

**Request:**

The City of Green Cove Springs (the “City”) is requesting to dedicate approximately **5.18 acres** of land for a land transfer request pursuant to FAC 62-818.016 to provide safer access for a proposed regional park (Clay County Parcel ID: 38-06-26-016515-002-00) and to a mixed-use residential project (the “Development Project”). In exchange for the land, DR Horton, Inc. - Jacksonville (“Horton”), which is the contract purchaser of property immediately to the south of the regional park on which the Development Project will be located (Clay County Parcel ID: 38-06-26-016515-000-00), will donate approximately **8.01 acres** to the City to expand the size of the park and construct improvements proposed on the updated Master Site Plan, construct the linear facility roadway at Horton’s cost, and stub utilities to the park site at Horton’s cost.

**Background:**

The City applied for and was awarded three separate Florida Community Trust (“FCT”) grants between 2002 and 2009 for the acquisition of approximately 260 acres for preservation and active/passive recreational facilities. The FCT funds were most recently used in 2009 to purchase approximately 123 of the 260 acres for the Ed Gustafson Regional Park (the “Park”). The Park will consist of approximately 70 acres of developable land on which recreational facilities will be built in accordance with the Ed Gustafson Regional Park Management Plan (Exhibit A). The Park property is currently vacant as the City is waiting on the funds to complete the proposed Park Master Plan (Exhibit B).

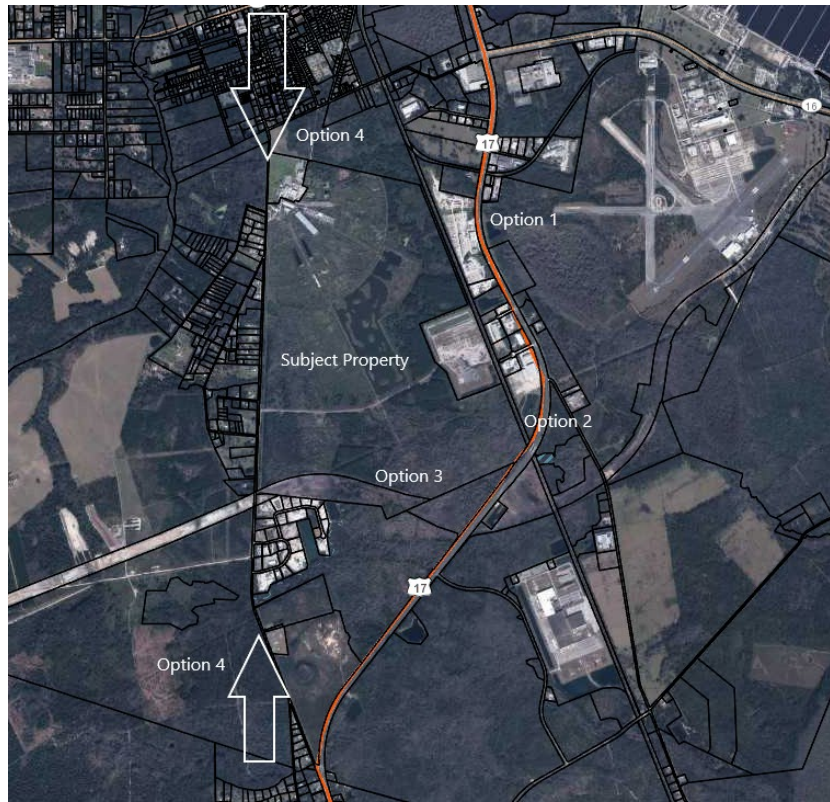
**Problem:**

The Park is located in an area of Clay County experiencing residential and commercial growth thanks to the construction of the First Coast Expressway. However, the Park is extremely difficult to access from the major roadways around the City: State Road (“SR”) 16 and U.S. Highway (“U.S.”) 17. Without the new linear facility, from SR 16 residents will travel south on South Oakridge Avenue roughly three-quarters of a mile down a narrow, two-lane residential road in order to access the Park. Alternatively, from U.S. 17, residents will travel roughly 0.5 miles on Cooks Lane, which is narrower than South Oakridge Avenue, and navigate four 90-degree blind curves and an at-grade railroad crossing. These two alternative entrances present safety concerns for existing residents in the area and future patrons of the Park.

Utility infrastructure in the area is also a problem. The Park is expected to contain multiple recreation fields for a variety of sports and a recreation room with concessions and bathrooms. These facilities will need water and sewer connections to accommodate the large crowds using the facilities—the capacity or funding to extend utilities for these improvements are not immediately available to the City. DR Horton’s development will solve this issue.

**Alternative Site Analysis:**

The Development Project’s location, while centrally located to the City, poses a unique challenge for alternative access. The First Coast Expressway (FCEW) and new intersection at U.S. 17 is the project’s southern boundary with a CSX rail line to the east. DR Horton reviewed four (4) alternative sites that would not require a linear facility through City of Green Cove Springs property, but due to acquisition/development costs, environmental, and safety concerns determined that other access points were not feasible. More importantly, none of the alternatives also provide safe and convenient access to the City Park.



- Option 1 Parcel ID: 38-06-26-016513-002-00
  - A logical route for access to the Development Project was +/- 50 acres to the east. The site was immediately rejected because the entirety of the property is developed as a precast facility.

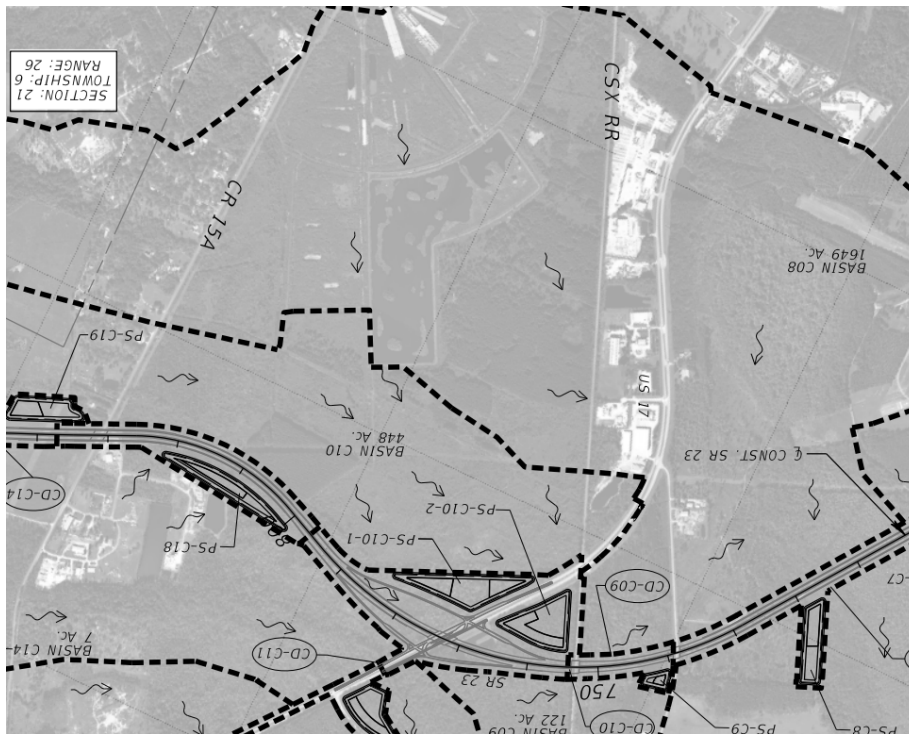


- Option 2 Parcel ID: 38-06-26-016513-011-00
  - Another point of access with potential connection to SR-17 is located to the southeastern property boundary. A connection to SR-17 could align with the existing CR-209 S intersection. However, the seller quoted ROW for a road at \$55 million.





- Option 3 Southern Connection to FCEW
  - The FCEW is a limited access highway currently under construction with a proposed cloverleaf intersection to tie into SR-17 & a fly over CR-15A along the southern boundary of the Development Project. The Florida Department of Transportation would not grant access to or from the project from the FCEW for safety concerns.



\*taken from approved FDOT plans

- Option 4 Existing Access via CR-15A
  - Access to the Development Project is still planned to be provided via CR-15A, however, there is limited ROW and bringing traffic for both the City park for a large mixed-use project poses a safety concern. City and County residents will still have no direct access to major roads which the City desires.

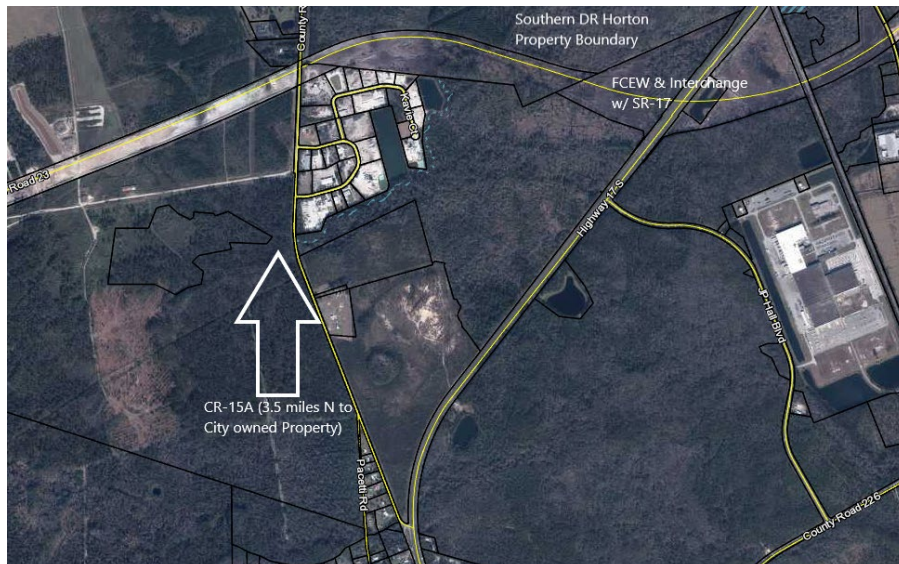




**\*North of DR Horton Property & Green Cove Springs Property to SR-16 & US-17**



**\*North of DR Horton Property & Green Cove Springs CR-16 & CR-15A (west property boundary)**



**\*South of DR Horton Property & Green Cove Springs @ CR-15A & SR-17 Intersection**



**Proposed Solution:**

Horton is proposing a mixed-use Development Project immediately south of the Park. The City and Horton are partnering to annex the Development Project property into the City. The annexation agreement includes direct access to U.S. 17 (Exhibit C). At its cost, Horton will bring utilities to the Park, dedicate approximately 8 acres to expand the Park and install the proposed improvements, and design and construct a road from U.S. 17 over the CSX railroad tracks and through the Park property for access to the Park the and Development Project. The 8 acres DR Horton is proposing to swap for the 5.18 acres with the City is roughly \$80,000 more valuable than the City owned property. This proposed solution will help to accelerate construction of the Park through increased City revenue from the additional tax base and provide safe, direct access to the Park for the benefit of the entire county.

The City of Green Cove Springs is working with Horton to accomplish the common goal of providing safe access to the Park when constructed. As previously mentioned, existing roads and rights of way provide access to the park site via narrow two-lane roads. DR Horton's linear facility is proposed to consist of a 100' of ROW with a divided 4 lane road and an 8' multiuse path that will connect CR-15A to SR-17 for pedestrians and bicycles. By providing safer access and interconnectivity, the City feels the Park will receive more use and demonstrates the need for linear facility in order to justify to the FCT that funds were appropriately used. Overall, the City will receive more property than they are giving up, have safer and easier access to the future Park, have utility infrastructure in place for future improvements, and improvements for active recreation on a portion of the Park property not originally intended.

# MAP SHOWING BOUNDARY SURVEY OF

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AS PARCEL "A" AND RECORDED IN OFFICIAL RECORDS BOOK 3316, PAGE 1098, OF THE PUBLIC RECORDS OF SAID COUNTY,

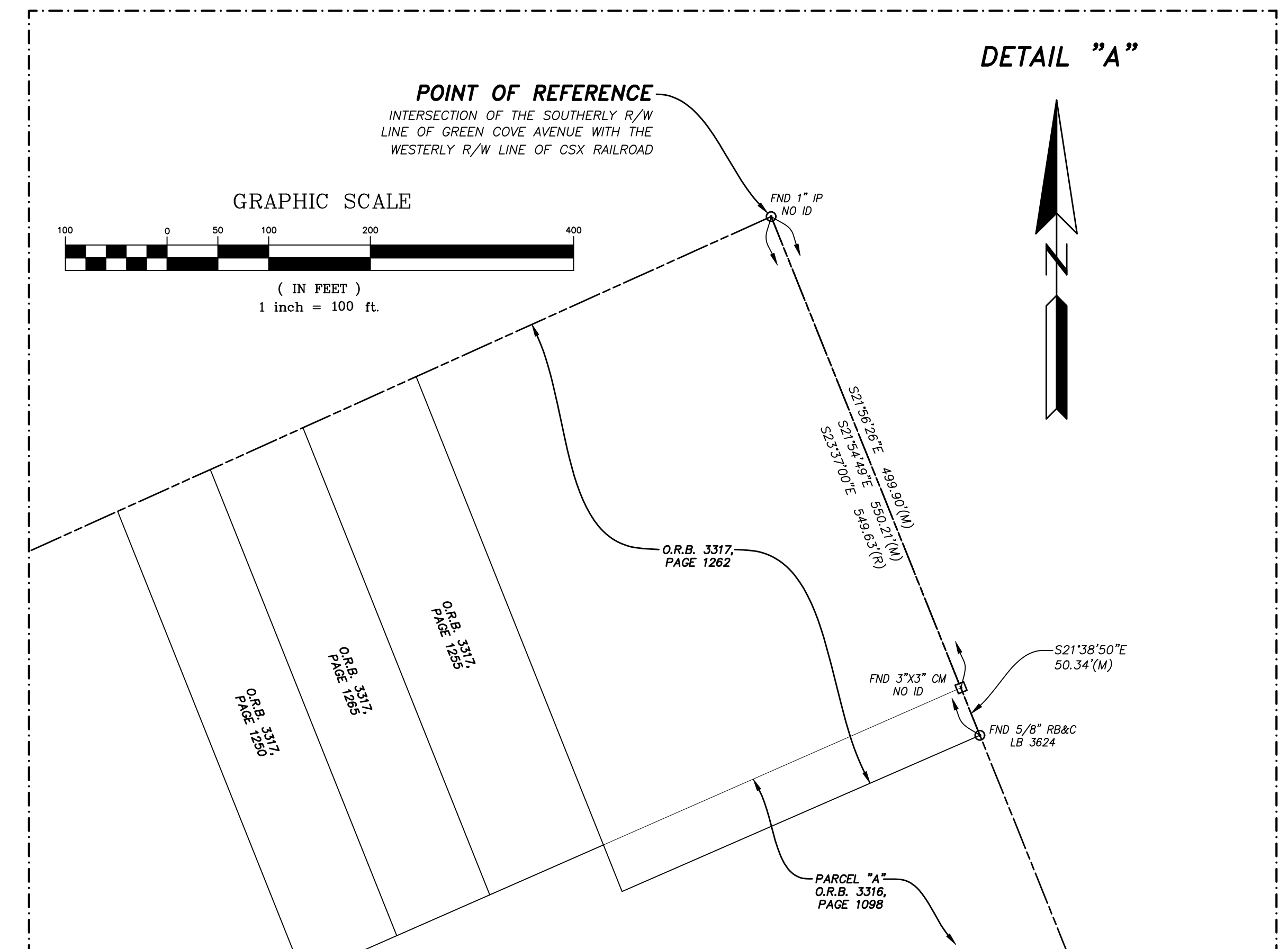
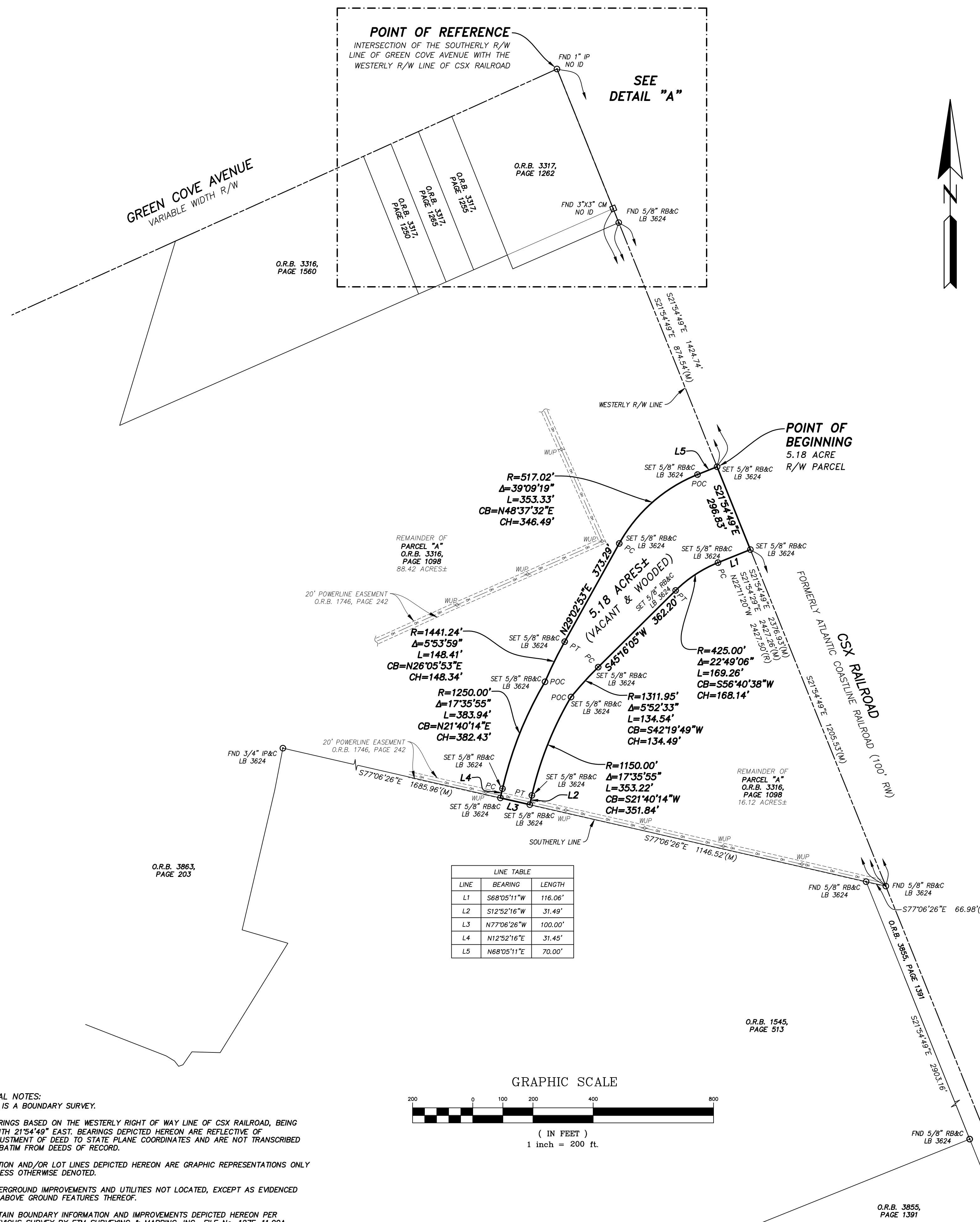
## SURVEYOR'S DESCRIPTION

A portion of Section 38 of the George I.F. Clarke Grant, Township 6 South, Range 26 East, Clay County, Florida, being a portion of those lands described as Parcel "A" and recorded in Official Records Book 3316, page 1098, of the Public Records of said county and being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southerly right of way line of Green Cove Avenue, a variable width right of way as presently established, with the Westerly right of way line of CSX Railroad, a 100 foot right of way as presently established; thence South 21°54'49" East, along said Westerly right of way line, 1424.74 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 21°54'49" East, along said Westerly right of way line, 296.83 feet; thence South 68°05'11" West, departing said Westerly right of way line, 116.06 feet to the point of curvature of a curve concave Southeastery having a radius of 425.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 22°49'06", an arc length of 169.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 56°40'38" West, 168.14 feet; thence South 45°16'05" West, 382.20 feet to the point of curvature of a curve concave Southeastery having a radius of 1311.95 feet; thence Southwesterly along the arc of said curve, through a central angle of 05°52'33", an arc length of 134.54 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 42°19'49" West, 134.49 feet; thence Southerly along the arc of a non-tangent curve concave Easterly having a radius of 1150.00 feet, through a central angle of 17°35'55", an arc length of 353.22 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 21°40'14" West, 351.84 feet; thence South 12°52'16" West, 31.49 feet to a point lying on the Southerly line of said Parcel "A"; thence North 77°06'26" West, along said Southerly line, 100.00 feet; thence North 12°52'16" East, departing said Southerly line, 31.45 feet to the point of curvature of a curve concave Easterly having a radius of 1250.00 feet; thence Northerly along the arc of said curve, through a central angle of 17°35'55", an arc length of 383.94 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 21°40'14" East, 382.43 feet; thence Northeasterly along the arc of a non-tangent curve concave Southeastery having a radius of 1441.24 feet, through a central angle of 05°53'59", an arc length of 148.41 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 26°05'53" East, 148.34 feet; thence North 29°02'53" East, 373.29 feet to the point of curvature of a curve concave Southeastery having a radius of 517.02 feet; thence Northeasterly along the arc of said curve, through a central angle of 39°09'19", an arc length of 353.33 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 48°37'32" East, 346.49 feet; thence North 68°05'11" East, along a non-tangent line, 70.00 feet to the Point of Beginning.

Containing 5.18 acres, more or less.



- GENERAL NOTES:**
- THIS IS A BOUNDARY SURVEY.
  - BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF CSX RAILROAD, BEING SOUTH 21°54'49" EAST. BEARINGS DEPICTED HEREON ARE REFLECTIVE OF ADJUSTMENT OF DEED TO STATE PLANE COORDINATES AND ARE NOT TRANSCRIBED VERBATIM FROM DEEDS OF RECORD.
  - SECTION AND/OR LOT LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY UNLESS OTHERWISE DENOTED.
  - UNDERGROUND IMPROVEMENTS AND UTILITIES NOT LOCATED, EXCEPT AS EVIDENCED BY ABOVE GROUND FEATURES THEREOF.
  - CERTAIN BOUNDARY INFORMATION AND IMPROVEMENTS DEPICTED HEREON PER PREVIOUS SURVEY BY ETM SURVEYING & MAPPING, INC., FILE NO. 127E-11-00A, DATED NOVEMBER 16, 2020.

