

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER METERS TO SERVE CIRCLE K – SR 207 & BRINKHOFF ROAD LOCATED OFF STATE ROAD 207.**

**RECITALS**

**WHEREAS**, Phoenick Retail LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities associated with the water meters to serve Circle K – SR 207 & Brinkhoff Road, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS**, Circle K Stores Inc., a foreign profit corporation, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water meters to serve Circle K – SR 207 & Brinkhoff Road, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

**WHEREAS**, Mclain Site Solutions Inc, a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Circle K – SR 207 & Brinkhoff Road, attached hereto as Exhibits “C” and “D”, incorporated by reference and made a part hereof; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit “E” incorporated by reference and made a part hereof.

**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 by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Easement for Utilities, Bill of Sale, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener 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.

Section 4. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities and Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

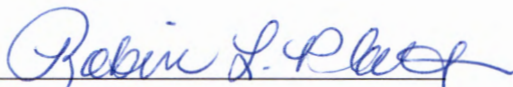
**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2025.

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

Rendition Date FEB 5 2025

By:   
Krista Joseph, Chair

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

  
Deputy Clerk



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

Exhibit "A" to the Resolution

### EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 7 day of January, 2025 by **PHOENICK RETAIL LLC**, with an address of 2809 Ocean Drive South, Jacksonville Beach, FL 32250, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

#### WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water meters and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water utility services only and does not convey any right to install other utilities such as cable television service lines.

**TO HAVE AND TO HOLD**, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) WATER SYSTEM - The Grantee shall maintain all water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

***REMAINDER OF PAGE INTENTIONALLY LEFT BLANK***

***SIGNATURES COMMENCE ON THE FOLLOWING PAGE.***

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its company seal to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered

In the presence of:

Leah Kitchens  
Witness Signature

Leah Kitchens  
Print Name

2300 3rd St S

Jax Beach, FL 32250  
Witness Address **REQUIRED BUSINESS OR PERSONAL**

By: Necdet Senhart

Print Name: Necdet Senhart

Title: Manager

Ashley Wenzel  
Witness Signature

Ashley Wenzel  
Print Name

2300 3rd St S

Jax Beach, FL 32250  
Witness Address **REQUIRED BUSINESS OR PERSONAL**

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me before me by means of  physical presence or  online notarization, this 7 day of January, 2025 by Necdet Senhart, who is Manager of Phoenick Retail LLC. Such person is personally known to me or has produced FLDL as identification.

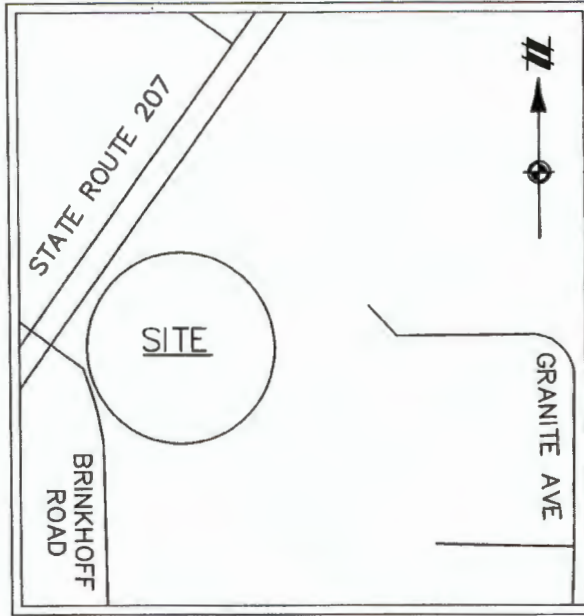
Jennifer Yee  
Notary Public  
My Commission Expires: \_\_\_\_\_



JENNIFER YEE  
Notary Public  
State of Florida  
Comm# HH621006  
Expires 1/22/2029

**EXHIBIT "A"**  
**EASEMENT AREA**

# SKETCH OF DESCRIPTION WATER EASEMENT



VICINITY MAP  
(NOT TO SCALE)

