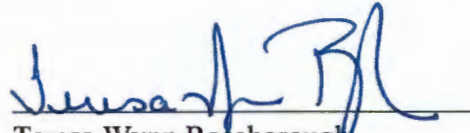
LOCATION:

RX TIME 02/15 '02 13:03

DELEGATION OF AUTHORITY

I, Teresa Wynn Roseborough, Executive Vice President, General Counsel and Corporate Secretary of The Home Depot, Inc. (the "Company") and of its wholly owned subsidiary, Home Depot U.S.A., Inc., do hereby designate each Vice President and Deputy General Counsel and each of Jessica Borgert, John Chescavage and Michael A. Dalton as my designees and authorize each of them acting either alone or together to execute and deliver, or cause to be executed and delivered, any and all contracts, assignments, easements, conveyances, deeds, leases, subleases, agreements, certificates, instruments, or any other documents on behalf of the Company and each of its direct and indirect subsidiaries related to real property owned or leased or to be acquired or leased by the Company or its direct and indirect subsidiaries (the "Documents") and to take, or cause to be taken, any and all actions in connection therewith as such individual or individuals may consider necessary or desirable, with such necessity or desirability being conclusively evidenced by the actions so taken. Further, I hereby ratify and approve all previous actions taken with respect to the execution and delivery of such Documents in the name of and on behalf of the Company and its direct and indirect subsidiaries.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of June 2024.



Teresa Wynn Roseborough
Executive Vice President, General
Counsel and Corporate Secretary