**LEGEND:**  
O.R.B. OFFICIAL RECORDS BOOK  
R/W RIGHT OF WAY  
POC POINT ON CURVE  
PRC POINT OF REVERSE CURVATURE  
PT POINT OF TANGENCY  
R RADIUS  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
C.R. COUNTY ROAD  
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION  
S.R. STATE ROAD  
S.R.D. STATE ROAD DEPARTMENT

**ETM**  
Surveying & Mapping, Inc.  
VISION • EXPERIENCE • RESULTS  
14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCALE 1"=200'  
DATE MAY 21, 2021

BOB L. PITTMAN  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA PSM No. 4827



May 6, 2021

Work Order No. 20-355.01  
File No. 127H-15.01B

### Ayrshire 8.01 Acre Parcel

A portion of Section 38 of the George I.F. Clarke Grant, Township 6 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1545, page 513, of the Public Records of said county, being more particularly described as follows:

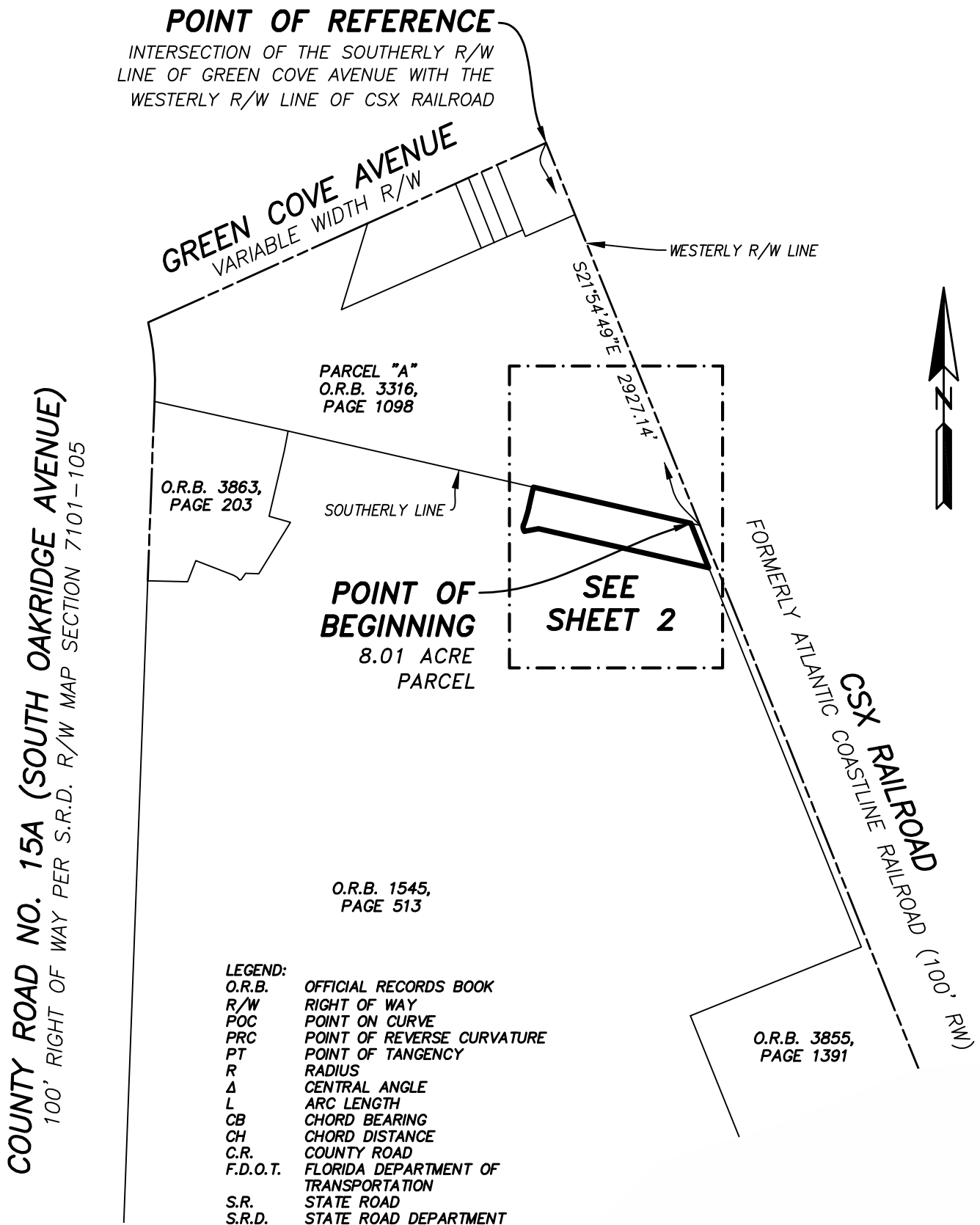
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From said Point of Beginning, thence South  $21^{\circ}54'49''$  East, along the Westerly line of last said lands, 339.01 feet; thence North  $77^{\circ}06'26''$  West, departing said Westerly line, 1237.94 feet; thence South  $79^{\circ}30'12''$  West, 101.87 feet to a point on a non-tangent curve concave Easterly having a radius of 50.00 feet; thence Northerly along the arc of said curve, through a central angle of  $56^{\circ}15'04''$ , an arc length of 49.09 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $08^{\circ}01'32''$  West, 47.14 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 1050.00 feet, through a central angle of  $07^{\circ}13'44''$ , an arc length of 132.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $16^{\circ}29'08''$  East, 132.39 feet; thence North  $12^{\circ}52'16''$  East, 142.63 feet to a point lying on the Southerly line of said Parcel "A"; thence South  $77^{\circ}06'26''$  East, along said Southerly line, 1146.52 feet to the Point of Beginning.

Containing 8.01 acres, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

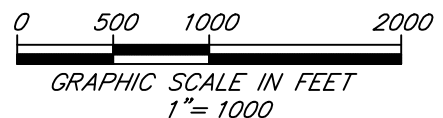
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## SHEET 1 OF 2

### GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF CSX RAILROAD, BEING SOUTH 21°54'49" EAST.



# ETM

**Surveying & Mapping, Inc.**  
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL. 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
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SCALE: 1"=1000'  
DATE: MAY 6, 2021

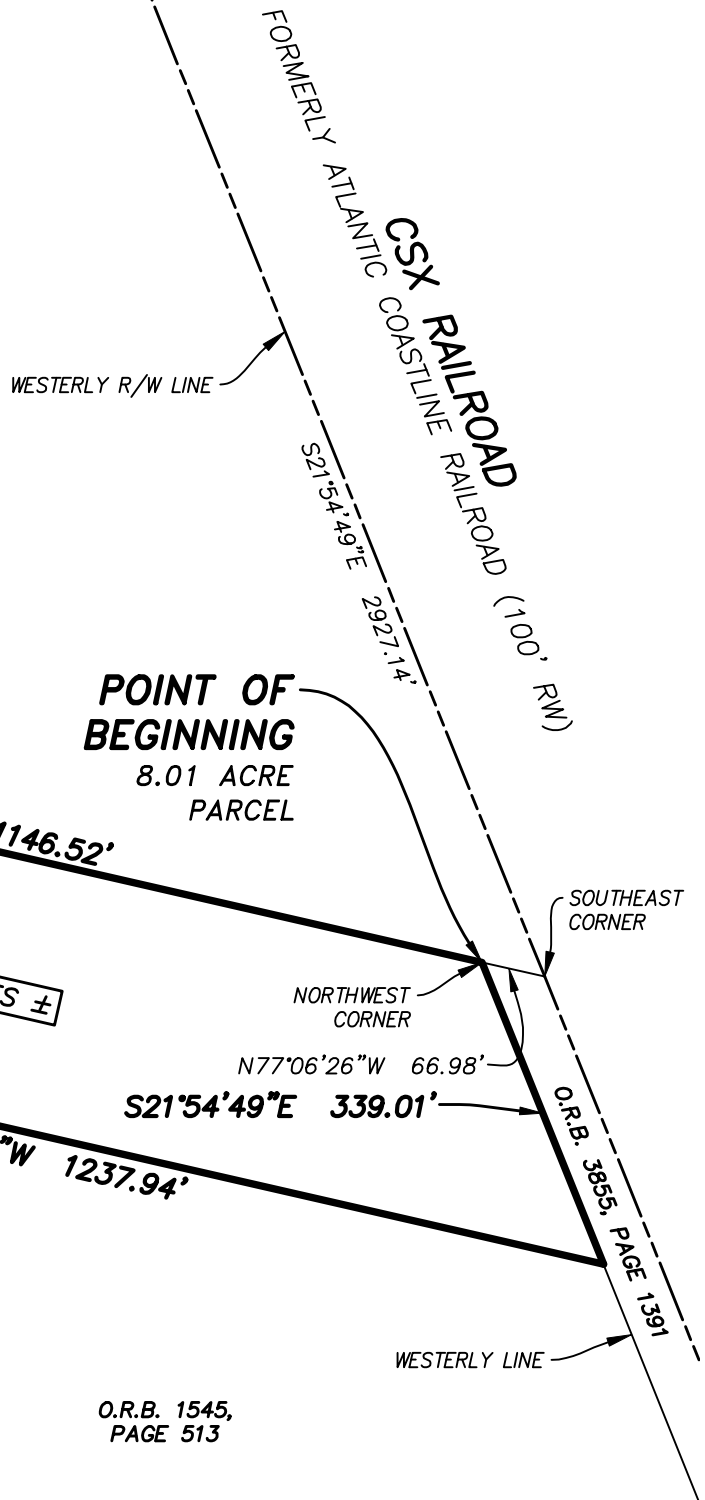
**BOB L. PITTMAN**  
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SHEET SHEET 1

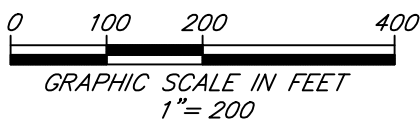


LINE TABLE		
LINE	BEARING	LENGTH
L1	N12°52'16"E	142.63'

O.R.B. 1545,  
PAGE 513

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	50.00'	56°15'04"	49.09'	N08°01'32"W	47.14'
C2	1050.00'	7°13'44"	132.47'	N16°29'08"E	132.39'

LEGEND:  
O.R.B. OFFICIAL RECORDS BOOK  
R/W RIGHT OF WAY  
POC POINT ON CURVE  
PRC POINT OF REVERSE CURVATURE  
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S.R.D. STATE ROAD DEPARTMENT



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

SHEET 2 OF 2

May 4, 2021

Work Order No. 20-355.01

File No. 127H-15.01A

### **Ayrshire 5.18 Acre Right of Way Parcel**

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May 6, 2021

Work Order No. 20-355.01  
File No. 127H-15.01B

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Containing 8.01 acres, more or less.

CBRE VALUATION & ADVISORY SERVICES

# APPRAISAL REPORT

D.R. HORTON PROPOSED SUBDIVISION (AYRSHIRE) -  
LAND SWAP  
EAST SIDE OF CR 15A AND JERSEY AVENUE  
GREEN COVE SPRINGS, FLORIDA 32043  
CBRE GROUP, INC. FILE NO. 21-361RW-0227-1

AS OF JULY 5, 2021

D.R. HORTON  
MR. JOHN GISLASON  
REAL ESTATE COORDINATOR  
4220 RACE TRACK ROAD  
ST. JOHNS, FLORIDA 32259

**CBRE**

July 12, 2021

Mr. John Gislason  
Real Estate Coordinator  
D.R. HORTON  
4220 Race Track Road  
St. Johns, Florida 32259

RE: Appraisal of: D.R. Horton Proposed Subdivision (Ayrshire) - Land Swap  
East side of CR 15A and Jersey Avenue  
Green Cove Springs, Clay County, Florida  
CBRE, Inc. File No. 21-361RW-0227-1

Dear Mr. Gislason:

At your request and authorization, I have prepared an appraisal of the market value of the referenced property. The analysis is presented in the following Appraisal Report.

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter. The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

My opinion of market value of the swap parcels as of July 5, 2021 is \$129,500 for the City of Green Cove Springs Swap Parcel and \$200,250 D.R. Horton Proposed Subdivision Swap Parcel.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, please contact me.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES



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Nick Chop, MAI, R/W-AC  
Director – Southeast Division  
Cert Gen RZ2660  
Phone: +1 9043672011  
Email: Nick.Chop@cbre.com



## Certification

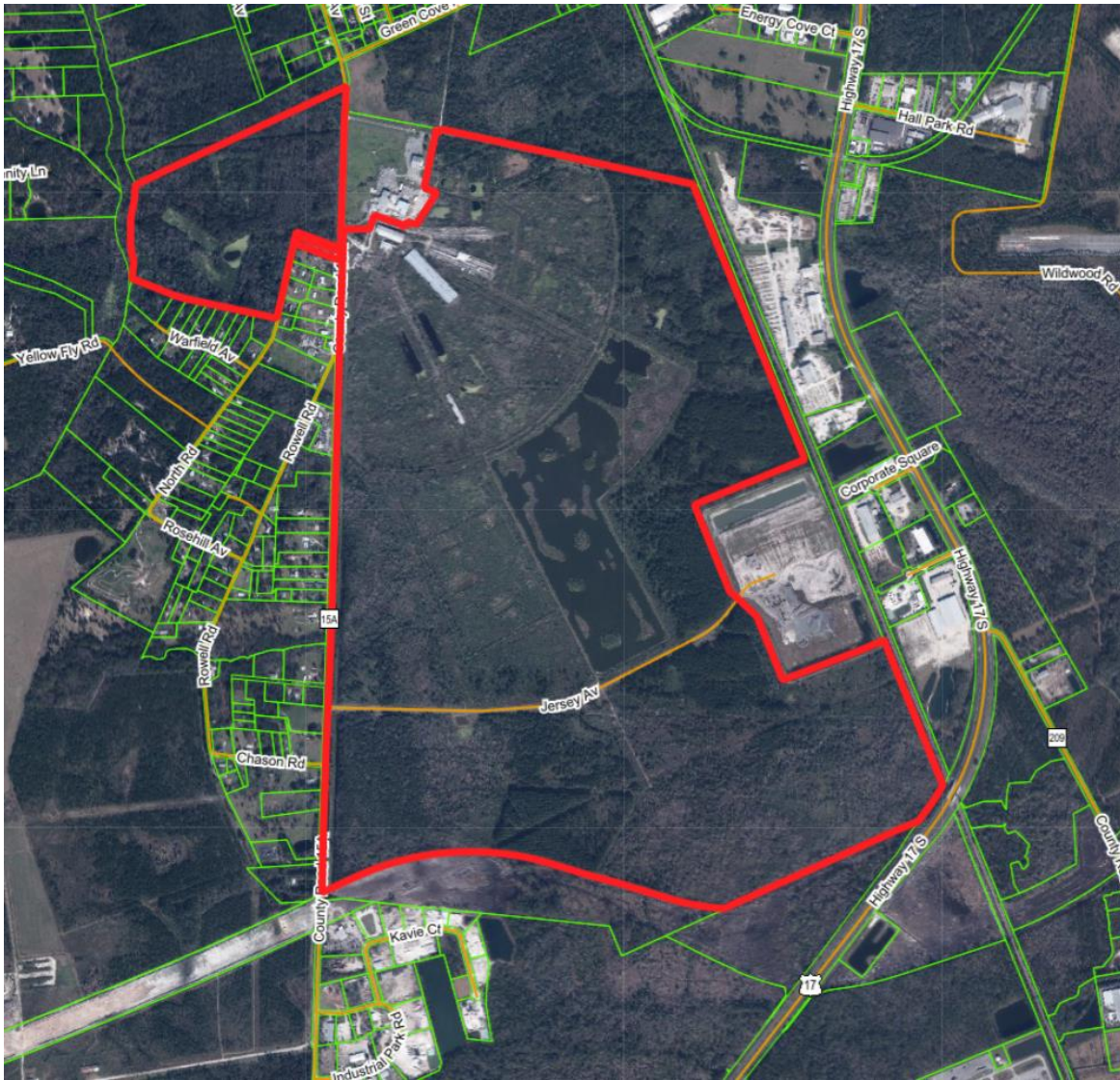
I certify to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of Florida.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. As of the date of this report, Nick Chop, MAI, R/W-AC has completed the continuing education program for Designated Members of the Appraisal Institute.
11. Nick Chop, MAI, R/W-AC has made a personal inspection of the property that is the subject of this report.
12. Justin S. Markley, MAI, CCIM provided significant real property appraisal assistance to the person signing this report.
13. Valuation & Advisory Services operates as an independent economic entity within CBRE, Inc. Although employees of other CBRE, Inc. divisions may be contacted as a part of my routine market research investigations, absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.
14. Nick Chop, MAI, R/W-AC has not provided any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding agreement to perform this assignment.



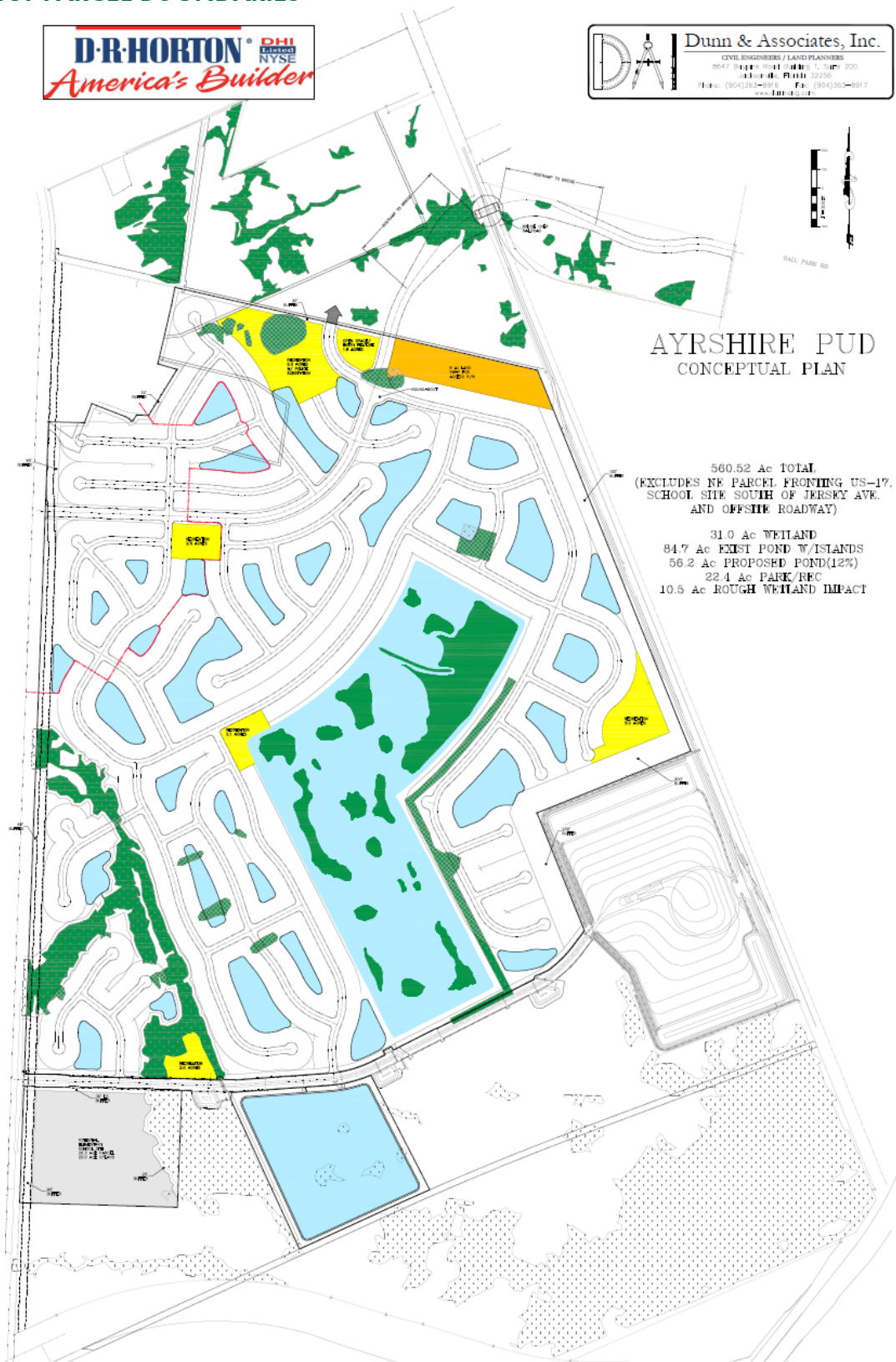
Nick Chop, MAI, R/W-AC  
Cert Gen RZ2660 \_

## Subject Photographs



Aerial View – Parent Tract

SUBJECT PARCEL BOUNDARIES







Subject Site



Subject Site



Subject Road Frontage



Subject Site



Subject Site



Subject Site

## Executive Summary

<b>Property Name</b>	D.R. Horton Proposed Subdivision (Ayrshire) - Land Swap	
<b>Location</b>	East side of CR 15A and Jersey Avenue Green Cove Springs, Clay County, FL 32043	
<b>Parcel Number(s)</b>	38-06-26-016515-000-00 (portion of)	
<b>Client</b>	D.R. Horton	
<b>Highest and Best Use</b>	As If Vacant	
	Single-family Residential	
<b>Property Rights Appraised</b>	Fee Simple Estate	
<b>Date of Formal Inspection</b>	July 5, 2021	
<b>Date of Most Recent Inspection</b>	July 5, 2021	
<b>Date of Value</b>	July 5, 2021	
<b>Estimated Exposure Time</b>	9 Months	
<b>Estimated Marketing Time</b>	9 Months	
<b>Gross Land Area</b>	560.520 AC	24,416,251 SF
<b>Net Land Area*</b>	444.820 AC	19,376,359 SF
<b>Zoning</b>	AG (Agricultural) & IS (Industrial Select)	
<b>Buyer Profile</b>	Developer	

\*Land area net of wetlands and existing pond with islands

### EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as “an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.”<sup>1</sup>

- The subject property is a portion of a larger parent tract of approximately 946± AC in size. It is assumed the subject property could be separately divided to a 560.52± AC tract as represented on a conceptual plan provided by the client. I have assumed access to the site to be available from the west via County Road 15A and from the south via Jersey Avenue. Proposed access from the east will be via U.S. Highway 17 (across adjacent lands).
- The subject property currently has an AG (Agricultural) and IS (Industrial Select) zoning. I am assuming it is reasonably probable that a zoning change could be obtained to allow single-family residential development.
- I was not able to inspect the subject property site that is a proposed for the land swap. My inspection was limited to the adjacent right of ways. I have assumed the topography and condition of the subject site is suitable for single-family residential development.

<sup>1</sup> The Appraisal Foundation, *USPAP, 2020-2021*

## HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purposes of analysis.”<sup>2</sup>

- The 5.18± of land area owned by the City of Green Cove Springs currently has a Green Cove Springs Municipal zoning and is not a developable tract of land under its highest and best use. For the purpose of this analysis, I have valued this land area as if it could be developed under its current highest and best use of a single-family residential use, similar to the subject parcel.

The use of an extraordinary assumption or hypothetical condition may have affected the assignment results.

## OWNERSHIP AND PROPERTY HISTORY

<b>OWNERSHIP SUMMARY</b>	
Item	Current
<b>Current Ownership</b>	
Owner:	Gustafson's Cattle, Inc.
Purchase Price:	N/A
Transaction Date:	N/A
County/Locality Name:	Clay

The last transaction of the subject property was between related parties. D.R. Horton currently has the subject property under contract for an undisclosed sales price. The subject property has a conceptual site plan in place for development of a 2,100-unit residential subdivision known as Ayrshire.

## EXPOSURE/MARKETING TIME

Current appraisal guidelines require an estimate of a reasonable time period in which the subject could be brought to market and sold. This reasonable time frame can either be examined historically or prospectively. In a historical analysis, this is referred to as exposure time. Exposure time always precedes the date of value, with the underlying premise being the time a property would have been on the market prior to the date of value, such that it would sell at its appraised value as of the date of value. On a prospective basis, the term marketing time is most often used. The exposure/marketing time is a function of price, time, and use. It is not an isolated estimate of time alone. In consideration of these factors, I have analyzed the following:

- the opinions of market participants.

The following table presents the information derived from these sources.

<sup>2</sup> The Appraisal Foundation, *USPAP, 2020-2021*



<b>EXPOSURE/MARKETING TIME DATA</b>			
Investment Type	Exposure/Mktg. (Months)		
	Range		Average
Local Market Professionals	6.0	- 12.0	9.0
<b>Exposure Time Estimate</b>	<b>9 Months</b>		
<b>Marketing Period Estimate</b>	<b>9 Months</b>		

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B Legal Description	
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## Scope of Work

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2 of USPAP. The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered, and analysis is applied. I have abbreviated the parent tract to the subject site that is proposed for the Ayrshire subdivision. This abbreviated area excludes the northwest non-contiguous portion of the site as well as the area south of Jersey Avenue.

### DATE OF VALUE

The date of value is July 5, 2021.

### INTENDED USE OF REPORT

The intended use of the appraisal is for D.R. Horton to use as a basis for establishing market value of the property by D.R. Horton for the planned land swap with the City of Green Cove Springs.

### CLIENT

The client is D.R. Horton.

### INTENDED USER OF REPORT

This appraisal is to be used by D.R. Horton. No other user(s) may rely on this report unless as specifically indicated in this report.

Intended Users - the intended user is the person (or entity) who the appraiser intends will use the results of the appraisal. The client may provide the appraiser with information about other potential users of the appraisal, but the appraiser ultimately determines who the appropriate users are given the appraisal problem to be solved. Identifying the intended users is necessary so that the appraiser can report the opinions and conclusions developed in the appraisal in a manner that is clear and understandable to the intended users. Parties who receive or might receive a copy of the appraisal are not necessarily intended users. The appraiser's responsibility is to the intended users identified in the report, not to all readers of the appraisal report.<sup>3</sup>

### PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to develop and report an opinion of market value.

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<sup>3</sup> Appraisal Institute, *The Appraisal of Real Estate*, 14<sup>th</sup> ed. (Chicago: Appraisal Institute, 2013), 50.



## DEFINITION OF VALUE

The current economic definition of market value agreed upon by agencies that regulate federal financial institutions in the U.S. (and used herein) is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.<sup>4</sup>

## INTEREST APPRAISED

The rights appraised for the parent tract are those associated with Fee Simple Estate as defined below:

*Fee Simple Estate* - Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.<sup>5</sup>

## Extent to Which the Property is Identified

The property is identified through the following sources:

- postal address
- assessor's records
- legal description

## Extent to Which the Property is Inspected

The formal property inspection consisted of inspecting the subject property (exterior only) from the adjacent right of way as well as photographing the subject site and road frontages.

## Type and Extent of the Data Researched

The following was reviewed:

- applicable tax data
- zoning requirements

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<sup>4</sup> Interagency Appraisal and Evaluation Guidelines; December 10, 2010, Federal Register, Volume 75 Number 237, Page 77472.

<sup>5</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, 6<sup>th</sup> ed. (Chicago: Appraisal Institute, 2015), 90.

- flood zone status
- demographics
- comparable data

**Type and Extent of Analysis Applied**

Market data was gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. For vacant land, the sales comparison approach has been employed for this assignment.