### SHEET INDEX

SHEET 1:	LEGEND & NOTES
SHEET 2:	SKETCH
SHEET 3:	LEGAL DESCRIPTION

### LEGEND

○	ANGLE POINT
———	EASEMENT BOUNDARY
- - - -	TAX PARCEL BOUNDARY
———	RIGHT-OF-WAY LINE
- - - -	SECTION LINE

### ABBREVIATIONS

ORB	=	OFFICIAL RECORDS BOOK
PB	=	PLAT BOOK
PG	=	PAGE
PID	=	PARCEL IDENTIFICATION NUMBER
RW	=	RIGHT-OF-WAY
SQ FT	=	SQUARE FEET

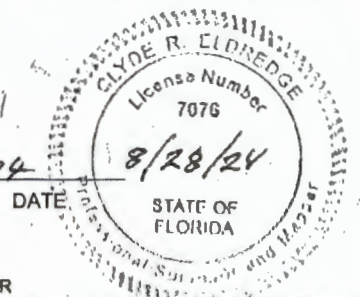
### NOTES

1. THIS SKETCH WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS SKETCH DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF S01°20'41"W ALONG THE WEST LINE OF TREATY OAKS PHASE 2 UNITS 4 AND 5.
3. THIS IS NOT A BOUNDARY SURVEY.
4. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 - .052, FLORIDA ADMINISTRATIVE CODE.

*Clyde R. Eldredge*  
 \_\_\_\_\_  
 CLYDE R. ELDRIDGE



August 28, 2024  
 \_\_\_\_\_  
 DATE  
 FLORIDA LICENSED SURVEYOR AND MAPPER #7076  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

#### REVISIONS:

CLIENT: CIRCLE K CORPORATION		
DATE: 08/28/2024	JOB: 21004425	
DWG: DLG	CH: KMK	P.M.: CRE
SHEET NO.: 1 OF 3		

SKETCH OF DESCRIPTION  
 WATER METER EASEMENT  
 SECTION 3, TOWNSHIP 8 SOUTH,  
 RANGE 29 EAST  
 ST JOHNS COUNTY, FL

## ATWELL

866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)

1850 PARKWAY PLACE, SUITE 650  
 MARIETTA, GA 30067  
 770.423.0807  
 FLORIDA SURVEY COA# LB 7832

PHOENICK RETAIL LLC  
 PID:1361350040  
 (ORB 4030 PG 1937)

NORTH LINE OF THE  
 SW 1/4 OF THE NE 1/4  
 OF SECTION 3

**POINT OF  
 COMMENCEMENT**  
 NW CORNER OF  
 TREATY OAKS PHASE 2  
 UNITS 4 AND 5

S01°20'41"E  
 237.50'

S88°39'19"W 364.48'

EAST R/W LINE  
 OF BRINKHOFF RD

L=122.96' R=300.00'  
 Δ=23°29'01"  
 CH=S11°01'50"E 122.10'

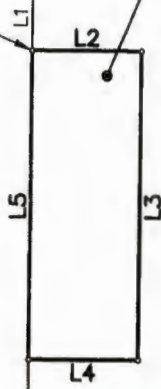
BRINKHOFF RD  
 (100' PUBLIC R/W)

PHOENICK RETAIL LLC  
 PID:1361350041  
 (ORB 5896 PG 1220)

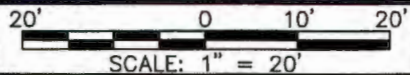
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S00°42'51"W	5.68'
L2	S89°17'20"E	12.00'
L3	S00°42'40"W	33.42'
L4	N89°16'32"W	12.00'
L5	N00°42'51"E	33.42'

POINT OF  
 BEGINNING  
 WATER METER  
 EASEMENT

WATER METER  
 EASEMENT  
 401 SQ FT  
 0.009 ACRES±



\*NOT A BOUNDARY SURVEY\*



CLIENT: CIRCLE K CORPORATION  
 DATE: 08/28/2024 JOB: 21004425  
 DWG: DLG CH: KMK P.M.: CRE  
 SHEET NO.: 2 OF 3

SKETCH OF DESCRIPTION  
 WATER METER EASEMENT  
 SECTION 3, TOWNSHIP 8 SOUTH,  
 RANGE 29 EAST  
 ST JOHNS COUNTY, FL



**ATWELL**  
 866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
 1850 PARKWAY PLACE, SUITE 650  
 MARIETTA, GA 30067  
 770.423.0807  
 FLORIDA SURVEY COA# LB 7832



LEGAL DESCRIPTION

WATER METER EASEMENT

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TREATY OAKS PHASE 2 UNITS 4 AND 5, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 106, PAGE 64 OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA; THENCE S01°20'41"E, ALONG THE WEST LINE OF SAID TREATY OAKS PHASE 2 UNITS 4 AND 5, A DISTANCE OF 237.50 FEET; THENCE LEAVING SAID WEST LINE, S88°39'19"W, 364.48 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BRINKHOFF ROAD (A 100' PUBLIC RIGHT-OF-WAY), SAID POINT LYING ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET AND A CHORD BEARING AND DISTANCE OF S11°01'50"E, 122.10 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 23°29'01", A DISTANCE OF 122.96 FEET TO THE END OF SAID CURVE; THENCE S00°42'51"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 5.68 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, S89°17'20"E, 12.00 FEET; THENCE S00°42'40"W, 33.42 FEET; THENCE N89°16'32"W, 12.00 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF BRINKHOFF ROAD; THENCE N00°42'51"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 33.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 401 SQUARE FEET OR 0.009 ACRES, MORE OR LESS.

CLIENT: CIRCLE K CORPORATION		
DATE: 08/28/2024	JOB: 21004425	
DWG: DLG	CH: KMK	P.M.: CRE
SHEET NO.:	3 OF 3	

SKETCH OF DESCRIPTION  
WATER METER EASEMENT  
SECTION 3, TOWNSHIP 8 SOUTH,  
RANGE 29 EAST  
ST JOHNS COUNTY, FL



**ATWELL**

866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)

1850 PARKWAY PLACE, SUITE 650

MARIETTA, GA 30067

770.423.0807

FLORIDA SURVEY COA# LB 7832

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
3F - CLOSEOUT - BILL OF SALE**

**PROJECT:** Circle K - SR 207 & Brinkhoff Road

Circle K Stores Inc., 1130 W. Warner Rd., Bldg B, Tempe AZ, 85284

Owners Name and Address, (the "Seller")

for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **St. Johns County, Florida**, a political subdivision of the State of Florida, the following personal property:

See "Exhibit A-Schedule of Values" for the project listed above. (Note: The description listed should match the description listed on the "Release of Lien")

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 11<sup>th</sup> of September, 2024.

**WITNESS:**

[Signature]  
Witness Signature

Robert Ferguson  
Witness Print Name

**OWNER:**

[Signature]  
Owner Signature

Tom Harman  
Owner Print Name

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 Tom Harman as VP of operations for Circle K Stores, Inc.

[Signature]  
Notary Public  
My Commission Expires: 4-14-25

Personally Known or Produced Identification  
Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - WATER**

Project Name: Circle K St. Augustine 207 and Brinkoff

Contractor: McLain Site Solutions

Developer: Chris Shi

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
2" gate valve	Ea	1	\$ 1,215.00	\$ 1,215.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
6"x2" reducer	Ea	1	\$ 360.00	\$ 360.00
6x6x6 tee	Ea	1	\$ 725.00	\$ 725.00
6x2 cap	Ea	1	\$ 285.00	\$ 285.00
6" cap	Ea	1	\$ 285.00	\$ 285.00
6" C900	LF	20	\$ 35.53	\$ 710.60
2" meter box	EA	1	\$ 800.00	\$ 800.00
			<b>Total Water System Cost</b>	<b>\$ 2,870.00</b>

Exhibit "C" to the Resolution



ST. JOHNS COUNTY UTILITY DEPARTMENT  
3C - CLOSEOUT - RELEASE OF LIEN UTILITY IMPROVEMENTS

\$ 2,870.00

The undersigned lienor, in consideration of the sum

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

SEPTEMBER 11TH, 2024 to CIRCLE K STORES, INC.  
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

CIRCLE K - SR 207 AND BRINKHOFF RD

PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 11TH day of SEPTEMBER, 2024.