**Data Resources Utilized in the Analysis**

<b>DATA SOURCES</b>	
<i>Item:</i>	<i>Source(s):</i>
<b>Site Data</b>	
Size	Conceptual Site plan and descriptions provided by Client
<b>Other</b>	
Ownership	Clay County Clerk of Court

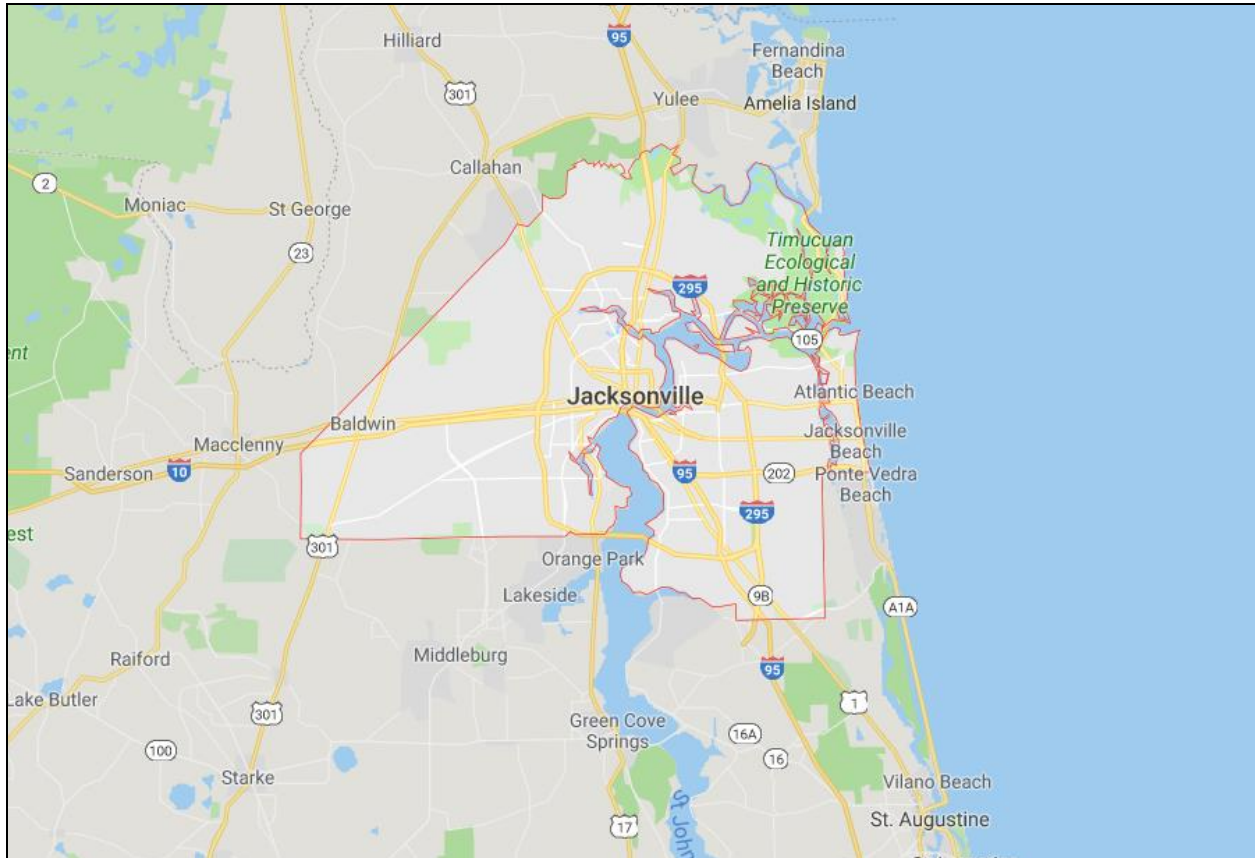
**APPRAISAL METHODOLOGY**

I have utilized the Sales Comparison Approach “as vacant” to value the subject site. The Sales Comparison Approach “as improved,” the Income Capitalization Approach, and the Cost Approach were not applicable in the valuation of the subject property.

**APPRAISAL PROBLEM**

The appraisal problem includes providing an opinion of the market value of the subject property based upon its highest and best use (as vacant) for a land swap with the City of Green Cove Springs. The city owned parcel of land is located adjacent and to the north of the subject. The intent of the city land is to construct a municipal park. D.R. Horton currently has the subject property (owned by Gustafson’s Cattle, Inc.) under contract for an undisclosed sales price. Information provided indicates a conceptual site plan in place for development of a 2,100-unit residential subdivision known as Ayrshire. The land swap with the City of Green Cove Springs will give the proposed subdivision an access point from the west side of U.S. Highway 17 over the adjacent CSX Railroad. D.R. Horton intends to give the City of Green Cove Springs 8.01± AC of land in exchange for 5.18± AC of land from the City of Green Cove Springs.

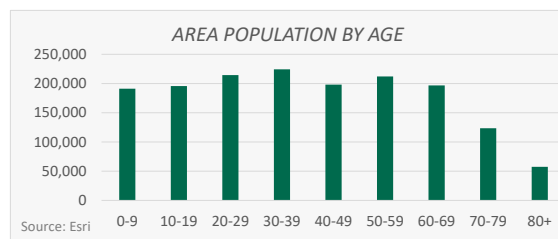
## Area Analysis



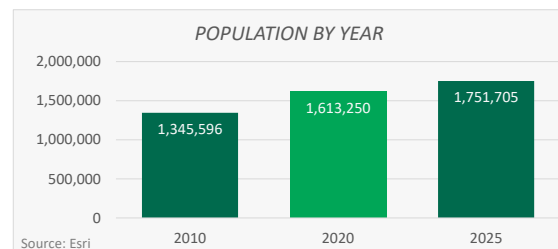
The subject is located in the Jacksonville, FL Metropolitan Statistical Area. Key information about the area is provided in the following tables.

### POPULATION

The area has a population of 1,613,250 and a median age of 39, with the largest population group in the 30-39 age range and the smallest population in 80+ age range.



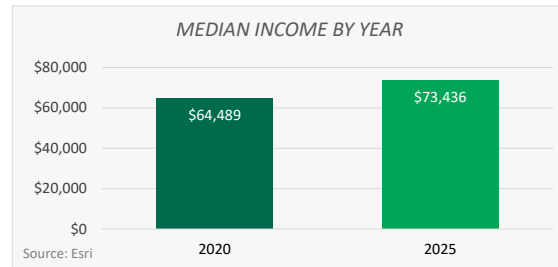
Population has increased by 267,654 since 2010, reflecting an annual increase of 1.8%. Population is projected to increase by an additional 138,455 by 2025, reflecting 1.7% annual population growth.





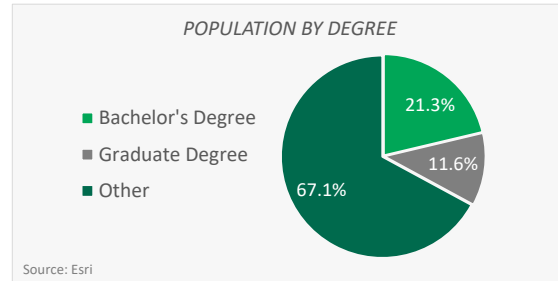
## INCOME

The area features an average household income of \$89,648 and a median household income of \$64,489. Over the next five years, median household income is expected to increase by 13.9%, or \$1,789 per annum.

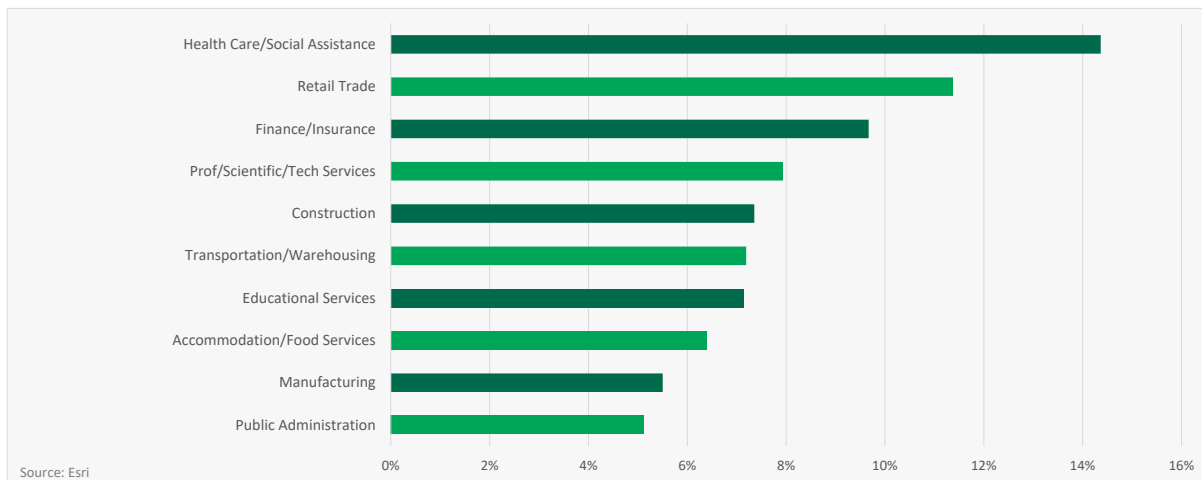


## EDUCATION

A total of 32.9% of individuals over the age of 24 have a college degree, with 21.3% holding a bachelor's degree and 11.6% holding a graduate degree.



## EMPLOYMENT



The area includes a total of 760,517 employees and has a 3.9% unemployment rate as of 2019. The top three industries within the area are Health Care/Social Assistance, Retail Trade and Finance/Insurance, which represent a combined total of 35% of the population.

In summary, the area is forecasted to experience an increase in population, an increase in household income, and an increase in household values.

## Neighborhood Analysis



### LOCATION

The subject is in the city of Green Cove Springs and is considered a semi-rural location in a tertiary market. The city of Green Cove Springs is situated in southeast Clay County, about 25 miles southwest of the Jacksonville Central Business District.

### LAND USE

Land uses within the subject neighborhood consist of a mixture of residential, commercial, industrial, and an abundance of vacant land. The immediate area surrounding the subject is a semi-rural, consisting primarily of dispersed residential uses with much of the development being built during the 1970s and 1980s as well as a minimal amount of industrial. The subject is located within a small industrial park of approximately a dozen parcels, many of which are utilized for similar concrete and/or construction uses. Outside of the park are widely scattered single family homes. According to information obtained from ESRI the average home was built in 1982 with an average home value within a three-mile radius is \$155,603.

## GROWTH PATTERNS

The neighborhood in its entirety has experienced positive growth since 2000. However, this has mainly occurred to the north in Orange Park and to the west near Lake Asbury. This is primarily due to increased growth in sprawling Jacksonville market area, with residents moving further away from the core areas.

Overall, the subject neighborhood appears to be about 50% developed, with an abundance of land available for future development. Generally, it appears that there is retail/commercial land as well as an abundance of industrial land available in the subject neighborhood for future development.

## ACCESS

Primary access to the subject neighborhood is provided by State Road 16 and Highway 17. Interstate Highway 17, also known as Park Avenue and Orange Avenue, is primarily a four-lane, variable width right-of-way, traversing the neighborhood in a north-south direction. This arterial connects the subject neighborhood with the City of Jacksonville to the north, and the City of Palatka to the south. State Road 16 provides east-west access to the area. This arterial connects the subject neighborhood with the City of Starke to the west and the City of St. Augustine to the east.

Regional access is provided by Interstate 95 via State Road 16 approximately 20 miles to the southeast of the subject. Interstate 95 is six-lane thoroughfare which traverses the Jacksonville MSA in a north-south direction in the vicinity of the subject property. Interstate 95 provides direct linkages with the Jacksonville MSA to the north and the Miami MSA to the far south. As well, there is a full-service interchange between U.S. 17 and Interstate 295 approximately 15 miles north of the subject property. Overall, access to the subject neighborhood is considered average.

### First Coast Expressway

The First Coast Expressway (FCE, SR 23) is a multi-lane, limited access toll road that, once completed, will cross parts of Duval, Clay and St. Johns counties. The total length of the proposed roadway is approximately 46 miles. The planned route has the expressway passing immediately north of the subject property with a full interchange with US Highway 17. This new expressway will greatly improve the linkage characteristics of the subject with direct access to Interstate 95 and Interstate 10. While portions of the project are under construction, and nearing completion, the central segment, which includes the area around the subject, is nearing completion of the right-of-way purchase with construction anticipated to start in mid-2019 and completion currently estimated in 2026. The eastern portion of the site, over the St. Johns River and East to Interstate 95 is not anticipated to begin construction until 2023.



**DEMOGRAPHICS**

Selected neighborhood demographics in 1-,3- and 5- mile radii from the subject are shown in the following table:

<b>SELECTED NEIGHBORHOOD DEMOGRAPHICS</b>				
East side of CR 15A and Jersey Avenue Green Cove Springs, FL 32043	1 Mile Radius	3 Mile Radius	5 Mile Radius	Jacksonville, FL Metropolitan
<b>Population</b>				
2025 Total Population	2,184	11,990	18,688	1,751,705
2020 Total Population	2,082	10,972	16,756	1,613,250
2010 Total Population	1,924	9,245	12,720	1,345,596
2000 Total Population	1,920	7,644	10,138	1,122,750
Annual Growth 2020 - 2025	0.96%	1.79%	2.21%	1.66%
Annual Growth 2010 - 2020	0.79%	1.73%	2.79%	1.83%
Annual Growth 2000 - 2010	0.02%	1.92%	2.29%	1.83%
<b>Households</b>				
2025 Total Households	810	4,355	6,911	679,817
2020 Total Households	771	3,969	6,178	626,212
2010 Total Households	716	3,355	4,666	524,146
2000 Total Households	707	2,846	3,785	432,627
Annual Growth 2020 - 2025	0.99%	1.87%	2.27%	1.66%
Annual Growth 2010 - 2020	0.74%	1.69%	2.85%	1.80%
Annual Growth 2000 - 2010	0.13%	1.66%	2.11%	1.94%
<b>Income</b>				
2020 Median Household Income	\$46,543	\$62,249	\$68,533	\$64,489
2020 Average Household Income	\$52,757	\$81,429	\$93,891	\$89,648
2020 Per Capita Income	\$19,549	\$29,611	\$34,451	\$34,921
2020 Pop 25+ College Graduates	139	1,760	3,100	371,135
Age 25+ Percent College Graduates - 2020	10.0%	22.6%	25.8%	32.9%

Source: ESRI

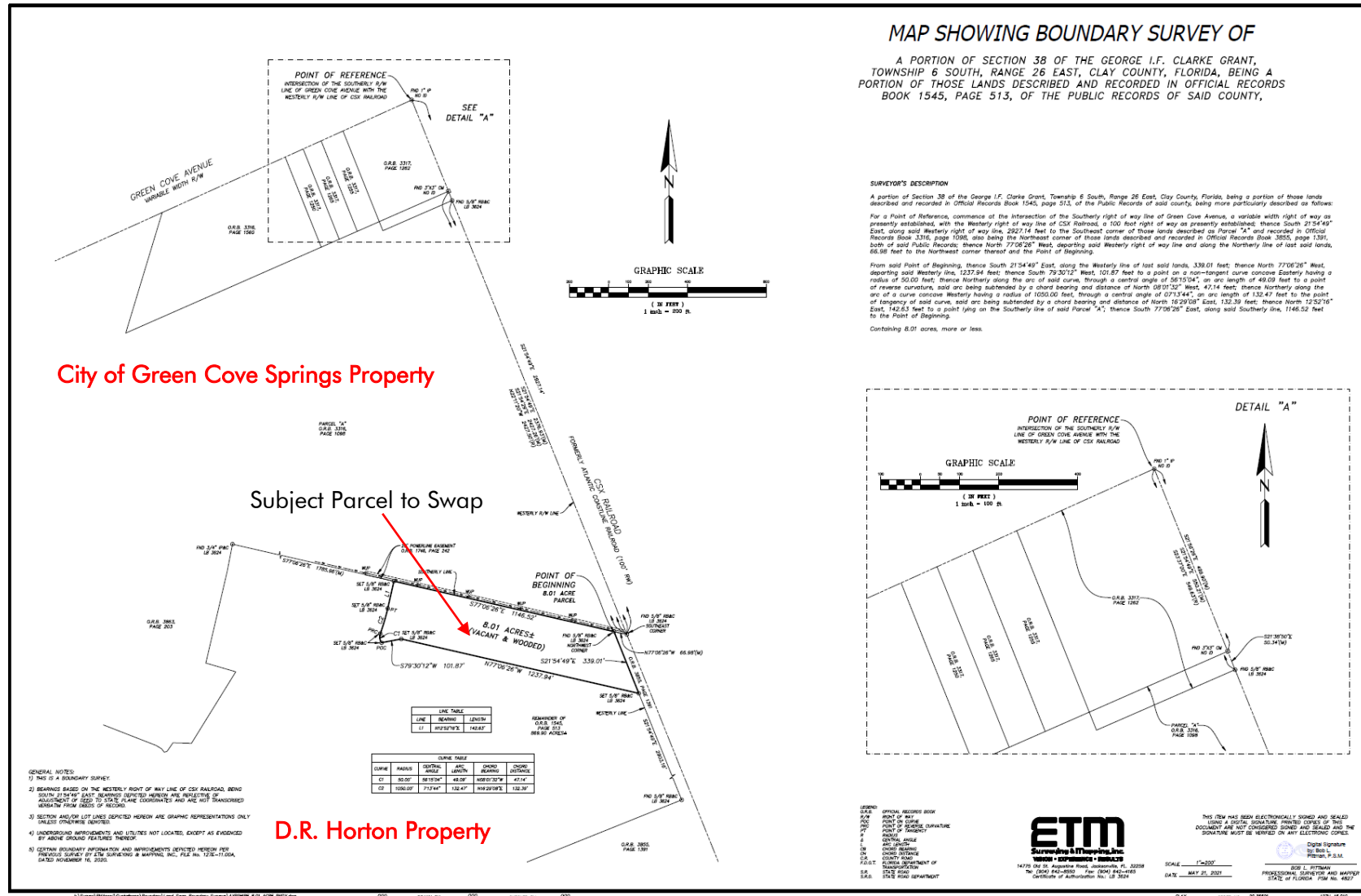
**CONCLUSION**

Overall, the subject neighborhood currently has a middle-income demographic profile. Generally, the neighborhood is expected to remain stable with positive growth in the foreseeable future. As a result, the demand for existing developments is expected to be generally stable.

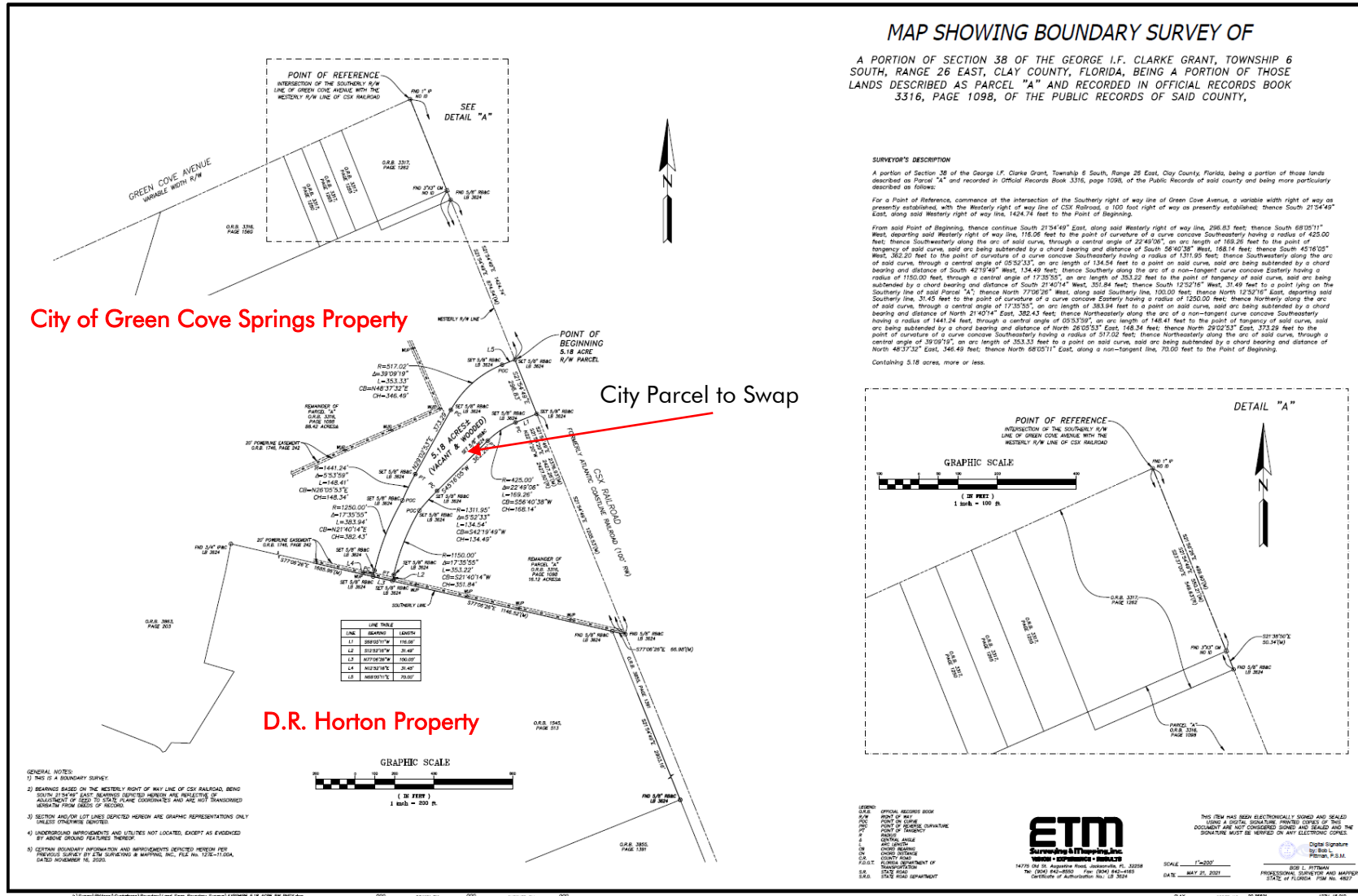
PARCEL SKETCH – PARENT TRACT



SUBJECT SWAP PARCEL – 8.01 AC

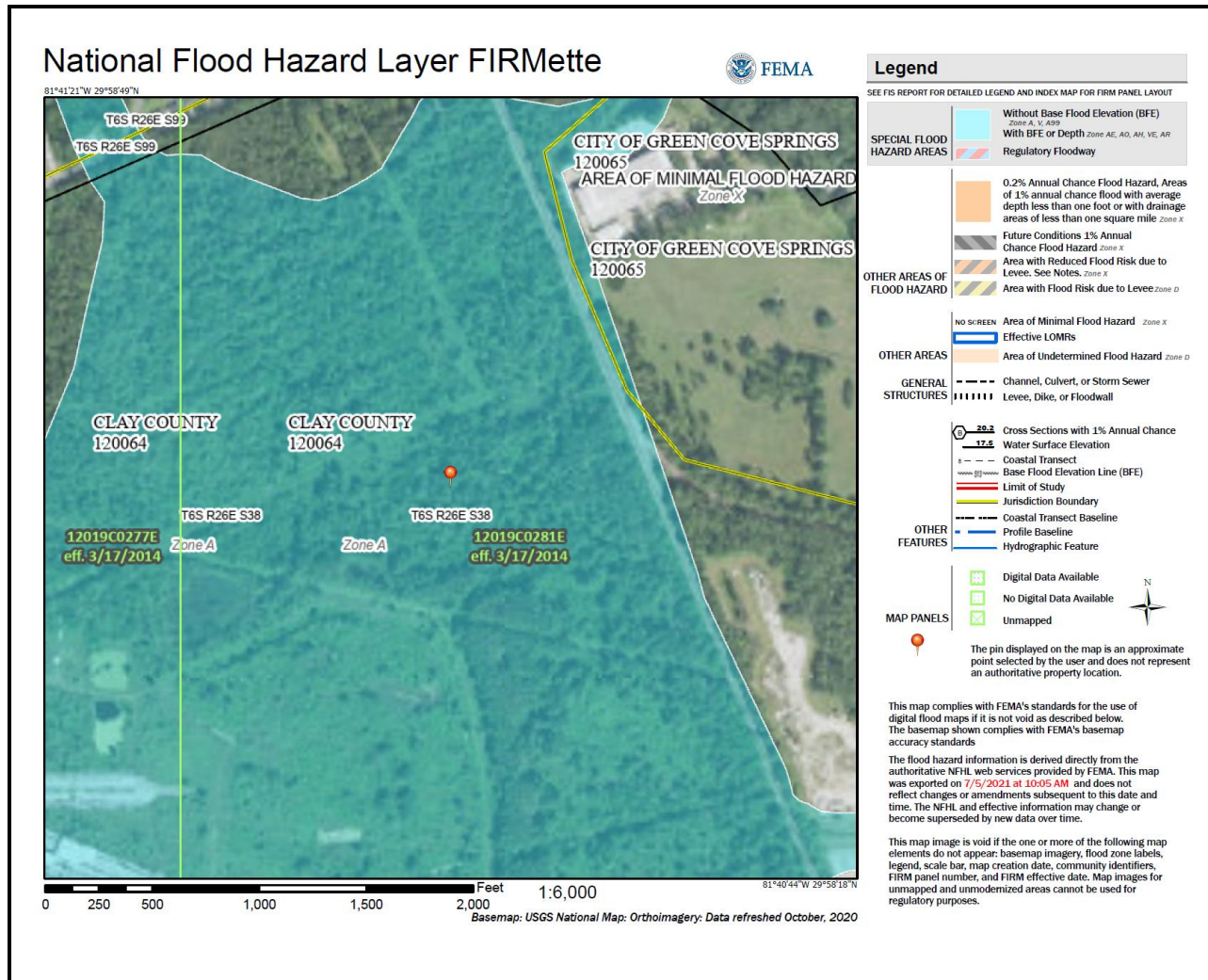


CITY OF GREEN COVE SPRINGS SWAP PARCEL- 5.18 AC





FLOOD PLAIN MAP



## Site Analysis

The following chart summarizes the salient characteristics of the subject site.