WITNESS:  
[Signature]  
Witness Signature  
SETH CHAYKA  
Print Witness Name

CONTRACTOR:  
[Signature]  
Lienor's Signature  
NICKLAS MCLAIN  
Print Lienor's Name

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11TH day of SEPTEMBER, 2024, by NICKLAS MCLAIN as CEO for MCLAIN SITE SOLUTIONS

[Signature]  
Notary Public  
Commission Expires: 01/07/2028  
Personally Known or Produced Identification  
Type of Identification Produced  
Kalley S Scanlon  
My Commission  
HH 478516

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - WATER**

Project Name:	Circle K St. Augustine 207 and Brinkoff
Contractor:	McLain Site Solutions
Developer:	Chris Shi

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -

<b>Water Valves (Size and Type)</b>				
2" gate valve	Ea	1	\$ 1,215.00	\$ 1,215.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -

<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -

<b>Sevices (Size and Type)</b>				
6"x2" reducer	Ea	1	\$ 360.00	\$ 360.00
6x6x6 tee	Ea	1	\$ 725.00	\$ 725.00
6x2 cap	Ea	1	\$ 285.00	\$ 285.00
6" cap	Ea	1	\$ 285.00	\$ 285.00
6" C900	LF	20	\$ 35.53	\$ 710.60
2" meter box	EA	1	\$ 800.00	\$ 800.00

<b>Total Water System Cost</b>	<b>\$ 2,870.00</b>
--------------------------------	--------------------

ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: SEPTEMBER 11TH, 2024 <sup>3E</sup> - CLOSEOUT - WARRANTY

Project Title: CIRCLE K - SR 207 AND BRINKHOFF RD.

FROM: MCLAIN SITE SOLUTIONS  
Contractor's Name

Address: 7029 COMMONWEALTH AVE  
STE 5  
JACKSONVILLE, FL 32220

TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:

NICKLAS MCLAIN  
Print Contractor's Name

*Nicklas McClain*  
Contractor's Signature

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ on-line notarization, this 11TH day of SEPTEMBER, 2024, by NICKLAS MCLAIN as CEO for MCLAIN SITE SOLUTIONS.

*Kalley Scanlon*  
Notary Public  
My Commission Expires: 01/07/2028

Personally Known or Produced Identification  
Type of Identification Produced



Exhibit "E" to the Resolution



**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

---

**INTEROFFICE MEMORANDUM**

---

**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** December 11, 2024  
**SUBJECT:** Circle K – SR 207 & Brinkhoff (ASBULT 2024000147)

St. Johns County Utility Department has reviewed and approved the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Circle K – SR 207 & Brinkhoff.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



Subject Area



2024 Aerial Imagery  
Date: 12/16/2024

Circle K  
SR 207 & Brinkhoff Road

Easement, Bill of Sale,  
Final Release of Lien  
and Warranty



Land Management  
Systems  
(904) 209-0798

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 herein.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
PHOENICK RETAIL LLC

### Filing Information

<b>Document Number</b>	L15000061575
<b>FEI/EIN Number</b>	47-3641205
<b>Date Filed</b>	04/08/2015
<b>Effective Date</b>	04/01/2015
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	05/15/2024
<b>Event Effective Date</b>	NONE

### Principal Address

2809 OCEAN DRIVE SOUTH  
JACKSONVILLE BEACH, FL 32250

### Mailing Address

2809 SOUTH OCEAN DRIVE  
JACKSONVILLE BEACH, FL 32250

Changed: 05/15/2024

### Registered Agent Name & Address

Ansbacher Law  
8818 Goodby's Executive Dr  
Suite 100  
Jacksonville, FL 32217

Name Changed: 02/19/2024

Address Changed: 02/19/2024

### Authorized Person(s) Detail

#### **Name & Address**

Title Member

LITTLE HARBOUR PLAZA INC  
2809 OCEAN DRIVE SOUTH  
JACKSONVILLE BEACH, FL 32250

Title Manager

Shee, Chris  
200 Business Park Circle  
Ste 105  
Saint Augustine, FL 32095

Title Manager

Senhart, Necdet  
2809 OCEAN DRIVE SOUTH  
JACKSONVILLE BEACH, FL 32250

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	01/21/2022
2023	01/23/2023
2024	02/19/2024

#### **Document Images**

<a href="#">05/15/2024 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/23/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/06/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/12/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/23/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2015 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

# St. Johns County, FL

## Apply for Exemptions

[Apply for Exemptions](#)

## 2024 TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

## Summary

Parcel ID	1361350040
Location	1970 STATE ROAD 207
Address	SAINT AUGUSTINE 32086-0000
Neighborhood	M&B 207/Moultrie Crk to 95 area (COM) (6651.01)
Tax	14-3A PT OF E1/2 LYING E OF SR207 & E OF PROPOSED BRINKHOFF
Description*	RD EXTENSION- LESS ROW IN BRINKHOFF RD (EX PT IN OR5293/431) (EX PT IN OR5896/1220) OR4030/1937 <b>*The Description above is not to be used on legal documents.</b>
Property Use	Vacant Commercial (1000)
Code	
Subdivision	N/A
Sec/Twp/Rng	3-8-29
District	County (District 300)
Millage Rate	12.5415
Acreage	2.220
Homestead	N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



## Owner Information

Owner Name	Phoenick Retail LLC 100%
Mailing Address	PO BOX 600369 SAINT JOHNS, FL 32260-0000

## Map



## Valuation Information

	2025
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$1,692,302
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	<b>\$1,692,302</b>
Total Deferred	\$1,533,431
Assessed Value	<b>\$158,871</b>
Total Exemptions	\$0
Taxable Value	<b>\$158,871</b>

Values listed are from our working tax roll and are subject to change.

## Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	\$0	\$0	\$1,692,302	\$0	\$0	\$1,692,302	\$144,428	\$1,547,874	\$144,428
2023	\$0	\$0	\$285,992	\$0	\$0	\$285,992	\$236,128	\$49,864	\$236,128
2022	\$0	\$0	\$214,662	\$0	\$0	\$214,662	\$214,662	\$0	\$214,662
2021	\$0	\$0	\$214,672	\$0	\$0	\$214,672	\$214,672	\$0	\$214,672
2020	\$0	\$0	\$214,672	\$0	\$0	\$214,672	\$211,433	\$3,239	\$211,433
2019	\$0	\$0	\$214,672	\$0	\$0	\$214,672	\$192,212	\$22,460	\$192,212
2018	\$0	\$0	\$174,738	\$0	\$0	\$174,738	\$174,738	\$0	\$174,738
2017	\$0	\$0	\$174,738	\$0	\$0	\$174,738	\$174,738	\$0	\$174,738
2016	\$0	\$0	\$174,738	\$0	\$0	\$174,738	\$174,738	\$0	\$174,738

## Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	96703	SF	\$1,692,302

## Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/22/2015	4/30/2015	\$203,300.00	WARRANTY DEED	<a href="#">4030</a>	<a href="#">1937</a>	Q	V	KIMLEY-HORN AND ASSOCIATES INC	PHOENICK RETAIL LLC

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 12/14/2024, 3:18:58 AM

Contact Us

Developed by  
 SCHNEIDER  
 GEOSPATIAL



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Profit Corporation  
CIRCLE K STORES INC.