<b>SITE SUMMARY AND ANALYSIS</b>			
<b>Physical Description</b>			
Gross Land Area	560.520 Acres	24,416,251 Sq. Ft.	
Net Land Area	444.820 Acres	19,376,359 Sq. Ft.	
Primary Road Frontage	County Road 15A		
Shape	Irregular		
Topography	Generally Level		
Parcel Number(s)	38-06-26-016515-000-00 (portion of)		
Zoning District	AG (Agricultural) & IS (Industrial Select)		
Flood Map Panel No. & Date	12019C0281E	March 17, 2014	
Flood Zone	Zone A		
Adjacent Land Uses	Residential & Agricultural uses		
<b>Comparative Analysis</b>		<b>Rating</b>	
Visibility	Average		
Functional Utility	Average		
Traffic Volume	Average		
Adequacy of Utilities	Assumed Adequate		
Drainage	Assumed Adequate		
<b>Other</b>	<b>Yes</b>	<b>No</b>	<b>Unknown</b>
Detrimental Easements		X	
Encroachments			X
Deed Restrictions		X	
Reciprocal Parking Rights		X	

### LOCATION

The subject is located along the east side of County Road 15A in Green Cove Springs, Florida (Clay County) along the north side of Jersey Avenue.

### LAND AREA

The land area size of the parent tract was obtained via Clay County Property Appraiser and the area of the subject site was obtained via a conceptual site plan provided by the client.

### SHAPE AND FRONTAGE

The site is an irregular shape and has direct frontage along the east side of County Road 15A.

## INGRESS/EGRESS

Ingress and egress are available to the site via County Road 15A from the west and Jersey Avenue from the south. Proposed access from the east will be via U.S. Highway 17 (across adjacent lands).

## TOPOGRAPHY AND DRAINAGE

The site is generally level and at street grade. The topography of the site is not seen as an impediment to the development of the property. Stormwater management is handled on-site if newly developed. The subject property contains approximately 31.00± AC of wetlands throughout the site. The site contains approximately 84.70± AC of existing ponds with island areas.

## SOILS

A soils analysis for the site has not been provided for the preparation of this appraisal. In the absence of a soils report, it is a specific assumption that the site has adequate soils to support the highest and best use.

## SITE IMPROVEMENTS

N/A

## EASEMENTS AND ENCROACHMENTS

There are no known easements or encumbrances on the subject site that would affect the development potential of the site.

## COVENANTS, CONDITIONS AND RESTRICTIONS

There are no known covenants, conditions or restrictions impacting the site that are considered to affect the marketability or highest and best use.

## UTILITIES AND SERVICES

The site has access to all municipal services, including police, fire and refuse garbage collection. All utilities are available to the site in adequate quality and quantity to service the highest and best use.

## ENVIRONMENTAL ISSUES

The appraiser is not qualified to detect the existence of potentially hazardous material or underground storage tanks which may be present on or near the site. The existence of hazardous materials or underground storage tanks may affect the value of the property. For this appraisal, I have assumed that the property is not affected by any hazardous materials that may be present on or near the property.

## ADJACENT PROPERTIES

The adjacent land uses are summarized as follows:

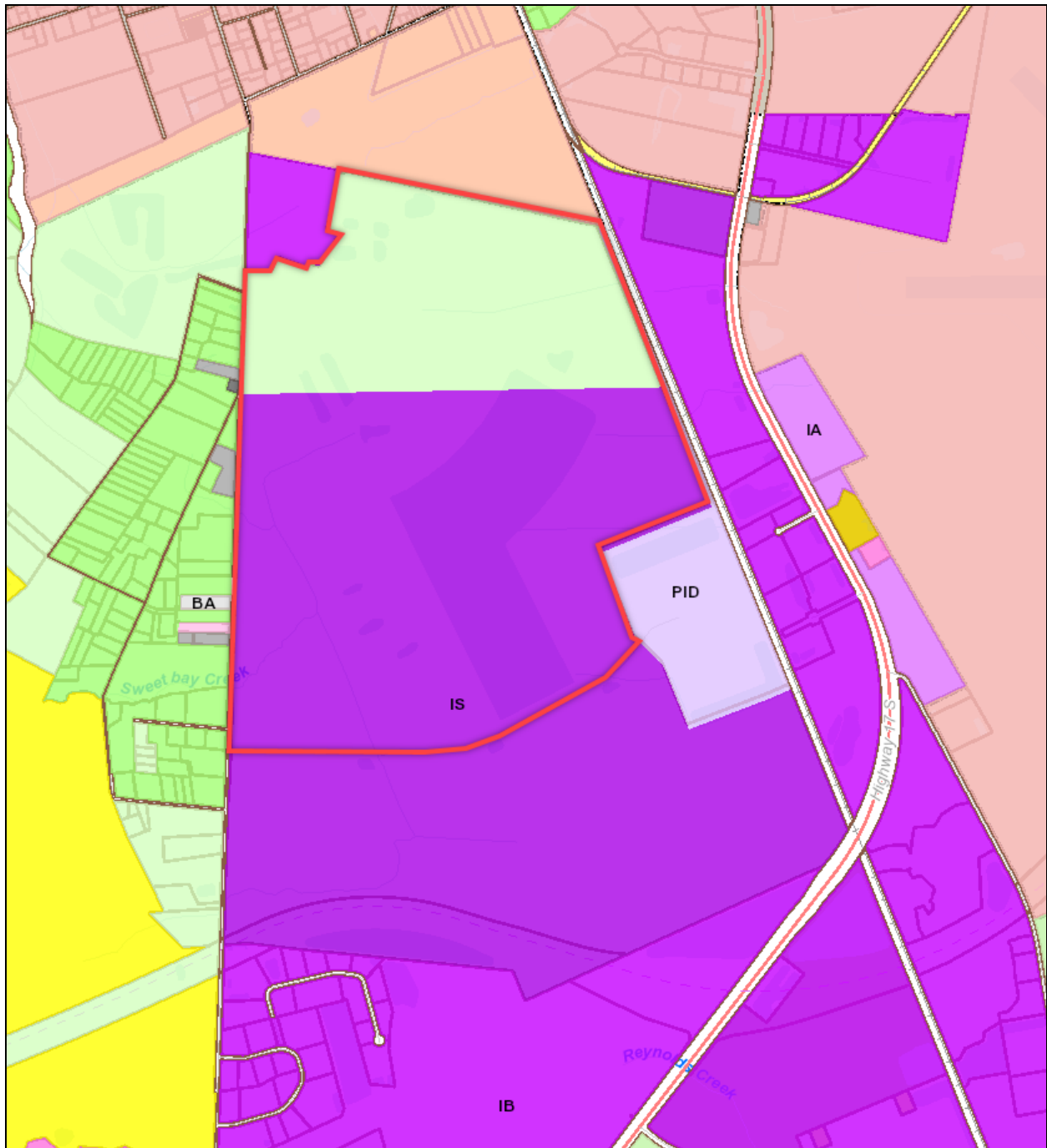
North:	Municipal owned land
South:	Vacant Industrial
East:	Industrial
West:	Residential

## CONCLUSION

The site is well located and afforded access from County Road 15A and Jersey Avenue. The size of the site is typical for the area and use, and there are no known detrimental uses in the immediate vicinity. Overall, there are no known factors which are considered to prevent the site from development to its highest and best use, as if vacant, or adverse to the existing use of the site.



ZONING MAP



## Zoning

The following chart summarizes the subject’s zoning requirements.

<b>ZONING SUMMARY</b>	
Current Zoning	AG (Agricultural) & IS (Industrial Select)
Legally Conforming	Yes
Uses Permitted	All land designated as Zone AG has been established for the protection of agriculture as a major industry in the County by preventing encroachment on agricultural lands by incompatible uses; to encourage a broad range of agricultural activities and their accessory operations, including the processing and sale of agricultural products raised on the premises; to protect watersheds and water supplies, wilderness and scenic areas and conservation and wildlife areas; and to permit a variety of activities which require non-urban locations but which do not operate to the detriment of adjoining lands devoted to rural and agriculture purposes.  All land designated as Zone IS is intended for locations which are not feasible for some light or heavy industrial development because of proximity to residential areas. The regulations for this district are intended to encourage development compatible with surrounding or abutting residential districts, with suitable open space, landscaping, and parking areas. Consequently, development is limited to those administrative, wholesaling, and manufacturing activities that can be carried on in a relatively unobtrusive manner.
Zoning Change	Likely

Source: Planning & Zoning Dept.

It is reasonably probable for the subject property to obtain a zoning change to some type of PUD that would allow a single-family residential subdivision development.

### ANALYSIS AND CONCLUSION

Additional information may be obtained from the appropriate governmental authority. For purposes of this appraisal, I have assumed the information obtained is correct.

## Tax and Assessment Data

<b>AD VALOREM TAX INFORMATION</b>	
Assessor's Parcel No.	2020
38-06-26-016515-000-00 (portion of)	\$2,040,990
Assessed Value @	100%
	\$2,040,990
Exemptions:	\$0
Taxable Value:	\$2,040,990
General Tax Rate (per \$1,000 A.V.)	15.218700
General Tax:	\$31,061
Special Assessments:	\$0
<b>Total Taxes</b>	<b>\$31,061</b>
Source: Clay County Tax Collector	

The assessed value above is for the parent tract. As will be seen in the forthcoming analysis, the assessed value differs from the concluded value. Our analysis did not consider the improved value of the subject property. As of the date of the appraisal, there are no delinquent real estate taxes.

## Market Analysis

The market analysis forms a basis for assessing market area boundaries, supply and demand factors, and indications of financial feasibility. Primary data sources utilized for this analysis include CoStar.

### DEMOGRAPHIC ANALYSIS

Demand for residential properties is a direct function of demographic characteristics analyzed on the following pages.

#### Housing, Population and Household Formation

The following table illustrates the population and household changes for the subject neighborhood with primary focus on the one, three and five-mile radius.

<b>POPULATION AND HOUSEHOLD PROJECTIONS</b>				
	1 Mile Radius	3 Mile Radius	5 Mile Radius	Jacksonville, FL Metropolitan Statistical Area
<b>Population</b>				
2025 Total Population	2,184	11,990	18,688	1,751,705
2020 Total Population	2,082	10,972	16,756	1,613,250
2010 Total Population	1,924	9,245	12,720	1,345,596
2000 Total Population	1,920	7,644	10,138	1,122,750
Annual Growth 2020 - 2025	0.96%	1.79%	2.21%	1.66%
Annual Growth 2010 - 2020	0.79%	1.73%	2.79%	1.83%
Annual Growth 2000 - 2010	0.02%	1.92%	2.29%	1.83%
<b>Households</b>				
2025 Total Households	810	4,355	6,911	679,817
2020 Total Households	771	3,969	6,178	626,212
2010 Total Households	716	3,355	4,666	524,146
2000 Total Households	707	2,846	3,785	432,627
Annual Growth 2020 - 2025	0.99%	1.87%	2.27%	1.66%
Annual Growth 2010 - 2020	0.74%	1.69%	2.85%	1.80%
Annual Growth 2000 - 2010	0.13%	1.66%	2.11%	1.94%

Source: ESRI

As shown, the subject's neighborhood is experiencing moderate positive increases in both population and households.

#### Income Distributions

The following table illustrates estimated household income distribution for the subject neighborhood.



**HOUSEHOLD INCOME DISTRIBUTION**

Households by Income Distribution (2020)	Jacksonville, FL Metropolitan Statistical Area			
	1 Mile Radius	3 Mile Radius	5 Mile Radius	
<\$15,000	17.38%	9.60%	7.79%	8.53%
\$15,000 - \$24,999	14.79%	11.31%	9.16%	7.65%
\$25,000 - \$34,999	6.10%	5.85%	6.22%	8.42%
\$35,000 - \$49,999	14.40%	10.53%	9.87%	12.73%
\$50,000 - \$74,999	22.31%	21.49%	20.96%	18.94%
\$75,000 - \$99,999	14.79%	14.11%	13.53%	13.50%
\$100,000 - \$149,999	7.39%	13.98%	16.30%	15.90%
\$150,000 - \$199,999	2.85%	8.52%	8.87%	6.82%
\$200,000+	0.13%	4.64%	7.28%	7.51%

Source: ESRI

The following table illustrates the median and average household income levels for the subject neighborhood.

**HOUSEHOLD INCOME LEVELS**

Income	Jacksonville, FL Metropolitan Statistical Area			
	1 Mile Radius	3 Mile Radius	5 Mile Radius	
2020 Median Household Income	\$46,543	\$62,249	\$68,533	\$64,489
2020 Average Household Income	\$52,757	\$81,429	\$93,891	\$89,648
2020 Per Capita Income	\$19,549	\$29,611	\$34,451	\$34,921

Source: ESRI

An analysis of the income data indicates that the submarket is generally comprised of middle-class income economic cohort.

**Outlook**

Based on this analysis, the immediate area surrounding the subject is projected to experience moderate, positive growth relative to households, population, and income levels. Given the area demographics, it appears that demand for both comparable surrounding area properties and the subject will continue to be favorable.

## Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- legally permissible;
- physically possible;
- financially feasible; and
- maximally productive.

The highest and best use analysis of the subject is discussed below.

### AS VACANT

#### Legal Permissibility

After a rezoning, a single-family subdivision use would be legally permissible.

#### Physical Possibility

The subject has utilities available, and has an adequate shape and size, sufficient access, etc., to be a separately developable site. There are no known physical reasons why the subject site would not support any legally probable development (i.e. it appears adequate for development).

Existing structures on similar sites provide additional evidence for the physical possibility of development.

#### Financial Feasibility

The determination of financial feasibility is dependent primarily on the relationship of supply and demand for the legally probable land uses versus the cost to create the uses. With respect to the legal uses for the subject site, the local residential market is considered to be stabilized with few vacant parcels available for development. Development of vacant residential single-family subdivisions have occurred in the recent past and continues to this day.

#### Maximum Productivity - Conclusion

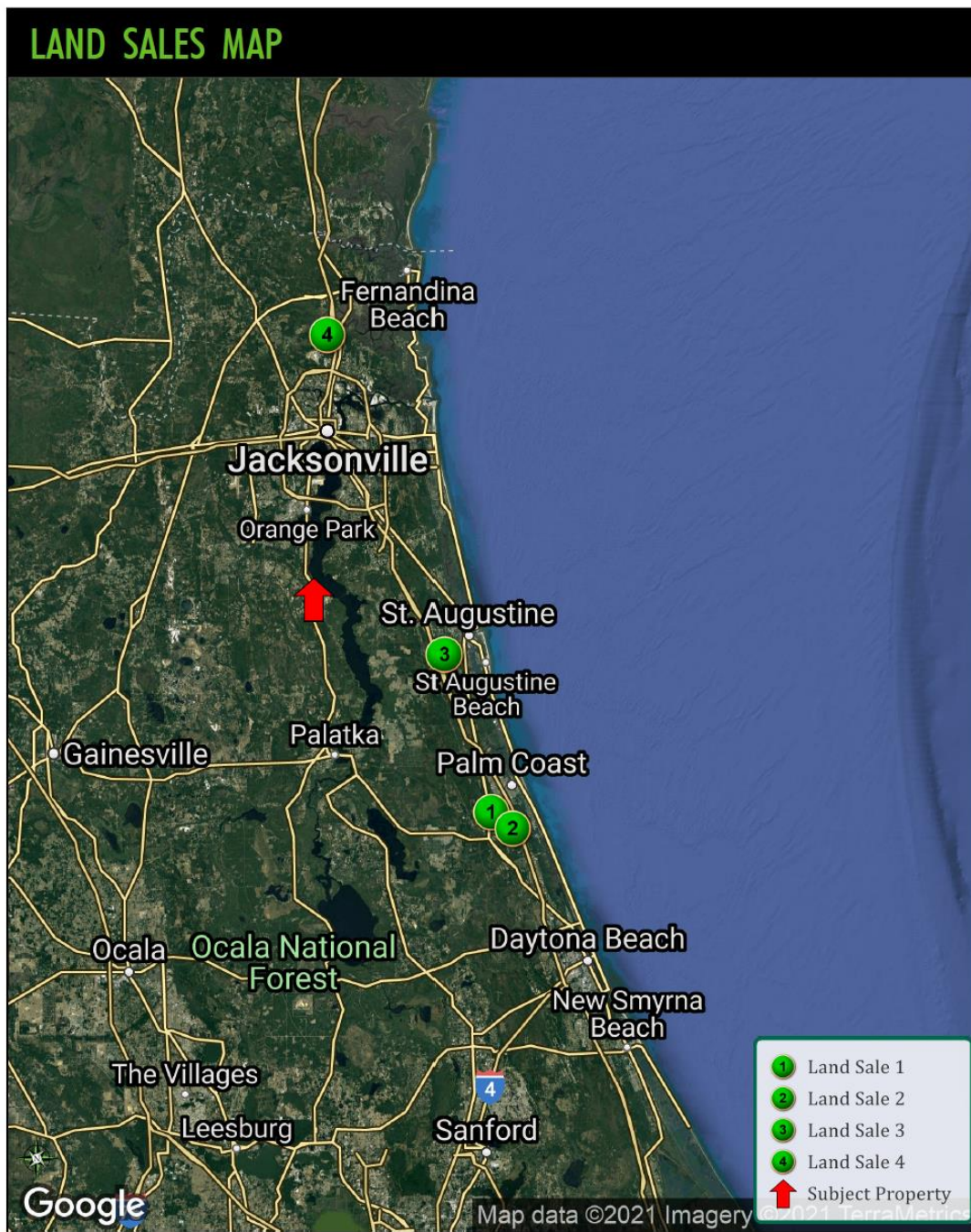
The final test of highest and best use of the site as if vacant is that the use be maximally productive, yielding the highest return to the land.

Based on the information presented above and upon information contained in the market and neighborhood analysis, we conclude that the highest and best use of the subject as if vacant would be the development of a single-family residential subdivision. The analysis of the subject and its respective market characteristics indicate the most likely buyer, as if vacant, would be an investor (land speculation) or a developer.

## Land Value

The Sales Comparison Approach (as vacant) will be utilized to value the subject property. The Sales Comparison (as improved), Cost and the Income Capitalization Approaches were not applicable within this analysis.

The following map and table summarize the comparable data used in the valuation of the subject site. A detailed description of each transaction is included in the addenda.



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SUMMARY OF COMPARABLE LAND SALES								
No.	Property Location	Transaction Type	Date	Proposed Use	Actual Sale Price	Adjusted Sale Price <sup>1</sup>	Size (Acres)	Price Per Acre
1	White View Parkway Palm Coast, FL 32164	Sale	Feb-21	Single-family Residential	\$2,850,000	\$2,850,000	88.314	\$32,271
2	Lake Avenue Palm Coast, FL 32164	Sale	Nov-20	Single-family Residential	\$3,060,000	\$3,060,000	83.630	\$36,590
3	Lightsey Road Extension St. Augustine, FL 32084	Sale	Nov-19	Single-family Residential	\$2,200,000	\$2,200,000	75.390	\$29,182
4	16190 Butch Baine Drive Jacksonville, FL 32218	Sale	Sep-19	Single-family Residential	\$3,100,000	\$3,100,000	151.340	\$20,484
Subject	East side of CR 15A and Jersey Avenue, Grove City, Florida	---	Jul-21	Single-family Residential	---	---	444.820	---

The sales utilized represent the best data available for comparison with the subject and were selected from the competitive market area. These sales were chosen based upon their location and their similar highest and best use as the subject.

## DISCUSSION/ANALYSIS OF LAND SALES

### Land Sale One

This comparable represents 88.314 net acres at White View Parkway. The site's shape is irregular and its topography is described as level, at street grade. The property sold in February 2021 for \$2,850,000, or \$32,271 per acre. This is the sale of 97.364 gross AC of residential subdivision land located in Palm Coast, Flagler County, Florida. The site has approximately 9.05 AC of wetlands on the site. At the time of sale, the property was fully entitled and approved for a 205-lot subdivision. The minimum lot size will be 45' with homes ranging from 1,400 SF to 2,600 SF.

The downward adjustment for size reflects this comparable's superior feature with respect to economies of scale regarding parcel size. With respect to zoning/entitlements, this comparable was considered superior in this aspect and received a downward adjustment because of residential subdivision entitlements already in place. Overall, this comparable was deemed superior in comparison to the subject and a downward net adjustment was warranted to the sales price indicator.

### Land Sale Two

This comparable represents 83.63 net acres at Lake Avenue. The site's shape is irregular and its topography is described as level, at street grade. The property sold in November 2020 for \$3,060,000, or \$36,590 per acre. This is the sale of a residential subdivision located in Palm Coast, Flagler County, Florida. The property has approximately 41.07 AC of wetlands. The property is zoned MPD (Master Planned Development) and fully entitled for development for 208 lots. The lots will be a minimum of 30' lots and the homes will range between 1,700 SF and 2,800 SF and will be priced in the mid-\$300,000s.



The downward adjustment for size reflects this comparable's superior feature with respect to economies of scale regarding parcel size. With respect to zoning/entitlements, this comparable was considered superior in this aspect and received a downward adjustment because of residential subdivision entitlements already in place. Overall, this comparable was deemed superior in comparison to the subject and a downward net adjustment was warranted to the sales price indicator.

### Land Sale Three

This comparable represents 75.39 net acres at Lightsey Road Extension. The site's shape is irregular and its topography is described as level, at street grade. The property sold in November 2019 for \$2,200,000, or \$29,182 per acre. This is the sale of a raw subdivision land located in St. Augustine, St. Johns County, Florida. The property consists of a total 89.82-acres with approximately 75.39-acres of upland area. The property was purchased for the development of a new subdivision called The Arbors at Lightsey Crossing and includes 185 single-family lots with associated roads, utilities and storm water management.

The downward adjustment for size reflects this comparable's superior feature with respect to economies of scale regarding parcel size. With respect to zoning/entitlements, this comparable was considered superior in this aspect and received a downward adjustment because of residential subdivision entitlements already in place. Overall, this comparable was deemed superior in comparison to the subject and a downward net adjustment was warranted to the sales price indicator.

### Land Sale Four

This comparable represents 151.34 net acres at 16190 Butch Baine Drive. The site's shape is irregular and its topography is described as generally level. The property sold in September 2019 for \$3,100,000, or \$20,484 per acre. This is the sale of 151.34 net acres of land located off of Butch Baine Drive in Jacksonville. The site is to be developed with 400 single-family lots. The site included a 3,456 square foot single-family residence and a 2,400 square foot warehouse building. These buildings were not considered to provide contributory value to the subject. At the time of the contract the site had not been granted entitlements for the proposed lots.

The downward adjustment for size reflects this comparable's superior feature with respect to economies of scale regarding parcel size. Overall, this comparable was deemed superior in comparison to the subject and a downward net adjustment was warranted to the sales price indicator.

## SUMMARY OF ADJUSTMENTS

Based on the comparative analysis, the following chart summarizes the adjustments warranted to each comparable.

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**LAND SALES ADJUSTMENT GRID**


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Comparable Number	1	2	3	4	Subject
Transaction Type	Sale	Sale	Sale	Sale	---
Transaction Date	Feb-21	Nov-20	Nov-19	Sep-19	Jul-21
Actual Sale Price	\$2,850,000	\$3,060,000	\$2,200,000	\$3,100,000	---
Adjusted Sale Price <sup>1</sup>	\$2,850,000	\$3,060,000	\$2,200,000	\$3,100,000	---
Size (Acres)	88.31	83.63	75.39	151.34	444.82
Size (SF)	3,846,958	3,642,923	3,283,988	6,592,370	19,376,359
Price Per Acre	\$32,271	\$36,590	\$29,182	\$20,484	---
Price (\$ Per AC)	\$32,271	\$36,590	\$29,182	\$20,484	
Property Rights Conveyed	0%	0%	0%	0%	
Financing Terms <sup>1</sup>	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	
Market Conditions (Time)	0%	0%	0%	0%	
Subtotal	\$32,271	\$36,590	\$29,182	\$20,484	
Size	-10%	-10%	-10%	-5%	
Shape/Utility	0%	0%	0%	0%	
Access/Frontage	0%	0%	0%	0%	
Topography	0%	0%	0%	0%	
Location	0%	0%	0%	0%	
Zoning/Entitlements	-10%	-10%	-10%	0%	
Utilities	0%	0%	0%	0%	
Total Other Adjustments	-20%	-20%	-20%	-5%	
<b>Value Indication for Subject</b>	<b>\$25,817</b>	<b>\$29,272</b>	<b>\$23,345</b>	<b>\$19,459</b>	
<i>Absolute Adjustment</i>	20%	20%	20%	5%	

<sup>1</sup> Adjusted sale price for cash equivalency and/or development costs (where applicable)

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## CONCLUSION

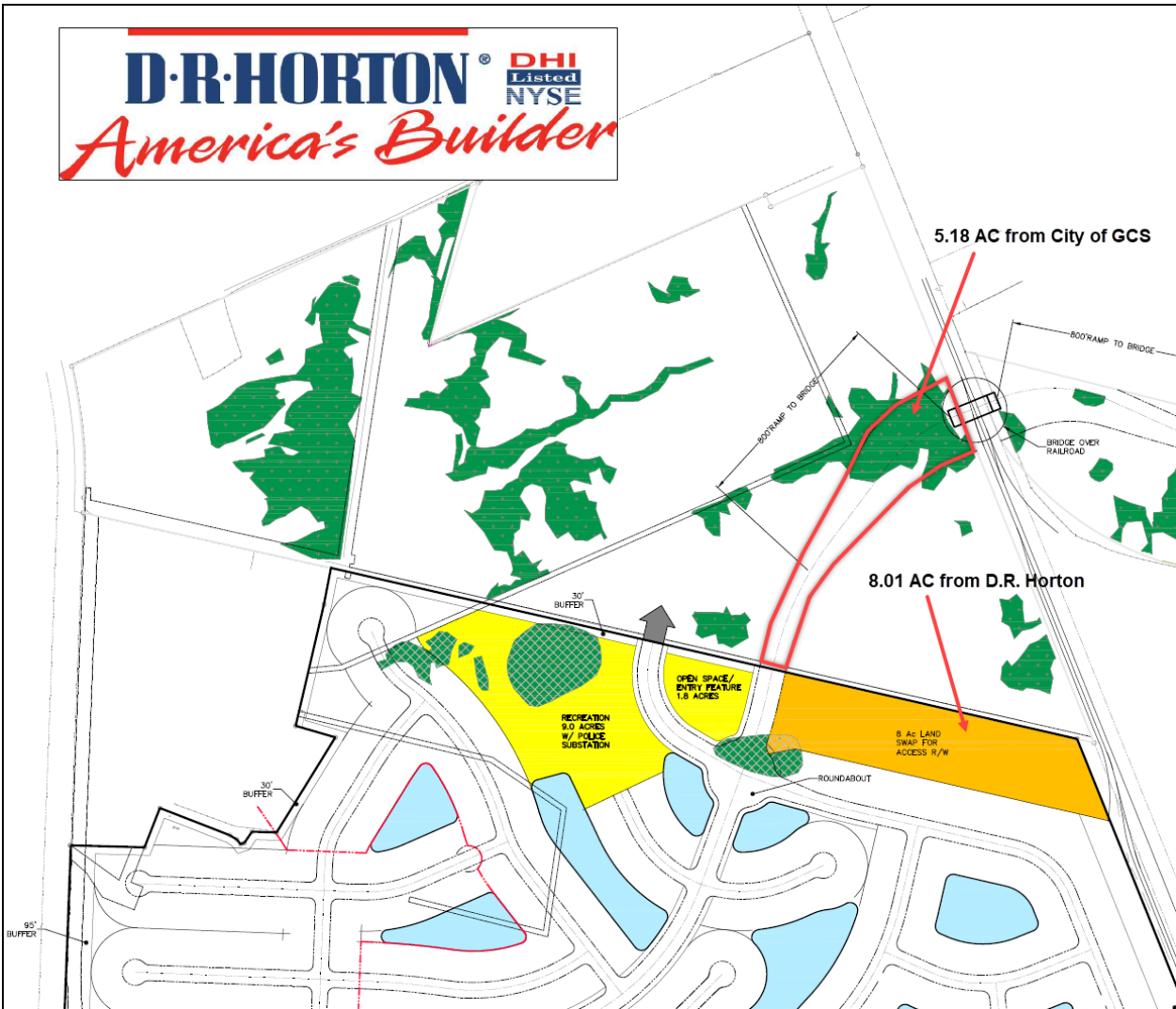
Prior to adjustments, the sales reflect a range of \$20,484 - \$36,590 per acre. After adjustments, the range is \$19,459 - \$29,272 per acre. The comparable land sales are located in the immediate area and were good indicators of value. To arrive at an indication of value, I have considered each of the comparable sales and their characteristics and qualities as they relate to the subject. Each of the comparables was given consideration in reaching the final value conclusion of \$25,000 per acre.

Considering the foregoing analysis with other data discussed throughout this report, it is my opinion that the market value of the subject property as of July 5, 2021 is:

<b>CONCLUDED LAND VALUE</b>		
\$ Per AC	Subject Acs.	Total
\$25,000	x 444.82	= \$11,120,500
<b>Indicated Value:</b>		<b>\$11,120,500</b>

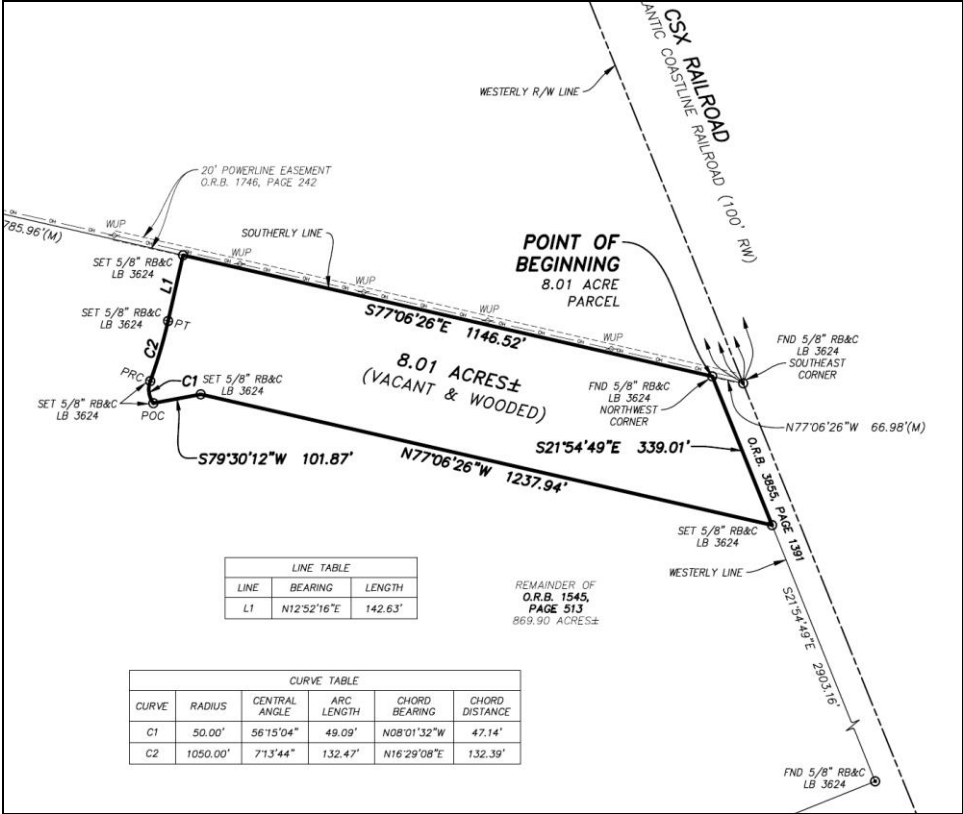
# Land Swap Analysis

The appraisal problem includes providing an opinion of the market value of the subject property based upon its highest and best use (as vacant) for a land swap with the City of Green Cove Springs. D.R. Horton currently has the subject property under contract for an undisclosed sales price. The subject property has a conceptual site plan in place for development of a 2,100-unit residential subdivision known as Ayrshire. The land swap with the City of Green Cove Springs will give the proposed subdivision an access point from the west side of U.S. Highway 17 over the adjacent CSX Railroad. The land received by the City of Green Cove Springs will be utilized for a portion of the future development of Ed Gustafson Regional Park. D.R. Horton intends to give the City of Green Cove Springs 8.01± AC of land in exchange for 5.18± AC of land from the City of Green Cove Springs.



**D.R. HORTON SWAP PARCEL**

The land parcel proposed to be swapped is located at the northeast corner of the subject site and is vacant and wooded. The shape of the parcel is slightly irregular and will be utilized for a portion of the future park development by the City of Green Cove Springs.

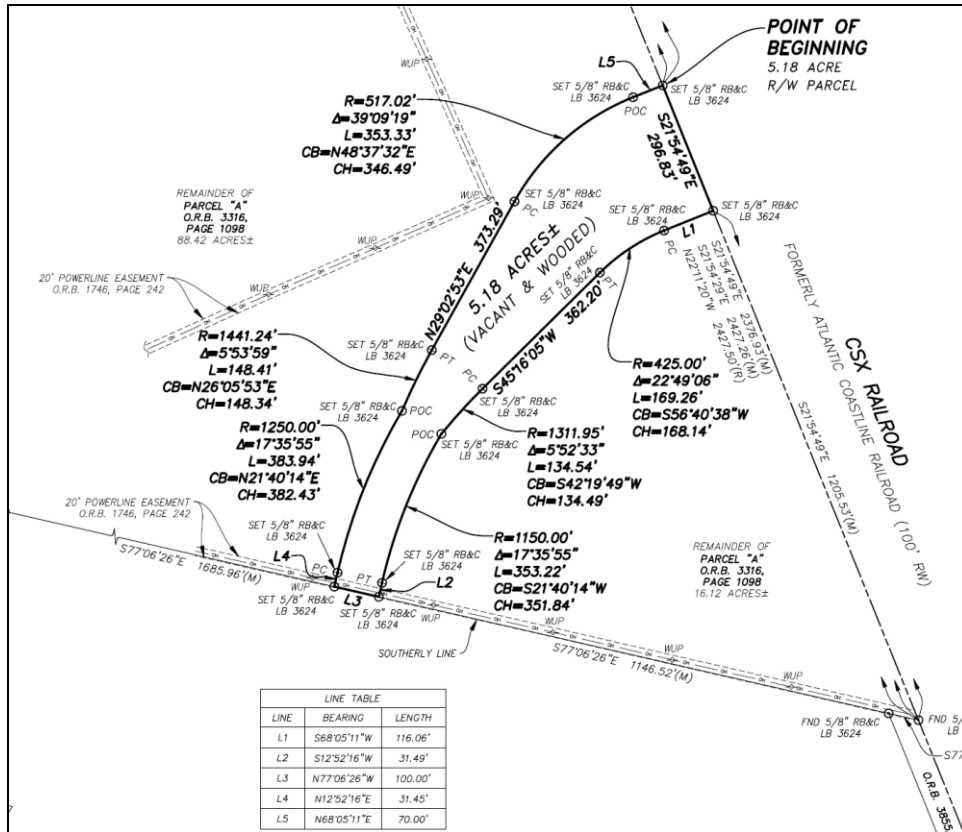


The valuation for the land swapped is based on an allocation from the unit value indication of \$25,000 per acre from the valuation of the subject site.

<b>VALUATION OF SWAP PARCEL - D.R. Horton</b>	
Land	
Land Value per AC	\$25,000
Land Area (AC)	<u>8.01</u>
Value of Swap Parcel (Land)	\$200,250
Value of Swap Parcel (Land), Rounded	<u>\$200,250</u>

**CITY OF GREEN COVE SPRINGS SWAP PARCEL**

The land parcel proposed to be swapped is located at the southeast corner of a parcel of land owned by The City of Green Cove Springs (future city park). This parcel is located adjacent to the subject site to the north and is vacant and wooded. The shape of the parcel is irregular and will give the proposed subdivision an access point from the west side of U.S. Highway 17 over the adjacent CSX Railroad.



The 5.18± of land area owned by the City of Green Cove Springs currently has a Green Cove Springs Municipal zoning and is not a developable tract of land under its highest and best use. For the purpose of this analysis, I have valued this land area as if it could be developed under a current highest and best use of a single-family residential subdivision use. The valuation for the land swapped is based on an allocation from the unit value indication of \$25,000 per acre from the valuation of the D.R. Horton subject site.

<b>VALUATION OF SWAP PARCEL - City of Green Cove Springs</b>	
Land	
Land Value per AC	\$25,000
Land Area (AC)	5.18
Value of Swap Parcel (Land)	\$129,500
Value of Swap Parcel (Land), Rounded	\$129,500



## Assumptions and Limiting Conditions

1. I have inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the "Report"), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. I have no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
  - (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. I have not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
  - (ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. I have not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
  - (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
  - (iv) Hazardous materials are not present on the subject property. I am not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
  - (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. I have not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
  - (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
  - (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
  - (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently or super-efficiently.
  - (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
  - (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). I am not qualified to assess the subject property's compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.
  - (xi) All information regarding the areas and dimensions of the subject property furnished to me are correct, and no encroachments exist (unless mentioned). I have neither undertaken any survey of the boundaries of the subject property nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to my attention, and I have no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report. Accordingly, if any such information is subsequently made known I reserve the right to amend the Report, which may include the conclusions of the Report. I assume no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. I have assumed that all documents, data and information furnished by or behalf of the client, property owner, or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report. Accordingly, if any such errors are subsequently made known I reserve the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify me of any questions or errors within 30 days after the date of delivery of the Report.
5. I assume no responsibility (including any obligation to procure the same) for any documents, data or information not provided, including without limitation any termite inspection, survey or occupancy permit.
6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.
7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. Actual results are affected by a number of factors outside the control of myself, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and I do not warrant any such projections.
8. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of any particular value of the subject property. Other appraisers may reach different conclusions as to the value of the subject property. Furthermore, market value is highly related to exposure time, promotion effort, terms, motivation, and conclusions surrounding the offering of the subject property. The Report is for the sole purpose of providing the intended user with my independent professional opinion of the value of the subject property as of the date of the Report. Accordingly, I shall not be liable for any losses that arise from any investment or lending decisions based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and I have not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation to buy, sell, hold, or finance the subject property.
9. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers. Any user of the Report is advised to retain experts in areas that fall outside the scope of the real estate appraisal profession for such matters.
10. I assume no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
11. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. I assume no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.
12. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.
13. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal and are not valid for any such use.

14. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.
15. The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of myself. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of myself. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own appraisers, advisors and other consultants for any decision in connection with the subject property. I shall have no liability or responsibility to any such unintended user.

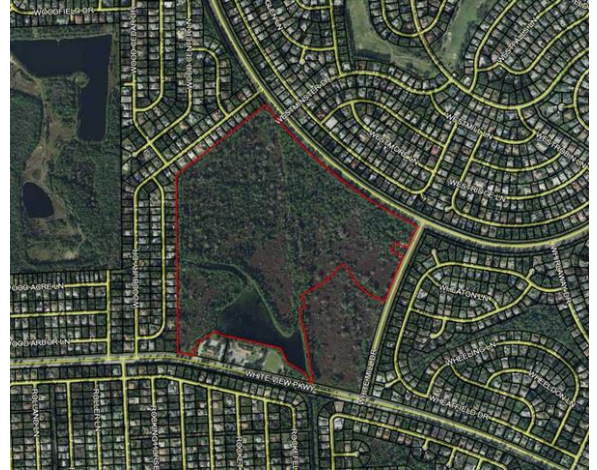
**ADDENDA**

Addendum A

**LAND SALE DATA SHEETS**



Property Name	Proposed Residential Subdivision
Address	White View Parkway Palm Coast, FL 32164
County	Flagler
Govt./Tax ID	07-11-31-7027-RP015-0011
Land Area Net	88.314 ac/ 3,846,958 sf
Land Area Gross	97.364 ac/ 4,241,176 sf
Site Development Status	Platted
Utilities	All public utilities are available
Maximum FAR	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Topography	Level, At Street Grade
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	12035C0120E&12035C0138E/ Jun 2018
Zoning	MPD (Master Planned Development)
Entitlement Status	Fully Entitled/Planning Permissions



### Transaction Details

Type	Sale	Primary Verification	Chris Butera (Listing Broker - SVN Alliance Commercial Real Estate)
Interest Transferred	Fee Simple	Transaction Date	02/19/2021
Condition of Sale	Arm's Length	Recording Date	N/A
Recorded Buyer	KB Home Jacksonville, LLC	Sale Price	\$2,850,000
Buyer Type	Developer	Financing	Cash to Seller
Recorded Seller	Miral Corp	Cash Equivalent	\$2,850,000
Marketing Time	44 Month(s)	Capital Adjustment	\$0
Listing Broker	Chris Butera (Listing Broker - SVN Alliance Commercial Real Estate)	Adjusted Price	\$2,850,000
Doc #	2533/101	<b>Adjusted Price / ac and / sf</b>	<b>\$32,271 / \$0.74</b>
		<b>Adjusted Price/ FAR</b>	<b>N/A</b>
		<b>Adjusted Price/ Unit</b>	<b>\$13,902</b>

### Comments

This is the sale of 97.364 AC of residential subdivision land located in Palm Coast, Flagler County, Florida. The site has approximately 9.05 AC of wetlands on the site. At the time of sale, the property was fully entitled and approved for a 205 lot subdivision. The minimum lot size will be 45' with homes ranging from 1,400 SF to 2,600 SF.

Property Name	Residential Subdivision Land
Address	Lake Avenue Palm Coast, FL 32164
County	Flagler
Govt./Tax ID	051231-0650-000A0-0011, 051231-0650-000A0-0014, 051231-0650-000A0-0016 and 051231-0650-000A0-0010
Land Area Net	83.630 ac/ 3,642,923 sf
Land Area Gross	124.700 ac/ 5,431,932 sf
Site Development Status	Platted
Utilities	All public utilities are available
Maximum FAR	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Topography	Level, At Street Grade
Flood Zone Class	Zone X (Shaded)
Flood Panel No./ Date	12035C0230E/ Jun 2018
Zoning	PUD (Planned Unit Development)
Entitlement Status	Fully Entitled/Planning Permissions



### Transaction Details

Type	Sale	Primary Verification	Jeffrey Douglas (Listing Broker - Douglas Property & Development, Inc.)
Interest Transferred	Fee Simple	Transaction Date	11/19/2020
Condition of Sale	Arm's Length	Recording Date	N/A
Recorded Buyer	Payzen Pc, LLC	Sale Price	\$3,060,000
Buyer Type	Developer	Financing	Cash to Seller
Recorded Seller	Florida Landmark Communities, LLC	Cash Equivalent	\$3,060,000
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	Jeffrey Douglas (Listing Broker - Douglas Property & Development, Inc.)	Adjusted Price	\$3,060,000
Doc #	2498/598	<b>Adjusted Price / ac and / sf</b>	<b>\$36,590 / \$0.84</b>
		<b>Adjusted Price/ FAR</b>	<b>N/A</b>
		<b>Adjusted Price/ Unit</b>	<b>\$14,712</b>

### Comments

This is the sale of a residential subdivision located in Palm Coast, Flagler County, Florida. The property has approximately 41.07 AC of wetlands. The property is zoned MPD (Master Planned Development) and fully entitled for development for 208 lots. The lots will be a minimum of 30' lots and the homes will range between 1,700 SF and 2,800 SF and will be priced in the mid-\$300,000s.

Property Name	St. Johns County Subdivision Land
Address	Lightsey Road Extension St. Augustine, FL 32084
County	St. Johns
Govt./Tax ID	1008500000 & 1012700000
Land Area Net	75.390 ac/ 3,283,988 sf
Land Area Gross	89.820 ac/ 3,912,559 sf
Site Development Status	Platted
Utilities	All public utilities are available
Maximum FAR	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Topography	Level, At Street Grade
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	12109C0376J/ Dec 2018
Zoning	PUD (Planned Unit Development)
Entitlement Status	Fully Entitled/Planning Permissions



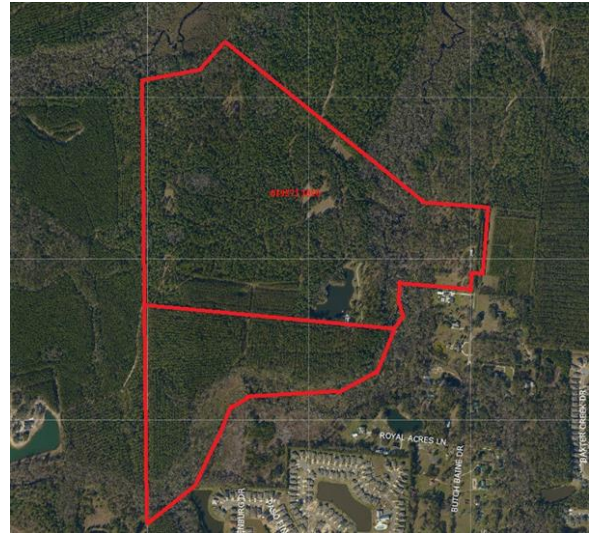
**Transaction Details**

Type	Sale	Primary Verification	Brian Pate (Listing Broker - Easton Sanderson and Company)
Interest Transferred	Fee Simple	Transaction Date	11/07/2019
Condition of Sale	Arm's Length	Recording Date	N/A
Recorded Buyer	St. Augustine Land Holdings, LLC	Sale Price	\$2,200,000
Buyer Type	Developer	Financing	Cash to Seller
Recorded Seller	Lightsey Road, LLC	Cash Equivalent	\$2,200,000
Marketing Time	127 Month(s)	Capital Adjustment	\$0
Listing Broker	Brian Pate (Listing Broker - Easton Sanderson and Company)	Adjusted Price	\$2,200,000
Doc #	4829/123	<b>Adjusted Price / ac and / sf</b>	<b>\$29,182 / \$0.67</b>
		<b>Adjusted Price/ FAR</b>	<b>N/A</b>
		<b>Adjusted Price/ Unit</b>	<b>\$11,892</b>

**Comments**

This is the sale of a raw subdivision land located in St. Augustine, St. Johns County, Florida. The property consists of a total 89.82-acres with approximately 75.39-acres of upland area. The property was purchased for the development of a new subdivision called The Arbors at Lightsey Crossing and includes 185 single-family lots with associated roads, utilities and storm water management. The property sold for \$2,200,000 or \$11,892 per proposed lot.

Property Name	Casa De Campo Inc. - Gross Site
Address	16190 Butch Baine Drive Jacksonville, FL 32218
County	Duval
Govt./Tax ID	Multiple
Land Area Net	151.340 ac/ 6,592,370 sf
Land Area Gross	209.340 ac/ 9,118,850 sf
Site Development Status	Raw
Utilities	All Available
Maximum FAR	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Topography	Generally Level
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	12031C0045J/ Nov 2018
Zoning	AGR (at time of sale)
Entitlement Status	None



### Transaction Details

Type	Sale	Primary Verification	Confidential
Interest Transferred	Fee Simple	Transaction Date	09/06/2019
Condition of Sale	Arm's Length	Recording Date	N/A
Recorded Buyer	N/A	Sale Price	\$3,100,000
Buyer Type	Developer	Financing	Cash to Seller
Recorded Seller	Casa De Campo, Inc.	Cash Equivalent	\$3,100,000
Marketing Time	6 Month(s)	Capital Adjustment	\$0
Listing Broker	John Evans - Colliers	Adjusted Price	\$3,100,000
Doc #	18933/2306 & 2310	<b>Adjusted Price / ac and / sf</b>	<b>\$20,484 / \$0.47</b>
		<b>Adjusted Price/ FAR</b>	<b>N/A</b>
		<b>Adjusted Price/ Unit</b>	<b>\$7,750</b>

### Comments

This is the sale of 151.34 net acres of land located off of Butch Baine Drive in Jacksonville. The site is to be developed with 400 single-family lots. The site included a 3,456 square foot single-family residence and a 2,400 square foot warehouse building. These buildings were not considered to provide contributory value to the subject. At the time of the contract the site had not been granted entitlements for the proposed lots.