### Filing Information

<b>Document Number</b>	F93000005584
<b>FEI/EIN Number</b>	74-1149540
<b>Date Filed</b>	12/08/1993
<b>State</b>	TX
<b>Status</b>	ACTIVE
<b>Last Event</b>	NAME CHANGE AMENDMENT
<b>Event Date Filed</b>	02/15/1995
<b>Event Effective Date</b>	NONE

### Principal Address

1130 W WARNER RD  
BUILDING B  
TEMPE, AZ 85284

Changed: 11/30/2007

### Mailing Address

1130 W WARNER RD  
BUILDING B  
TEMPE, AZ 85284

Changed: 04/06/2024

### Registered Agent Name & Address

CORPORATION SERVICE COMPANY  
1201 HAYS STREET  
TALLAHASSEE, FL 32301

Name Changed: 03/22/2002

Address Changed: 04/17/2008

### Officer/Director Detail

#### **Name & Address**

Title Senior Vice President, Operations

BEDNARZ, BRIAN  
25 W CEDAR STREET  
SUITE 100  
PENSACOLA, FL 35202

Title Director, President, SVP Global Shared Services, Secretary & Treasurer

Cunnington, Kathleen  
1130 W. WARNER RD  
BUILDING B  
TEMPE, AZ 85284

Title COO, Director

Miller, Timothy Alexander  
2550 West Tyvola Road  
Suite 200  
Charlotte, NC 28217

Title Assistant Secretary

Burgess, Danielle Maria  
1130 W WARNER RD  
BUILDING B  
TEMPE, AZ 85284

Title Vice President Operations, West Coast

Wilkins, George  
255 E. Rincon  
Suite 119  
Corona, CA 92879

Title Vice President Operations Coastal Carolinas

RICE, JR., MEREDITH WILLARD  
1100 Situs Court  
Suite 100  
Raleigh, NC 27606

Title Assistant Secretary

Rocha, Marcella  
19500 Bulverde Road  
San Antonio, TX 78259

Title Assistant Secretary

Leipart, Tara  
1130 W WARNER RD  
BUILDING B  
TEMPE, AZ 85284

Title Vice President Operations, Southeast

Ostoits, Mark  
2550 West Tyvola Road  
Suite 200  
Charlotte, NC 28217

Title Vice President Operations, South Atlantic

Harman, Thomas  
215 Pendleton Street  
Waycross, GA 31501

Title Vice President Operations, Gulf Coast

Powell, III, Angus T.  
25 W Cedar Street  
Suite 100  
Pensacola, FL 32502

Title Assistant Secretary

Gooldy, Debra  
4080 W. Jonathan Moore Pike  
Columbus, IN 47201

Title ASSISTANT SECRETARY

LONGWELL, SARAH  
255 E. RINCON STREET  
SUITE 100  
CORONA, CA 92879

Title Vice President Operations, Florida

QUINTANA, EDILBERTO  
3802 CORPOREX PARK DRIVE  
SUITE 200  
TAMPA, FL 33619

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	01/10/2023
2023	05/04/2023
2024	04/06/2024

**Document Images**

<a href="#">04/06/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/04/2023 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">01/10/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/29/2022 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/13/2019 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/04/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/22/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2016 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2016 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/14/2015 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/16/2014 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/23/2013 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/13/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/15/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/11/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/27/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/10/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/17/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/30/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/09/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/06/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/05/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/22/2002 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">01/23/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/28/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/19/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/15/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation  
MCLAIN SITE SOLUTIONS INC

### Filing Information

<b>Document Number</b>	P22000022345
<b>FEI/EIN Number</b>	88-1137927
<b>Date Filed</b>	03/10/2022
<b>Effective Date</b>	03/10/2022
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

7029 Commonwealth Avenue  
Suite 5  
Jacksonville, FL 32220

Changed: 04/06/2023

### Mailing Address

7029 Commonwealth Avenue  
Suite 5  
Jacksonville, FL 32220

Changed: 04/06/2023

### Registered Agent Name & Address

MCLAIN, NICKLAS  
54639 DORNBUSH ROAD  
CALLAHAN, FL 32011

### Officer/Director Detail

#### **Name & Address**

Title CEO

MCLAIN, NICKLAS R  
54639 DORNBUSH ROAD  
CALLAHAN, FL 32011

### Annual Reports

Report Year	Filed Date
-------------	------------

2023	04/06/2023
2024	02/05/2024

**Document Images**

<a href="#">02/05/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2022 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>