Addendum B

**LEGAL DESCRIPTION**



**SURVEYOR DESCRIPTION:**

A PORTION OF SECTION 38, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 15A—ALSO KNOWN AS SOUTH OAKRIDGE AVENUE, (A 100 FOOT RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 7101-105), WITH THE SOUTHERLY RIGHT OF WAY LINE OF GREEN COVE AVENUE (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 65°42'06" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GREEN COVE AVENUE, A DISTANCE OF 1708.60 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3316, PAGE 1560 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; THENCE SOUTH 16°51'08" WEST, ALONG LAST SAID LINE, 639.95 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 66°16'21" EAST, ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3317, PAGE 1250, OFFICIAL RECORDS BOOK 3317, PAGE 1265, AND OFFICIAL RECORDS BOOK 3317, PAGE 1255, OF SAID PUBLIC RECORDS OF CLAY COUNTY, A DISTANCE OF 1407.06 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3317, PAGE 1262; THENCE SOUTH 21°47'32" EAST, ALONG LAST SAID LINE, 49.41 FEET TO THE SOUTHERLY LINE OF SAID LANDS; THENCE NORTH 66°24'28" EAST, ALONG LAST SAID LINE, 384.14 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CSX RAILROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 21°54'49" EAST, ALONG LAST SAID LINE, 2376.90 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3316, PAGE 1098 OF SAID PUBLIC RECORDS OF CLAY COUNTY; THENCE NORTH 77°07'44" WEST, ALONG LAST SAID LINE, 66.97 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3855, PAGE 1391 OF SAID PUBLIC RECORDS OF CLAY COUNTY; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY, ALONG SAID WESTERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 21°54'49" EAST, 3242.16 FEET; COURSE NO. 2: SOUTH 68°05'09" WEST, 1307.43 FEET; COURSE NO. 3: SOUTH 21°54'51" EAST, 1026.34 FEET; COURSE NO. 4: SOUTH 53°08'37" EAST, 60.00 FEET; COURSE NO. 5: SOUTH 46°22'05" EAST, 340.91 FEET; COURSE NO. 6: SOUTH 21°54'44" EAST, 746.30 FEET; COURSE NO. 7: NORTH 69°28'08" EAST, 933.80 FEET; COURSE NO. 8: NORTH 67°10'35" EAST, 256.71 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF CSX RAILROAD; THENCE SOUTH 21°54'49" EAST, ALONG LAST SAID LINE, 1599.27 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY, AND THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 15 (U.S HIGHWAY 17) (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71010-2057 AND 71010-2513); THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2754.79 FEET, AN ARC DISTANCE OF 496.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°55'18" WEST, 496.08 FEET TO A POINT OF NON-TANGENCY, SAID POINT LYING ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1545, PAGE 513 OF SAID PUBLIC RECORDS OF CLAY COUNTY; THENCE SOUTH 67°49'42" WEST, ALONG LAST SAID LINE, 206.00 FEET; THENCE SOUTH 66°04'45" WEST, CONTINUING ALONG LAST SAID LINE, 2122.98 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY, AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 23 (FIRST COAST OUTER BELTWAY) (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 71493); THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2771.00 FEET, AN ARC DISTANCE OF 619.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°08'24" WEST, 617.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 72°44'18" WEST, 581.88 FEET; COURSE NO. 3: NORTH 75°01'45" WEST, 300.24 FEET; COURSE NO. 4: NORTH 72°44'19" WEST, 456.73 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 5: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 41°55'22", HAVING A RADIUS OF 3027.00 FEET, AN ARC DISTANCE OF 2214.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°18'00" WEST, 2165.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: SOUTH 65°20'19" WEST, 367.45 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 15A—A.K.A. SOUTH OAKRIDGE AVENUE; THENCE NORTH 02°06'50" EAST, ALONG LAST SAID LINE, 7210.49 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3863, PAGE 203 OF SAID PUBLIC RECORDS OF CLAY COUNTY; THENCE SOUTHEASTERLY, NORTHEASTERLY AND NORTHWESTERLY, ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINE OF SAID LANDS, RUN THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 88°31'42" EAST, 282.59 FEET; COURSE NO. 2: NORTH 21°17'17" EAST, 161.55 FEET; COURSE NO. 3: SOUTH 68°42'43" EAST, 287.10 FEET; COURSE NO. 4: SOUTH 58°52'42" EAST, 32.90 FEET; COURSE NO. 5: SOUTH 37°48'54" EAST, 22.40 FEET; COURSE NO. 6: NORTH 70°53'31" EAST, 15.20 FEET; COURSE NO. 7: NORTH 34°14'49" EAST, 52.23 FEET; COURSE NO. 8: SOUTH 88°17'22" EAST, 94.17 FEET; COURSE NO. 9: NORTH 31°43'31" EAST, 427.82 FEET; COURSE NO. 10: NORTH 73°46'32" WEST, 158.11 FEET; COURSE NO. 11: NORTH 13°06'51" EAST, 477.10 FEET; COURSE NO. 12: NORTH 10°57'35" EAST, 142.00 FEET; COURSE NO. 13: NORTH 77°27'24" WEST, 972.58 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 15A—A.K.A. SOUTH OAKRIDGE AVENUE; THENCE NORTH 02°07'57" EAST, ALONG LAST SAID LINE, 57.86 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 14°47'09", HAVING A RADIUS OF 1959.86 FEET, AN ARC DISTANCE OF 505.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°15'37" WEST, 504.36 FEET TO A POINT ON SAID ARC AND THE POINT OF BEGINNING.

Addendum C

**QUALIFICATIONS**

# Nick Chop, MAI, R/W-AC

*Director, Southeast Division, Right-of-Way Practice Leader*



## Clients Represented

- Atkins
- City of Jacksonville
- England-Thims and Miller, Inc
- Florida Department of Environmental Protection
- Florida Department of Transportation
- Florida's Turnpike
- HDR
- HNTB
- Independence Acquisition & Appraisal
- Jacksonville Aviation Authority
- JEA
- JTA
- Manatee County
- Miami-Dade County
- Okefenoke Electric
- Orange County
- Orlando Utilities Commission
- Pasco County
- Polk County
- St. Johns County
- Texas Department of Transportation

## Experience

Nick Chop, MAI, R/W-AC is CBRE's Right-of-Way Practice Leader for the Southeast Division. He is based in the Jacksonville, Florida office and has over 25 years of real estate appraisal, appraisal review and consulting experience. A majority of Mr. Chop's career has centered around litigation support, primarily in the area of eminent domain valuation. Mr. Chop has been qualified as an expert witness in many courts. Although his team's primary focus has been in Florida up to this point, he has recently been tasked with eminent domain/litigation valuation expansion throughout the Southeastern United States.

Mr. Chop has performed real estate valuations and reviews of fee simple, easement, leased fee and leasehold interests of existing and proposed developments including land, retail, restaurant, hotel, self-storage, office, industrial, medical buildings, mixed use-developments, single-family subdivisions, apartment projects, automotive dealership and service facilities. Mr. Chop regularly contributes to the Appraisal Institute and the International Right of Way Association. He is the past President of the Florida Appraisal Institute and a board member with both organizations.

Mr. Chop has worked extensively with large scale right-of-way infrastructure projects which include the valuation of fee simple and easement estates for proposed and existing roadway expansions and public utility lines. Recent, notable right-of-way projects include:

- FDOT, District Two - #4322592 Interstate-95, Duval County
- FDOT, District Five - #4102511 U.S. 17, Volusia County
- FDOT, District Two - #4305422 S.R. 26, Alachua County
- FDOT, District One - #4258432 S.R. 951, Collier County
- St. Johns County, C.R. 210, St. Johns County
- FDOT, District Seven - #2578623 Sam Allen Rd., Hillsborough County
- Manatee County – Moccasin Wallow Road, 95 Duval County
- JEA, Racetrack Road, St. Johns County
- Polk County, #5400114 Johnson Road, Polk County
- City of Jacksonville, The Landing
- City of Jacksonville, Jacksonville Power Plant Litigation
- Orlando Utilities Commission, Holden Avenue

Mr. Chop has consulted on and appraised property for litigation, specifically eminent domain proceedings and various valuation litigation purposes. Mr. Chop has testified as an expert witness in counties throughout Florida.

## Professional Affiliations / Accreditations

- Appraisal Institute, Designated Member (MAI), Past Chapter President
- International Right of Way Association, Designated Member (R/W-AC)
- Certified General Real Estate Appraiser – Florida (RZ2660), Georgia (351619), Mississippi (GA-1354), North Carolina (A8408), South Carolina (063020) Tennessee (5693), Texas (1380190)
- Habitat For Humanity, Board Member

## Education

- Florida State University, B.S. Real Estate and Finance

**Phase I Cultural Resource Assessment Survey  
of the Ayrshire A-5.18 and A-8.01 Parcels  
City of Green Cove Springs  
Clay County, Florida**

**DEP Application No.: 2021-0000  
City of Green Cove Springs Ord.: 62-818.016.2(C)**

**Prepared by  
Dana Ste.Claire, M.A., RPA  
Heritage Cultural Services LLC**

**June 2021**

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## **Introduction**

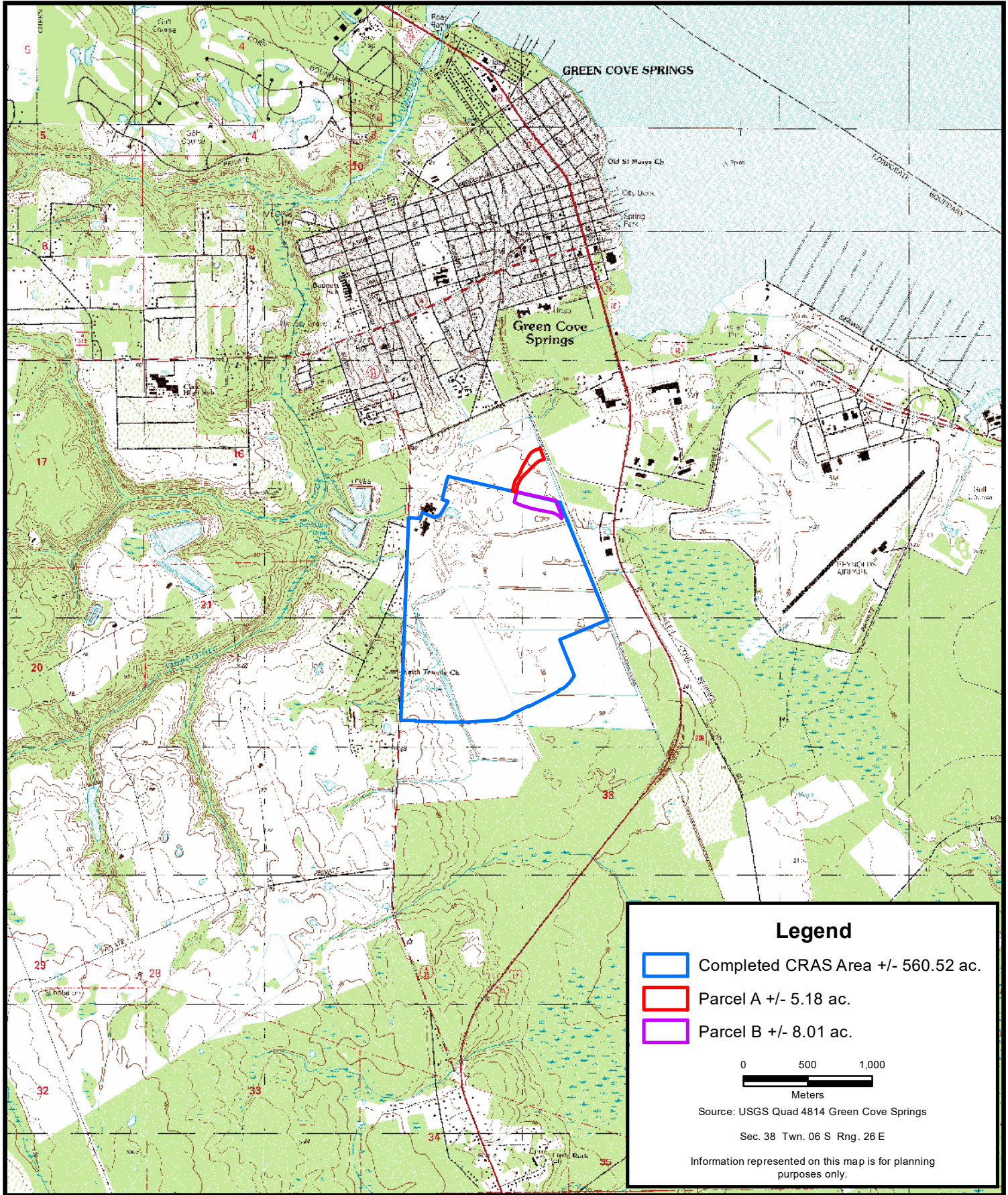
This document reports the findings of a Phase I cultural resource assessment survey of the Ayrshire A-5.18 and A-8.01 Parcels, Green Cove Springs, Clay County, Florida, conducted for DR Horton, Inc., St. Johns, Florida (see Figures 1 and 2). The survey was conducted to satisfy the cultural resource requirements and provisions of the Florida Department of Environment Protection (DEP) and Florida Division of Historical Resources (DHR)/State Historic Preservation Office (SHPO) pursuant to a proposed land exchange with the City of Green Cove Springs (City Ordinance: 62-818.016.2(C)). The purpose of the survey was to locate any archaeological and/or historical sites within the project area, recorded and unrecorded, and to assess their potential eligibility for nomination to the National Register of Historic Places. The authority for this procedure is Section 106 of the National Historic Preservation Act of 1966 and its implementing authority, 36 CFR 800 and 33 CFR 325: Appendix C. This final report of findings is designed to provide the DEP, DEO, DHR (SHPO) and other permitting agencies and governments with information resulting from the subject cultural resource assessment survey for their review in regard to potential impact of the proposed development on historical and archaeological sites. The State Historic Preservation Office (SHPO) advises state and federal agencies as they identify historic properties (listed or eligible for listing in the National Register of Historic Places), assess effects upon them, and consider alternatives to avoid or minimize adverse effects.

Parcel A-8.01 was part of the APE for a recently conducted Phase I cultural resource assessment survey of the 560.52-acre Ayrshire-Gustafson Farm PUD Property, Green Cove Springs, Clay County, Florida, also conducted for DR Horton, Inc. The survey was conducted to satisfy the cultural resource requirements and provisions of the Florida Division of Historical Resources (DHR)/State Historic Preservation Office (SHPO) pursuant to a St. Johns River Water Management District permit (DHR Project File No. 2021-1067; SJRWMD App. No.: IND-019-167286-1). The CRAS report was submitted to DHR Compliance Review in May of 2021. The subject report of investigation pertains specifically to the un-surveyed A-5.18 Parcel owned by the City of Green Cove Springs.

The project area is located in Section 38, Township 6 South, Range 26 East, in Green Cove Springs, Clay County, Florida. In general, Parcel A-5.18 is bounded by the general right-of-way of U.S. Highway 17 on the east, Gustafson Dairy Farm lands on the west and south, and the legal boundaries of private lands on the north (see Figures 1 and 2). Excepting delineated wetlands, these project perimeters bound the **Area of Potential Effect (APE)** as defined by Section 106 of the National Historic Preservation Act of 1966 (Public Law 89-665) as amended.

A Township-Range-Section (TRS) search conducted by the Florida Master Site File offices (FMSF) in April 2021 indicated that no archaeological or historical sites were recorded on the subject parcel, but that the A-5.18 Parcel APE was part of previously recorded rural historic landscape (8CL01245) (see attached FMSF map and lists). The southern extension of this resource group into the current project area recently expanded the boundaries of the 8CL01245 rural historic landscape.

F:\CES Projects\Project Files\Active\Projects\Project Files\2020\15.20092 DR CR 15A\GIS\MDAR\CHL and Swap Parcels\01-Ayrshire-Gustafson Land Swap CRAS\_Topo Location Map.mxd



**Legend**

- Completed CRAS Area +/- 560.52 ac.
- Parcel A +/- 5.18 ac.
- Parcel B +/- 8.01 ac.

0      500      1,000  
  
 Meters

Source: USGS Quad 4814 Green Cove Springs  
 Sec. 38 Twn. 06 S Rng. 26 E

Information represented on this map is for planning purposes only.

**CARTER ENVIRONMENTAL SERVICES, INC.**

**CES** 42 Masters Drive  
 St. Augustine, FL 32084  
 904-540-1786

[www.carterenv.com](http://www.carterenv.com)

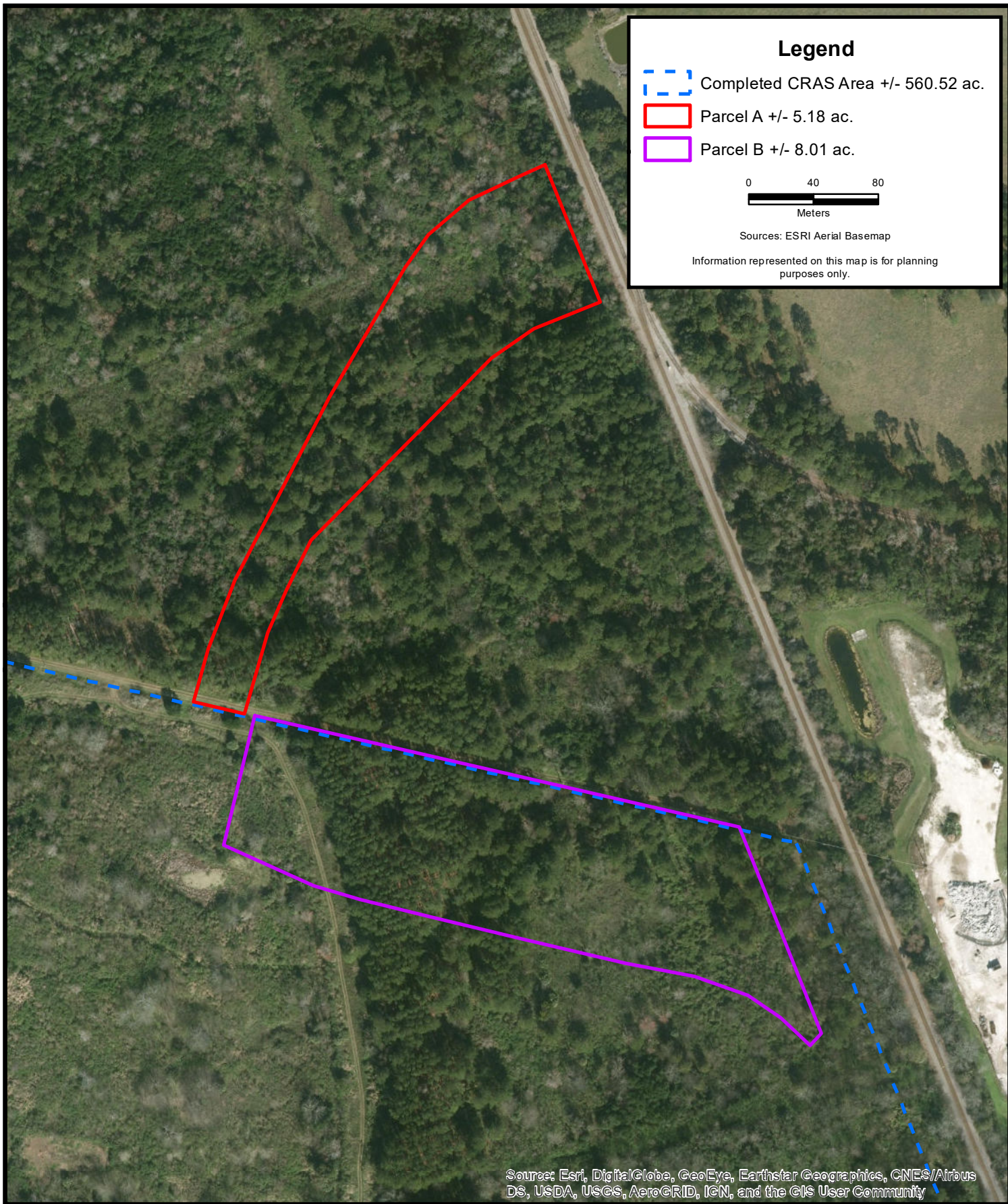
Topographic Location Map  
**Ayrshire-Gustafson Farm PUD**

Project: 5.20092	Clay County, FL	Date: Jun 08 2021
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Figure: 1



F:\CES Projects\Project Files\Active\Projects\Project Files\2020\15.20092 DR CR 15A\GIS\MXD\ARCH\Land Swap Parcels02-Ayrshire-Gustafson Land Swap CRAS\_Aerial Map.mxd



**Legend**

-  Completed CRAS Area +/- 560.52 ac.
-  Parcel A +/- 5.18 ac.
-  Parcel B +/- 8.01 ac.

0 40 80  
Meters

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**CARTER ENVIRONMENTAL SERVICES, INC.**

**CES** 42 Masters Drive  
St. Augustine, FL 32084  
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[www.carterenv.com](http://www.carterenv.com)

Aerial Map

**Ayrshire-Gustafson Land Swap CRAS**

Project: 5.20092	Clay County, FL	Date: Jun 08 2021
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Figure: 2

## **Cultural Prehistory of Clay County**

Prehistoric peoples have inhabited Florida for at least 15,000 years. The earliest stages are pan-Florida in extent while later cultures exhibited differing cultural traits in the various archaeological areas of the state. Milanich and Fairbanks (1980) and Milanich (1994) have synthesized the earlier work of John Goggin (1952) and others in east Florida in their model of cultural prehistory in Northeast Florida, of which Clay County is part. Their chronology, as modified by recent archaeological research, will be followed in a brief overview of the prehistoric development in this region, which includes the project area. This cultural sequence provides a framework for the understanding and evaluation of archaeological sites in the project area.

The subject parcel is located in the East-Central archaeological region of Florida as defined by Milanich and Fairbanks (1980:22) and Milanich (1994). This region extends from the St. Marys River to the north and south to the vicinity of Vero Beach on the Atlantic Coast, and includes the St. Johns River drainage and most of the eastern coastal lagoon regions.

### **PaleoIndian Period**

The first discoverers of the New World were the Siberians of East Asia. More than 20,000 years ago, possibly as early as 40,000 years ago, prehistoric hunters crossed into North America from Asia over the Bering Strait land bridge, a continental link created by shrunken seas during the Ice Age.

Following food supplies, mainly roaming herds of large mammals such as mastodons and mammoths, the Asians migrated throughout the Americas, eventually finding their way into Florida some 15,000 years ago. Many archaeologists believe that these early Floridians, called PaleoIndians, relied, in part, on the coastal regions for food and other resources. If so, the areas they once inhabited are now under water because ancient coastlines were miles beyond where they are today due to the lower sea levels of the time. If they have survived the destructive nature of rising sea levels, these archaeological sites will be found offshore, possibly along relic river channels, the past freshwater environs where indigenous people tended to concentrate. This phenomenon may explain why archaeologists have such a difficult time finding evidence of early humans in Florida, especially along the coasts.

Recent research on Paleoindian sites in and along the Aucilla River in northwest Florida, particularly the Page-Ladson site, has changed the thinking on early prehistoric peoples in Florida and the Southeast (Dunbar 2012; Halligan 2012; Webb 2006). Based on these archaeological investigations and the data produced, it is generally believed that Paleoindian settlement was more specialized and sedentary than once thought, particularly in how Pleistocene megafauna such as mastodons were hunted and processed. The lithic tool assemblage associated with these early prehistoric activities is sophisticated and specialized.



While it is likely that they inhabited the area, PaleoIndian artifacts are infrequently found in Clay County and its surrounding areas. Most have been recovered from the St. Johns River by divers who often find them in association with the fossil remains of early mammals such as elephants and bison, which were hunted by the PaleoIndians. These associated remains seem to indicate that Florida's earliest residents were taking and later butchering animals at river fords where the large creatures were temporarily incapacitated as they waded across the water. Archaeologists refer to these locations as "kill sites."

The Florida environment during PaleoIndian times was much different than today. The climate was cooler and drier, and freshwater was more difficult to find due to lower sea levels. Forests of hardwoods, mostly oak and hickory, grew alongside of open prairies. Here, PaleoIndians coexisted with and hunted an unusual variety of Pleistocene mammals which once lived in Florida such as giant ground sloths, horse, bison, llamas, giant armadillos, huge tortoises, peccaries and several types of elephants. They hunted many species of smaller animals, as well. Subsistence was of primary concern to these early people whose lifestyles were largely dictated by the migratory patterns and movements of game. The principal PaleoIndian diet was supplemented by wild plants, nuts, berries and food resources from the coasts.

PaleoIndians used specialized stone tools, the most characteristic of which are slightly waisted spear tips known as Suwannee and Simpson projectile points. Hundreds of these points have been found throughout Florida in rivers, suggesting that they were lost during game ambushes at river crossings.

### **The Archaic Period**

About 6,000 B.C., the Earth's climate changed and a warming trend caused glaciers to melt and release a tremendous amount of water into the ocean. Consequently, sea levels began to rise dramatically, changing the shape of the coastlines of Florida. The warmer temperatures and abundance of water caused a change in the environment and extensive hardwood forests gave way to pines and oaks, and swamp forests emerged. This was the end of the last great Ice Age.

It was during this period that the large mammals that once characterized Pleistocene Florida disappeared. In a new landscape that looked very similar to what Clay County does today, lesser mammals flourished. The new environment produced a variety of new food sources which prehistoric people adapted to with a new technology. These events marked the beginning of the Florida Archaic period.

About 6,000 years ago, Archaic period hunters and gatherers began to expand out of the central highlands of Florida around Ocala and Gainesville and move into areas along the St. Johns River where they discovered an abundant supply of fish, game, and freshwater shellfish, mainly snail and mussel. By 4,000 B.C., prehistoric peoples were well established along the river, living there year-round rather than seasonally. For the first time, people became more sedentary in lifestyle, settling in one area. A stable supply of food found in the river environs attracted and supported more people and eventually large



villages and ceremonial centers began to emerge. These Archaic populations are known archaeologically as the Mount Taylor culture, named after the Mount Taylor site, a freshwater shell mound on the St. Johns River.

Perhaps the most significant of these sites is the archaeologically acclaimed Tick Island site on the St. Johns River to the southwest. Evidence from this site suggests a large and complex society once lived there, which practiced organized ceremonialism. Some of the earliest pottery in North America has been recovered from Tick Island along with a spectacular array of artifacts. Unfortunately, most of these were salvaged as the shell mound was being mined for road fill in the 1960s. Radiocarbon dates associated with human burial remains recovered from the site prior to its destruction indicate that Tick Island was well established by 4,000 B.C.

### **The Orange Period**

The Archaic tradition, or the way Archaic peoples lived, continued for some time. The practice of hunting, gathering of food, and fishing, including the taking of shellfish, provided the food resources for prehistoric peoples to subsist in many areas of Northeast Florida.

Around 4,000 years ago or about 2,000 B.C., the technology of pottery making was acquired by the Archaic people of Northeast Florida. The earliest forms of pottery were made from locally-gathered clays mixed with plant fibers. When fired, the bodies of these ceramic vessels became orange in color. This recognizable pottery type, evidenced by its color and the presence of fiber impressions throughout, is used by archaeologists to identify the Orange or Late Archaic cultural period in Clay County, a continuation of the Archaic lifestyle with the advantage of pottery vessels. Orange period sites along the St. Johns River have produced the oldest dates for pottery in North America. The earliest pottery vessel forms are rectangular-shaped and were probably modeled after baskets.

It is generally believed that it was during the Orange period that prehistoric peoples were attracted to the coasts of Northeast Florida by a new food source created by a changing environment. An abundance of shellfish, produced by developing estuaries, caused inhabitants of the St. Johns River basin to migrate to the coastal regions of and develop a new but similar means of subsistence. The settlement model for this period theorizes that the coastal resources supplemented the freshwater river lifestyle rather than replace it entirely. For some time, it has been believed that prehistoric groups of this time made seasonal rounds to and from the coasts from their permanent villages along the St. Johns River. These seasonal migrations are suggested to have taken place during the winter months when foods other than marine shellfish were scarce or not available.

However, evidence from coastal areas indicates that Late Archaic peoples were living along the coasts of Northeast Florida year-round rather than at certain times of the year (Russo & Ste.Claire 1991; Ste.Claire 1990). Archaeological research conducted in Duval, St. Johns, Flagler and Volusia Counties, revealed that Orange period people were collecting and eating a variety of coastal resources throughout the year. Many of the sites

researched are coquina middens, formed by the discarded remains of beach clams that were gathered from the seashore rather than estuaries. These tiny clams were collected in mass and cooked and eaten as a broth. Orange fiber-tempered pottery recovered from Late Archaic period coastal sites indicates that prehistoric peoples were using these areas about 4,000 years ago.

It is likely that Archaic period peoples were living in the coastal regions prior to the Orange period. Investigations at the Strickland Mount complex in Tomoka State Park in Volusia County have revealed extensive coquina middens that contain no pottery. These shell middens along with an early mounded burial may suggest that prehistoric groups had settled the east coast long before what is currently accepted. Rather than making seasonal rounds to and from the St. Johns River and the coast, it is likely that prehistoric people in Northeast Florida, beginning with the Mount Taylor period, settled the two regions simultaneously, finding in both environments the resources necessary to support themselves year-round. Small Archaic period sites along the upper reaches of interior drainages may be short-term hunting or collecting stations, which were used by small groups who traveled from their permanent villages on the coast or river to gather food over a period of several days. These activities would allow people to maintain permanent residences in either location, with shellfish and fish providing the primary means of food, while gathering resources from surrounding areas.

### **The St. Johns Period**

The end of the Orange period is characterized by changes in pottery types resulting from different tempering agents, including sand, which were used along with or in place of fiber. By 500 B.C., Orange pottery was replaced by a chalky ware known as St. Johns. The introduction of this ceramic type marks the beginning of the St. Johns cultural period, a way of life that spans two millennia, lasting until the arrival of European explorers around 1500. While much larger in number, prehistoric populations of this period practiced the same pattern of living developed by Archaic peoples centuries before, including shellfish harvesting, hunting, fishing, and plant collecting. It was also during this period that domesticated plants, mainly corn and squash, were used for the first time.

The St. Johns people occupied two major regions of Northeast Florida: the St. Johns River basin to the west and the environmentally rich estuaries of the Intracoastal waterways of the east coast. Abundant resources in both areas allowed prehistoric populations to grow and expand throughout these regions of the county, establishing permanent villages and ceremonial and political centers at locations where food was most plentiful. Both the river and coastal regions are marked by enormous shell mounds, the remains of prehistoric foods – snail and mussel in the freshwater environs and oyster, clam and coquina on the coasts, all of which served as the staple for the St. Johns diet for centuries. In particular, it was the shell mounds of the east coast such as Turtle Mound in Canaveral National Seashore Park and Green Mound in Ponce Inlet that grew to colossal proportions. These coastal shell heaps represent the largest shell middens in North America.

Because of an abundance of fish and shellfish in the estuarine regions of coastal Northeast Florida, St. Johns people lived in many areas along the Intracoastal waterways other than the densely populated areas of river basins, this evidenced by the numerous shell middens and burial mounds known for the Intracoastal area in Duval, St. Johns, Flagler and Volusia Counties.

St. Johns period sites abound along the St. Johns River to the west, as well, indicating that prehistoric activity in the river basin during this cultural period was extensive. Here, enormous shell mounds and sprawling middens are composed of freshwater snail instead of oyster. The largest of these, Tick Island, was a focal point for St. Johns people as well as Archaic hunters and gatherers. Tick Island and other large sites likely were areas where St. Johns populations concentrated and consequently developed political and ceremonial systems to organize their complex societies.

Less is known about the inland occupations of St. Johns people, those that occur between river and coast. It is clear, however, that these areas were being used during the St. Johns period, this evidenced by interior sites. Freshwater snail and coquina middens found along inland lakes, ponds, swamps and other drainages suggest that some St. Johns people were well adapted to these areas, living selectively, seasonally or year-round within the interior portions of the region.

The late St. Johns period peoples were known historically as the Timucuan Indians in Clay County and in Northeast Florida, a name that was given to them by the early European explorers. The ethnographic works of the French artist Jacques le Moyne in 1564 and other early descriptions provide archaeologists and historians with invaluable information regarding the lifestyles of the Timucua and their prehistoric ancestors. These early documentations, coupled with archaeological information, give us a relatively accurate profile of native life.

We know from this information that in addition to collecting shellfish from local waters for food, native Floridians also hunted, with bows and arrows and spears, deer and many other animals – even alligators, and fished, and trapped turtles and birds. Plants, roots, nuts, mainly acorns and hickory nuts, and berries were also gathered for food. A popular method of cooking foods involved the stewing and boiling of meats and plants in various combinations in a large pottery “kettle.” Fish and animals were barbecued whole and preserved on smoke racks made of wood and crop harvests were stored in corncribs. Later, some native groups learned to grow corn, beans, squash, pumpkins, and other domesticated plants, a renewable source of food that ensured a stable diet. It is thought by some archaeologists that in the spring some of these groups would abandon their large coastal villages, divide into smaller farming groups, and grow crops in the fertile grounds of the St. Johns River Valley and around the interior lakes of Central Florida.

Some Timucuan villages were fortified by a palisade line or a wall made of sharpened, upright timbers. A village often had a large community house in its center where ceremonies, religious activities, and political gatherings took place (Worth 1998). This

central structure was where the chief presided, as well. Surrounding the community center were smaller huts that housed families. These houses were circular and dome-shaped in form with palmetto-thatched walls and roofs. Inside, wooden benches were used for sitting and sleeping. While the Timucuan attire was brief, sometimes consisting of strands of Spanish moss, their practice of body ornamentation and use of jewelry made for some richly decorated natives. Chiefs and other important members of the community were often tattooed from head to foot, a symbol of authority. Men wore their hair up in a “top knot” usually with feathers or stuffed animals adorning their heads. Dyed fish-bladder ear plugs and long shell and bone pins were worn by both men and women. Jewelry, finely crafted and colorful, was made of shell, pearls, bone, wood, stone, and metal.

Accustomed to life near the water, prehistoric peoples used dugout wooden canoes for transportation and hunting in the extensive waterways of the Intracoastal and the St. Johns River. The dugouts were made by felling a tree, usually a pine or cypress, and hollowing out the body by burning and scraping away the interior wood. Many of these wooden vessels have been recovered from the bottom of lakes and rivers throughout the county area.

## **Regional Settlement Patterns**

### **The St. Johns River Basin**

The St. Johns River is located less than one mile to the northeast of the project area. Prehistoric settlement along the St. Johns River Basin (including the Green Cove Springs area) is lengthy, beginning with the first inhabitants known as PaleoIndians. Most evidence of PaleoIndian period (ca. 10,000 years B.P.) activity has been recovered from the St. Johns River by divers who often find them in association with the fossil remains of early mammals such as elephants and bison, which were hunted by these very first Floridians. These associated remains seem to indicate that Florida's earliest residents were taking and later butchering animals at river fords where the large creatures were temporarily incapacitated as they waded across the water. Archaeologists refer to these locations as "kill sites."

About 6,000 years ago, Archaic period hunters and gatherers began to expand out of the central highlands of Florida around Ocala and Gainesville and move into areas along the St. Johns River where they discovered an abundant supply of fish, game, and freshwater shellfish, mainly snail and mussel. By 4,000 B.C., prehistoric peoples were well established along the river, living there year-round rather than seasonally. For the first time, people became more sedentary in lifestyle, settling in one area. A stable supply of food found in the river environs attracted and supported more people and eventually large villages and ceremonial centers began to emerge. These Archaic populations are known archaeologically as the Mount Taylor culture, named after the Mount Taylor site, a freshwater shell mound on the St. Johns River in Duval County. This way of life continued for several thousand years in the river basin areas.

Perhaps the most significant of these sites is the archaeologically acclaimed Tick Island site on the St. Johns River to the south in Volusia County. Evidence from this site suggests a large and complex society once lived there, which practiced organized ceremonialism. Some of the earliest pottery in North America has been recovered from Tick Island along with a spectacular array of artifacts. Unfortunately, most of these were salvaged as the shell mound was being mined for road fill in the 1960s. Radiocarbon dates associated with human burial remains recovered from the site prior to its destruction indicate that Tick Island was well established by 4,000 B.C.

Later prehistoric occupations of the St. Johns River Basin are known as the St. Johns Periods. Abundant resources in basin area allowed prehistoric populations to grow and expand, establishing permanent villages and ceremonial and political centers at locations where food was most plentiful. The basin is dotted enormous shell mounds, the remains of prehistoric foods (snail, mussel and fish), all of which served as the staple for the St. Johns diet for centuries.

The Thursby Mound on Blue Spring has produced some of the most interesting archaeological materials in Volusia County. Of these, several toy like pottery effigies of corncobs, squash, gourds, acorns and animals are most fascinating. The clay figures in



the form of vegetables, as well as the presence of corncob-marked pottery, implies that St. Johns period peoples who lived near the Thursby site practiced horticulture, including the growing of maize and other domesticated plants.

As horticulture became more and more important to these prehistoric groups and greater numbers of people were supported and brought together by the stable food supplies, social and political systems became more complex. This is reflected in the specialized mound construction at the Thursby site. The mound is a truncated cone about 12 feet high and 90 feet in diameter. Leading to the mound from the St. Johns River is a shell ramp. The ramp and other mound features suggest that late St. Johns groups at Thursby had contact with the complex cultures of South Florida where these activities were more prevalent. The one time presence of gold and silver artifacts in the mound suggests trade with the Calusa Indians of southwest Florida.

In 1955, a dragline operator pulled a large carved owl from the St. Johns River near the Thursby Mound. The figure, made from a whole log by burning and scraping, most likely represents a ceremonial scarecrow of some sort rather than a clam totem. Since the owl was viewed by Florida natives as a symbol of evil, it may have been placed next to the mound to ward off unauthorized visitors. The figure is currently housed at the Fort Caroline National Park near Jacksonville.

## **Historical Background**

### **First Spanish Period (1565-1763)**

The native peoples of the North American continent were well aware of the arrival of Europeans and Africans to their eastern shore at the start of the 16<sup>th</sup> century. Although *Juan Ponce de Leon*'s 1513 landing and naming of *La Florida* is the most enduring account of early discovery, it is widely accepted that he was preceded by others as evidenced by his own encounter with "an Indian who understood the Spaniards." During the first 50 years of European presence in Florida, Ponce de Leon and a succession of others appointed as *adelantado* (conqueror and spokesman for the king of Spain) documented the land, faced its people and attempted to settle Florida. The challenges proved daunting as these expeditions made fatal mistakes in calculating stores and supply routes, anticipating differences in climate, negotiating terms with native chiefs, and lusting after non-existent precious metals. In 1565, *Pedro Menendez de Aviles*, receiving royal favor for his decisive actions against the French corsairs, was awarded a charter by Philip II for the settlement of Florida. In addition to the same daunting tasks faced by his predecessors, Menendez had the added burden of an immediate threat from the French—they had established *Fort Caroline* at the mouth of the St Johns River the year prior. Setting sail with ten ships and more than a thousand men, Menendez within five years achieved remarkable results—the French were ousted from Florida, trans-ocean supply lines and trade routes were secured, the Jesuits were ministering to native converts at coastal missions from Charlotte Harbor to Chesapeake Bay, a network of agricultural *haciendas* were under development, and a permanent garrison named *St Augustine* had been established. Although this success was short-lived with his death in 1574, the course of Florida's history was mapped out for the next two centuries.

With the departure of the Jesuits from Florida in 1572 the Franciscan order soon stepped in to take over missionary work. Over the next century a network of missions and *doctrinas* (a Christianized Indian settlement with an itinerant priest) closer to Spanish military garrisons were developed with St. Augustine at its center. One axis of the network ran north along the waterways of the coast to *Santa Elena*, located on Parriss Island in South Carolina. The other axis ran along a *camino real*, often referred to as the "road to Apalachee", connecting with a mission named *San Luis* in present-day Tallahassee. To keep supply lines open for these remote locations four ferries were established by the Spanish at major river crossings—two on the Suwannee River and two on the St Johns River. One of the St Johns River ferries was located due west of St Augustine at the Indian village known as *Tocoi* on the east bank of the river. By 1616 the original occupants of the village had succumbed to pestilence. In the late 1620s the Spanish governor of Florida, *Luis de Rojas y Borja*, initiated an effort to establish a new mission on the site, *San Diego de Halaca*, repopulating the vicinity with a native people referred to as the *Acuera*. It was part of a larger missionization plan by the governor to develop the *Yustega* province on the Suwannee River, recognized for its fertile agricultural lands. The Spanish ferry landing on the western bank of the St Johns River was once located just northwest of the subject property. From there the *camino real* turned to the

southwest and it appears very likely that it was located on the subject property (see 1778 British survey map included in this report).

Increasing friction between the Spanish and British colonial superpowers at the end of the seventeenth century resulted in the fortifying of strategic positions in Spanish Florida such as the construction of the *Castillo de San Marco* in St Augustine during the years 1672-95. It is around this time that the Spanish constructed small fortifications at both of the St Johns ferry landings--*Fort Picolata* was constructed on the east bank and *San Francisco de Pupe* or "Fort Pupo" on the west bank. A small garrison of eight men outfitted with small artillery pieces was assigned to each outpost.

With the development of Georgia and the Carolinas by the British, raids into Florida by their Indian allies and later in combined forces began to take its toll on the outlying missions and doctorinas. From 1702 to 1706 attacks increased and the Spanish were forced to withdraw from the Appalachee and western Timucua provinces to the St Johns River. On occasion the soldiers were engaged by Creek and Yuchi Indians sent to prey on Spanish outposts. By 1738 the original wooden structures had deteriorated and were deemed too small to hold an adequate garrison hence the construction of larger structures at each site the following year. In 1740 the forts were captured and occupied by Georgian and Indian forces led by James Oglethorpe. On their withdrawal, later in the summer, they destroyed the forts. After Oglethorpe and his forces returned to Georgia, the Spanish governor ordered a census of agricultural lands in the interior provinces. Francisco de Castilla conducted the inventory remarking of brush-laden "old fields" and ruined haciendas along the camino real beyond Fort Pupo (Worth 1998). The Spanish or British never reestablished Fort Pupo (the remains of the fort were investigated archeologically by John Goggin in 1950-51). Fort Picolata was reestablished by the British during their occupation of Florida.

#### British Colonial Period (1763-1784)

The ongoing struggle between European nation-states to colonize the New World during the Age of Enlightenment included the Seven Years' War, referred to in the United States as the French and Indian War (1745-60). During the 18<sup>th</sup> century Britain had successfully usurped the infamous Spanish Armada for superiority over the world's oceans. Realizing its fallibility Spain formed an uneasy alliance with France to protect its colonial interests against the emerging naval dominance of the British. In a bold move the British attacked and seized Havana, Cuba--Spain's long-established base of operations in the Caribbean. The Spanish had no choice but to cede La Florida to the British during negotiations at the 1763 Treaty of Paris in order to recover their coveted capital. After a century of conflict Britain had successfully pushed Spain off the coast from the St. Marys River to the Mississippi adding East Florida and West Florida to their established colonies in the New World.

Although all loyal Spanish subjects including Christianized Indians with the exception of three families, left Florida by 1764 (Schafer 2003) the peninsula was by no means uninhabited when the British arrived. Despite rampant disease and starvation;

enslavement; armed conflict between nations and tribes; and forced acculturation in general, several groups of indigenous peoples survived and retained cultural identities separate from the Europeans. In Georgia and the Carolinas the English named one such group of loosely allied Chiefdoms as the *Creeks*. In Florida the Spanish referred to natives who resisted conversion to Christianity and cultural assimilation as the “wild ones” or *Cimarrons*. The Creek words *ishiti semoli* meaning "separatist" or “renegade," was also in use. The name *Seminole* was first used in written language by British Indian Agent John Stuart in 1771. Euro-American history has traditionally treated these groups as distinct and separate from earlier tribes known to have populated the Florida's northeast coast (e.g. Timucua, Mayaca, Jororo). Recent publications documenting oral and familial histories of Native Americans in Florida suggest that this may be an ethnocentric bias. These names and distinctions existed back then as a convenience for Europeans forging strategic alliances and today as a means for academic reflection. Instead Native American culture appears to be substantially more varied with intricate multi-cultural alliances and inter-marriages than previously recognized (Weisman 1989).

The Spanish approach of assimilating native culture into their own was not the way of the British. Instead, they chose to “leave well enough alone” as established by the *Treaty of Picolata* in 1765--named after the fort on the St Johns River originally established by the Spanish just to the east of the subject property where the treaty was negotiated. The results of the Indian congress were that a strip of land 25 miles inland from the Atlantic shore ranging from St Marys to a point on the St Johns 60 miles south of Fort Picolata was reserved for British occupation and use. This coastal stand contained rich bottomlands and hammocks and were subsequently subdivided for British investors who were excited at the prospect that East Florida was similar in climate, soils and environment to the Carolina low country. The success of large coastal plantations in the Georgia and South Carolina colonies where cash crops such as indigo, cotton and rice were raised for export to the mother country had earned great wealth for many a nobleman.

But before the land grants were to be developed a better understanding of this mostly uncharted wilderness that Grant referred to as a “New World in a state of nature” was in order. The man selected by the king for a reconnaissance of the new territory was the well-traveled and respected man of science from Philadelphia—John Bartram. Appointed as “Royal Botanist” the sixty-six year old Bartram began his expedition from St. Augustine in the winter of 1765 accompanied by his son William. They traveled by a small sailing vessel up the St. Johns River documenting the depth and composition of soil strata along with the locations of rivers, creeks, savannahs, and oak and pine forests. The Board of Trade and Plantations in 1766 published his travel journal and corresponding map, which was widely read by British aristocrats and merchants and guided them in acquiring land grants in East Florida.

In November 1765 John and William Bartram attended the Indian congress at Fort Picolata observing treaty negotiations between British officials and leaders of the Creek and Seminole tribes. One month later the two were on their St Johns River expedition camping at Fort Picolata on December 23 and Palmetto Bluff the following night. After

the eight week journey it appears William Bartram was inspired to try his hand at plantation life much to his father's dismay. Receiving a land grant in 1766 of 500 acres on Little Florence Cove just north of Fort Picolata, William with six slaves settled on the low-lying land. Family-friend Henry Laurens stopped for a visit in August of that year and was alarmed at the conditions he found. "His situation on the River is the least agreeable of all the places that I have seen"; his house a "hovel...extremely confined" on "a beggarly spot of land, scant of the bare necessities"; water in the cove "exceedingly foul"; and Bartram himself sick with fever. Writing to his father the concerned friend bemoaned the "forlorn state of poor Billy Bartram". William left Florida by the end of the year and later stopped at Fort Picolata during his 1774 exploration of north Florida collecting source material for what became his celebrated book *Travels*. He noted that the fortification was "dismantled and deserted", but made no mention of his failed plantation.

Development of the East Florida colony proceeded in earnest. King George III appointed James Grant as governor of East Florida in 1764 selecting a man inspired to make the most of this new territory. Establishing his own plantation (today's Guana River State Park) north of the capital of St. Augustine, Grant experimented with a variety of crops to determine the best and highest yields from the rich hammock lands and marshes of Florida's coast. His efforts caught the attention of the London elite who, impressed with Grant's success especially with indigo, formed the *East Florida Society* as a clearinghouse for the latest news and information from the young colony. Land grants of 1,000 to 20,000 acres were made available to men of wealth and reputation. Planters with their enslaved Africans were sent to many of these grant holdings to begin the laborious process of clearing land, damming creeks and draining marshes to create agricultural fields for cultivation.

The second governor of British East Florida, Patrick Tonyn, took office in 1775 when Grant was called back into military service leading forces against the American revolutionaries. Tonyn himself established an indigo plantation on a 20,000 acre land grant just north of present day Green Cove Springs known as the *Black Creek* estate. Tonyn's efforts proved a profitable venture, so five additional 20,000 acre tracts were created to the south of Black Creek along the west bank of the St. Johns River. Awarded to wealthy British speculators in hopes that they would invest in similar operations, no attempt was ever made to develop these tracts. It appears likely that the subject property under study for this report was contained within either the land grant of Charles Mills or that of John Deike. However, since the land was never cleared and improved for plantation development no historic resources relating to such occupation exist on the property. It appears likely that the British made use of the old Spanish road, documenting it as part of a survey conducted by Joseph Purcell in 1778 (see copy provided).

### Second Spanish Period (1784-1821)

Spain retrieves their former holdings from Great Britain as a result of treaties signed in Paris after the American Revolution. The Spanish maintain the political subdivisions of

East and West Florida with St Augustine and Pensacola as respective capitals--East Florida retaining the same boundary established by the British. Unlike the earlier term of Spanish rule, the colony is occupied by a diversity of interests. Allegiance to the Spanish crown and the Catholic Church was required of residents, but not enforced. The population consisted of the Spanish military, a weakened priesthood, opportunist planters with wavering loyalties; runaway slaves empowered by looser ownership laws, and beleaguered natives under relentless attack from the north by the American military.

It was a time of unrest and difficulty. In 1794 a band of Georgians inspired by the principles of the American and French Revolutions took it upon themselves to free the residents of Florida repressed under Spain's tyranny. Expeditionary forces would provide the military support necessary for residents to claim independence from the Spanish crown, establish their own sovereignty and subsequently annex themselves into the new American republic. Hearing of the plot the Spanish Governor Juan Quesada ordered the evacuation of all settlements located between the St Marys and St Johns rivers including the burning of all standing buildings and harvest or destruction of all planted crops. During the War of 1812 Spain formed an alliance with Great Britain against Napoleon's global advances. As the United States prepared for another war with the British, southern slave owners seized the opportunity to justify retrieval of runaways who under Spanish law could own land and bear firearms. Referred to as the "Patriot War" in Florida incursions by armed Georgians and Carolinians swept deep into Florida again laying waste to newly rebuilt plantations and farmsteads along the St. Marys and St Johns rivers.

As early as 1689, African Slaves fled from the British American colonies to Spanish Florida seeking freedom. Under an edict from King Philip V of Spain the black fugitives received liberty in exchange for assisting in the defense of St. Augustine. Recognized by the Spanish as a militia, the armed freedmen were allowed to settle an area about a mile north of the Castillo de San Marco. The settlement known as Fort Mose was the first legally sanctioned free black town in North America. In an interesting turn of events, during the time of the American Revolution when East Florida became a safe-haven for British Loyalists, Africans were granted their freedom by the crown in exchange for bearing arms against the American insurgents. These soldiers became known as the Black Loyalists although the British also referred to a resident of these communities of runaway slaves as a maroon, derived from the same Spanish word, cimarron.

In 1811 Spanish Governor of East Florida, Juan Jose de Estrada appointed George J. F. Clarke, deputy surveyor of land grants, as Surveyor General when John Purcell left office and never returned. Neglect in conducting actual surveys in the field, lax record keeping and blatant disregard for rules adopted by the governor's office plagued his 10-year administration. Also he ended up with extensive grant holdings throughout north Florida along with his family members and friends, many of which were challenged in American court in later years. One of Clarke's land grants is located south of the subject property in Clay County and may have been a tract of timber assigned to him for use in the saw mill he had established near Fernandina. Clarke's Creek is said to be named after him.



For whatever reason, he soon left St. Augustine for the confines of Fernandina, where the census of 1814 shows him with a wife and four sons. [Ibid. 212-13.] The famed Clarke Mill Grant was located there and shows clearly on the official map of the town surveyed and drawn by George J. F. Clarke, in 1811-12. Clarke was instructed to make this map because of the unsanitary condition of the old town and its general unsightliness

### American Plantation Period 1821-1860

As a result of the Adams-Onis Treaty of 1819, Spain relinquished Florida to the United States for \$5 million and certain international legal claims. The actual change in government occurred in 1821 with the merging of the two Floridas into one governmental body. The capital was moved to Tallahassee - considered a halfway point between the two old capitals of Pensacola and St Augustine - with Andrew Jackson appointed as Territorial Governor.

During this period, Bellamy Road (which passes through Clay County), also billed as “the first American Road in Florida,” was authorized by the 18<sup>th</sup> U. S. Congress as a means to facilitate commerce and military maneuvers between Pensacola and St Augustine. The Act directed that the public works project roadway follow “as nearly as practicable...the old Spanish road to St. Augustine, crossing the St. John's river at Picolata; which road shall be plainly and distinctly marked and shall be of the width of twenty-five feet.” Although the military was authorized to construct the road, the Territorial legislature contracted with John Bellamy, a well-respected planter from Jefferson County, to build it from the Ochlockonee River to St Augustine. Using his slaves and equipment the road was completed in 1826 at a cost of \$13,500. Not everyone was satisfied with the work. One official commented that “the work is done in the slightest manner possible...that the road cannot possibly last a twelve month...stumps of the trees on the road are left standing to a great height...the causeways and bridges constructed on this road...are absolutely good for nothing.” He goes on to say that “most of the way much too narrow, often not exceeding in width from 12 to 15 feet” instead of the 25 feet specified by Congress. In defending his position Mr. Bellamy responded: “It is true sir, the unparalleled wetness of the season, last year, prevented me from being able to tender the as soon as I supposed I should have been able to do. But I now conceive it completed although already one of my important bridges has within a few days past been destroyed by fire from an Indian encampment.” The route came to be known as The Bellamy Road and was in use for most of the 19<sup>th</sup> century. Most of its length was bypassed by later cross-state routes constructed in the 20<sup>th</sup> century. Some segments are still in use, even with the same name, as local streets in some communities. Other segments have long since been abandoned. The historical significance of the road has been identified by the local historical society in Clay County who has erected a historic marker at it junction with US 17.

Florida’s Seminole Indian population was estimated at about 4,000 and was joined by what is estimated to have been at least 800 maroons. During the Territorial Period American plantation owners were claiming these blacks as runaway slaves. Fearing seizure by slave raiders, the Black Seminoles became staunch opponents of relocation

efforts proffered by American interests. In tribal councils they stoked efforts to resist removal and threw their support behind the most militant Seminole faction led by Osceola. After war broke out individual black leaders John Cesar, Abraham and John Horse played key roles in strategic efforts to elude and attack American forces. In addition to aiding the Indians in their fight Black Seminoles conspired in the rebellion of at least 385 plantation slaves at the start of the Second Seminole War. The slaves joined Indians and maroons in the destruction of over 20 sugar plantations from December 1835 through the summer of 1836. Some scholars have described this as the largest slave rebellion in American history. By 1838 U.S. General Thomas Sydney Jesup succeeded in separating the interests of the maroons and Seminoles by offering security and promises of freedom to the blacks. His act was the only emancipation of rebellious African Americans in the South prior to Lincoln's Emancipation Proclamation in 1863.

In one of the attempts to end the longest and costliest Indian War in U.S. history, the United States Congress passed the Armed Occupation Act of 1842. Under the Act 200,000 acres owned by the federal government south of Gainesville and Palatka was divided into 160-acre tracts (1/4 of a square mile) and made available for homesteading. Any able-bodied man (or woman for that matter since several received land grants in their own name) who could occupy the land for five years by cultivating at least five acres and erecting a habitable dwelling was guaranteed title to the property. Since the Indian threat remained, the government also offered homesteaders arms and ammunition along with the promise of military troop support if Indians were sighted in the vicinity. Those who were successful with the program had to demonstrate the where-with-all typical of the classic "pioneer spirit" more commonly associated with development of the American West later in the 19<sup>th</sup> century. Most frequently extended families, friends, and slaves clustered several homesteads together since promised supplies and troop support were often not delivered to the settlers' satisfaction. Many settlers were former soldiers who had scouted out prime locations during their service in the Seminole Wars—almost half of the applicants were from outside of Florida moving from North and South Carolina, Georgia and Alabama (Covington 1961).

After the threat of Indian attack was finally put to rest as a result of treaties negotiated at the end of the Third Seminole War (1850-53), development of the St Johns River basin began to quicken. Because the inlets of Florida's east coast south of Jacksonville were treacherous to navigate by oceangoing vessels, the north-flowing St. Johns soon became the water highway for peninsular Florida. By the 1850s steamboats were making scheduled stops at landings along the middle St Johns facilitating commerce and travel. Lands were cleared near these landings for plantations where cotton and oranges were cultivated. This part of Florida also caught the attention of travelers who began spreading the word of the exotic nature of this tropical setting in northern salons and publishing outlets. During this time the first snow birds started to descend on Florida during the winter months—primarily outdoorsmen, writers, artists, and invalids. Recognizing the potential for an additional source of income, larger homes and hotels were constructed on the shores of the river as accommodations for travelers. Thus was the beginning of Central Florida's tourism trade growing over the next 150 years to become one of the premier travel destinations on the face of the earth.

In 1845 Florida became the twenty-seventh state in the United States. William D. Moseley was elected the new state's first governor, and David Levy Yulee, one of Florida's leading proponents for statehood, became a U.S. Senator. By 1850 the population had grown to 87,445, including about 39,000 African American slaves and 1,000 free blacks. Among several counties created by acts of the Florida legislature over the years before the Civil war, Clay County was created from a section of Duval County in 1858. The county is named after the famous American Statesman Henry Clay architect of the *Great Compromise of 1850* which likely held the Union together for another ten years.

### Recent History of Clay County

Clay County, Florida's 37<sup>th</sup> county, was created on December 31, 1858, by carving out part of Duval County in northeast Florida. The county is named after American statesman Henry Clay, U.S. Senator from Kentucky and Secretary of State under President John Quincy Adams. Its county seat is Green Cove Springs. Clay County is the home of Gustafson Dairy Farm, started in Green Cove Springs in 1908, now one of the largest dairy production facilities in the southeast.

Clay County was once a popular destination for tourists visiting Florida from the northern states. The therapeutic, warm springs and mild climate of the area were major draws for visitors. Steamboats brought them down the St. Johns River to hotels in Green Cove Springs including the St. Elmo, Clarendon and the Oakland. President Grover Cleveland was the most famous of these winter residents. Cleveland had spring water shipped to the White House in regular supply. Clay County's popularity among tourists peaked in the late 19th century. It was later eclipsed by Henry Flagler's extension of the Florida East Coast Railway to places such as Palm Beach and Miami.

The military has also played an important role in Clay County history. In 1939, Camp Blanding opened on Kingsley Lake in southwest Clay County. The Florida National Guard developed this 28,000-acre complex. During World War II, the National Guard trained over 90,000 troops and became the fourth largest "city" in the state. In Green Cove Springs, Lee Field was a flight training center. After World War II, Lee Field became a base for the mothball fleet. Although Lee Field closed in the early 1960s, Camp Blanding continues to operate today as a base for military training.

Lee Field, today called Reynolds Park, was once an important former military site for the nation. It is a former United States naval installation which was in active use from 1940 until 1963. From 1940 until 1945 it was known as Benjamin Lee Field and Naval Air Station, Green Cove Springs, used for cadet and carrier flight training. From March 12, 1941 to February 20, 1942, it functioned as Lee Field, a Naval Auxiliary Air Field (NAAF) subordinate to Naval Air Station Jacksonville. On March 20, 1942, it was commissioned as Naval Auxiliary Air Station (NAAS), Green Cove Springs. In late 1945 it was recommissioned and converted to Naval Station, Green Cove Springs for berthing a large portion of the United States Naval Reserve Fleet, deactivated following

World War II. The Atlantic Reserve Fleet base featured eleven large piers, berthed over 600 naval vessels, and provided accommodations for 5,000 personnel. It was claimed by naval officials and reported as the largest collection of ships at one place in the history of the United States Navy. The base gained renewed importance during the Korean War (1950-1953) as vessels were re-commissioned for use in the war. Furthermore, a number of ships were taken out of mothballs, retrofitted and assigned to the United States Coast Guard or conveyed to allied nations such as Italy, Peru, Columbia and Uruguay during the Korean War years.

After the Korean War, Naval Station, Green Cove Springs declined in importance. The number of ships berthed there decreased dramatically beginning in the mid-1950s. Finally, in 1961 Secretary of Defense Robert McNamara announced the closing of the base in the context of a number of other base closings.

The remaining vessels were sold, transferred to allies or moved to another base in Texas. In 1963 the City of Green Cove Springs purchased the property. The city soon re-sold it to J. Louis Reynolds, Chairman of the Board of Reynolds International and son of the founder of Reynolds Aluminum. Since that time the property has been known as Reynolds Park. J. Louis Reynolds failed to develop the property into an industrial park and by the mid-1970s the former base quickly fell into disrepair. Over time many of the properties associated with the naval base were demolished or moved from the property.

## A History of the Gustafson Dairy Farm

**Nikole S. Alvarez**  
**Historical Research Consultant**



*Agnes and Frank Gustafson*

Frank and Agnes Gustafson, also known as Mamma and Papa Gus, founded their dairy farm in 1908 with a lone cow named Buttercup. They lived on Walnut Street in downtown Green Cove Springs, Florida, when the town was a principal resort for winter visitors from the northeast. Mr. Gustafson was also the owner and operator of the first Ford dealership in Florida and it was purported that he had the first Model T vehicle in the state delivered.<sup>1</sup>

Early on, they provided only milk for their six children and nearby neighbors. Soon after, they began churning butter in a small shed in their backyard. Before long they were selling milk and butter to most of the city's hotels. As demand grew, the couple bought more cows. Because their cows were often found wandering the streets, city officials asked the family to move their operation. In 1925, they relocated to a site on County Road 15-A.

Edwin S. "Ed" Gustafson was born May 11, 1916. The son of Frank and Agnes Gustafson, Edwin worked throughout his childhood at the family dairy business. As an adult he served in various management roles at the dairy, including president until his death at the age of 88 on September 14, 2004. Under his and his brothers' ownership and management, the dairy grew from a small community dairy farm to one of the largest combined dairy and milk processing business in the country, distributing their milk products throughout the state of Florida. The dairy kept one of the largest herds of cows in the country at one time and serviced over 2,500 retail outlets in Florida. Edwin also oversaw many of the family's other business activities, including feed crops and timber farms. After the death of his brothers Noel and Pete, Edwin along with his son, Edwin Sherwood Gustafson, Jr. managed to continue to grow the dairy business, despite intense competition in the dairy industry. The Dairy provided many job opportunities for families living in Green Cove Springs and in general Florida; Gustafson was one of the largest employers ever in Green Cove Springs.<sup>2</sup>

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<sup>1</sup> <https://www.greencovesprings.com/history-of-green-cove-springs>

<sup>2</sup> <https://www.legacy.com/obituaries/timesunion/obituary.aspx?n=edwin-s-gustafson-ed&pid=2616693>



## **Evolution of the Gustafson Dairy Enterprise**

As the dairy farm expanded beyond its main farm, it acquired a number of packaging plants throughout the state which enabled the company to transition from door-to-door sales (milk delivery) to a grocer-based distribution. The dairy farm brand and packaging depicted a black and white image of Frank and Agnes Gustafson. It soon became one of the most popular milk brands in Florida, rivaling fellow Florida-brand T.G. Lee.

During the tenure of E.S. (Sherwood) Gustafson, executive vice president and general manager, the company faced several battles. From 1987 - 1989, the dairy was one of the largest in the United States at one location. It produced a third of the raw milk needed by consumers in its processing plants. Gustafson's sold all the milk it produced to the Florida Dairy Farmers Association, a cooperative. It had joined the Association to insure itself a steady supply of milk for processing. About 80 percent of its processed-milk sales were made to six store chains. And almost half of those sales were to Winn-Dixie grocery stores which had bought from Gustafson's for almost 50 years, although the two never had a written contract. The Davis family, who owned a controlling interest in Winn-Dixie, and the Gustafson's "had a close social relationship over the years."

In 1985, after receiving more than \$2 million from the federal Milk Diversion Program, Gustafson set up a capital expansion plan for the succeeding five years, covering equipment and construction, pollution, land buying, self-insurance and herd expansion. They spent in total \$1.4 million more on that than had been accumulated. After two trials with the IRS, Gustafson's Dairy won in its claim that it didn't owe the sum in additional taxes.<sup>3</sup>

The Gustafson brand suffered another setback when it was the subject of a price-fixing scandal in the 1990s. Gustafson pleaded guilty in 1992 to breaking federal antitrust laws. The dairy said it was guilty of fixing milk prices for its commercial customers. Federal prosecutors said Gustafson was among a network of 23 companies that conspired to fix the prices from the early 1970s through 1988.<sup>4</sup> The price fixing affected milk sales throughout Florida.<sup>5</sup>

In a turn of events, Live Water Southern managing broker, Hunter Brandt, represented the Gustafson family in the sale of the Green Cove Springs ranch. Sherwood Gustafson oversaw the transition of the ranch to part legacy property for the family and part development of regional impact. The ranch was purchased by the Davis family, founders of Winn-Dixie supermarkets and owners of DDot Ranch and developers of Nocatee.<sup>6</sup>

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<sup>3</sup> William Ringle. December 8, 1997.

<sup>4</sup> <https://law.justia.com/cases/florida/supreme-court/1951/53-so-2d-658-0.html>

<sup>5</sup> <https://www.jacksonville.com/article/20130927/NEWS/801245940>

<sup>6</sup> Cision PR Web. "Live Water Properties Announces the Sale of the Historic Gustafson Ranch". September 12, 2019.

After a century in business, Gustafson's Dairy in Green Cove Springs was purchased in April 2004, by Southeast Milk Inc., a dairy cooperative based in Belleview. It was formally closed on October 11, 2013. Joe Wright, president of Southeast Milk, Inc., or SMI Southeast Milk, Inc., took over the operation. The new dairy cooperative has distribution in Georgia, Florida, Alabama and Tennessee, and markets more than three billion pounds of milk annually.

When in 2004 the Gustafson Dairy Farm was considered too small and too old to remain productive and operationally efficient, Joe Wright, president of Southeast Milk, Inc. stated "It's just easier and more profitable to operate a modern milk plant." Most of the farm's 36 employees were laid off. Southeast Milk, Inc., continues to sell the historic Gustafson brand through the Southeast Milk's Plant City location and Belleview.

According to Gary Newton, an environmental administrator for the Florida Department of Agriculture and Consumer Services, there has been an increase of Florida dairy shutdowns in the past two decades. More than 600 dairy farms statewide have since been reduced to 128 dairies. Newton claims recent nationwide increase in feed prices due to the battle with corn coming out of the Midwest and an ethanol mandate put on fuel. Fuel companies are battling for corn, which increases the price of crops. Corn is a main staple for dairy animals, thus becoming expensive to feed cattle. When corn prices increase, cow feed increases, and the total production of milk rises as well. In addition, the increase in diesel prices makes transportation of cows and milk products more expensive.

### **Customer Preferences Change**

Florida is currently the number one milk-producing state in the Southeast and ranks 19<sup>th</sup> nationwide for milk production. Most of the state's slightly more than 100 dairy farms remain family owned. State and federal agriculture data show that the average dairy herd is 970 head. Florida's 125,000 dairy cows collectively produce about 300 million gallons of milk a year. About half a dozen dairy farms remain in Northeast Florida. Recently, the traditional dairies had to become more efficient to survive in a marketplace where the competition includes almond and soybean based beverages (milk alternatives). Old farms face the challenges of urban encroachment spawned by Florida's population growth. Unpredictable weather and fluctuating milk prices remain daily challenges. Operating costs such as labor, fuel or equipment escalate. Farmers also face pressure from developers who covet their land and high property prices thwart dairy production. Some dairy farmers simply opt out of the business. According to Florida Dairy Farmers Leaders, Northeast Florida's remaining dairies include three in Alachua County and one each in Putnam, Duval and Nassau counties. Those farmers carry on the tradition of hands-on care but also rely on state-of-the-art technology to manage their herds. Dairy farmers routinely use closed circuit cameras to monitor their milking parlors, free stall

barns and other farm operations. Computers have replaced hand-written ledgers for bookkeeping; recycling, especially water, is also essential to a more efficient operation.<sup>7</sup>

Mary Sowerby, IFAS regional dairy agent, said “changes and increases of competition in the beverage market has taken a hit on liquid milk sales...consumers now purchase drinks such as soda, sports beverages and juices instead of milk.” Storage of milk has become an issue for consumers as well because it requires refrigeration (compared to other liquids and milk alternatives such as almond and oat milk). As well as when it comes to the United States health-conscious consumers, “more low-calorie beverages - low-fat, reduced-fat and skim milk products” out-sell whole milk. The United States Department of Agriculture data indicates milk consumption being on the decline. U.S. per capita fluid milk consumption has decreased from 237 pounds in 1987 to 195 pounds in 2012. Rising milk prices, health advocates who question milk’s calories and nutritional value, and activists concerned about bovine hormones further sour sales. Overall, dairy production in Florida is still active but the number of farms closing has increased. <sup>8</sup>Market fluctuations of milk prices have been unprecedented in recent years.

### **Related Cultural Resources**

Located to the southwest of the project area off C.R. 15A, the Gustafson Dairy Farm (Rural Historic Landscape 8CL01258) represents a major portion of the Gustafson dairy operation. Documented elements (structures) of the dairy include Pete Gustafson building (a cattle transfer station), mechanic shop, east and west hay barns, a cattle feeding station, silage pit and corral (Johnson 2009).

According to the current FMSF CRAS manuscript file and Florida Master Site File resource group form, the Dairy Farm was recommended by Florida Archaeological Services, Inc. (Johnson 2009) as ineligible for listing in the National Register of Historic Places, or as a contributor to a National Register district. The SHPO concurred with this assessment. The dairy started operations in 1908 in the City of Green Cove Springs and in the 1940s moved its farms and cattle pastures to the 8CL0258 location. It was concluded by the SHPO that the Gustafson Dairy Farm was locally significant to the history and agricultural development of Clay County but was not NR eligible.

The 3,267-acre Gustafson ranch (Governor’s Park) is located in the same general region. The ranch was used as a vast cattle ranch and high-fence hunting preserve before giving way to the I-795 corridor currently under construction. Governor’s Park features frontage along Governor’s Creek for over nine miles; with over 100’ of elevation change across its 3,267 acres. There is 492 acres of pasture, 2,227 acres of planted and natural pine and 12 permitted wells ranging from 70 to 1,100 GPM in capacity. <sup>9</sup>

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<sup>7</sup> The Florida Times-Union. “Last Clay County dairy milks its final cow but Northeast Florida farming tradition continues” Teresa Stepzinski. July 29, 2017.

<sup>8</sup> NPR. “Gustafson’s Dairy Closes in Green Cove Springs, Echoing Larger Trends” by Heather van Blockland and Renee Beninate. October 16, 2013.

<sup>9</sup> <https://www.landsofamerica.com/property/3267-acres-in-Clay-County-Florida/2596980/>

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## **Previous Archaeological Research**

A TRS search conducted by the Florida Master Site File offices, Division of Historical Resources, Tallahassee, in April 2021, indicated that archaeological and historical sites were recorded for the area surrounding the Ayrshire A-5.18 parcel, but not on the subject property. The FMSF data search also identified archaeological surveys that were previously conducted around the subject parcel (see attached FMSF map and survey list).

Mostly notably, Florida Archaeological Services, Inc. of Jacksonville (FAS) in 2009 conducted a comprehensive cultural resource assessment survey of the 3,266-acre Governors Park subdivision, the former location of the Gustafson Dairy Farm cattle ranch operation. The rural historic landscape with its contributing barns, hay stores, mechanic's shop and other buildings was recorded as Resource Group 8CL01258 (Johnson 2009). These former Gustafson fields are located just west of the Ayrshire-Gustafson property. A more complete description of this rural historic landscape is found in the History of Gustafson Farms section.

In 2015, Environmental Services, Inc. (ESI) surveyed a section of the former Gustafson tract, an 81-acre outparcel of the current project area (Newman & Handley 2015). The CRAS, located along the eastern boundary of the subject parcel, produced no cultural resources.

Southeastern Archaeological Research, Inc., conducted a cultural resource survey of the First Coast Outer Beltway in Clay and St. Johns Counties for the Department of Transportation (Stokes 2016). The corridor is located along the southern border of the subject property. No archaeological or historical sites were identified for the section of the corridor in this area.

Historic Properties Inc. (HPA) and Heritage Cultural Services LLC (HCS) recently completed the archaeological and historic properties assessment of the Reynolds Industrial Park (WWII Lee Field) located just west of the project area (Weaver 2018). The survey of 1,350-acre complex resulted in the documentation and evaluation of 61 structures that comprises the Lee Field Resource Group (8CL01111). A more detailed description of the resource is found in the History of Clay County section.

HPA also conducted a cultural resource survey of Green Cove Springs (Adams & Weaver 1989). No historical structures or archaeological sites were noted on the project area during this study, but several were recorded in the general area along C.R 15A.

The City Manager of Green Cover Springs, Don Bowles, recorded the Gustafson Family Dairy Rural Historical Landscape (8CL01245) in 2008 (not to be confused with the Gustafson Dairy Farm Rural Historic Landscape (8CL01258) located to the immediate west. 8CL01245 abuts the Ayrshire-Gustafson parcel on its northern border.

Heritage Cultural Services LLC recently (April 2021) completed a Phase I Cultural Resource Assessment Survey of 560.52-acre Ayrshire-Gustafson Farm PUD Property



(DHR Project File No. 2021-1067; SJRWMD App. No.: IND-019-167286-1). The resulting CRAS report is currently under review by the SHPO.

## **Environmental Setting**

Environmental background data for Parcel A-5.18 was compiled from an environmental narrative developed by Carter Environmental Services (CES), St. Augustine, Florida in February 2021 for the 560.52 Ayrshire-Gustafson PUD property that abuts the subject parcel. The environmental setting was compiled from this research which included land use maps (FLUCFCS and soils maps), historic and contemporary aerial maps, and field observations.

The Ayrshire-Gustafson PUD project tract is principally comprised of 1) former facilities, drainage ditches, and pasturelands once used to hold the large dairy cattle herds that were integral to the operation of the Gustafson Dairy Farm and; 2) planted pine fields in the southern sections of the subject property; and 3) wetlands. Improved and unimproved pastures were created by clearing, leveling and displacing original vegetation and ground surfaces. Development of the dairy operations in the late 20<sup>th</sup> century resulted in the wholesale destruction and displacement of former pasturelands and agricultural lands used mainly for row crops. Disturbance is extensive. The FLUCFCS classification of Urban Land makes up 85% of the property. **Note: parcel A-5.18 falls into this category.**

According to the Soil Survey of Clay County (1983), principal soil types on the general Ayrshire property include Goldhead, Osier and Sapelo fine sands, all poorly drained soils. Moderately well-drained soils such as Blanton and Centenary fine sands are present in small pockets. Rutledge mucky fine sands are found in current and former wetland areas. Other soils on the subject property include Albany fine sand, Hurricane fine sand, Mandarin fine sand, Leon fine sand, Plummer fine sand and Ridgewood fine sand, all of which are described by the USDA as nearly level, poorly drained soils. There is substantial evidence that most of the original ground surfaces throughout the property have been altered, greatly disturbed or displaced altogether.

## **Research Design and Field Methodology**

Prehistoric and early historic settlement in the Northeast Florida archaeological region, of which Clay County is part, occurs predominantly in two major areas – the estuarine regions of the east coast and the St. Johns River basin. Prehistoric sites, especially those of later cultural periods, are well known for these areas. While fewer prehistoric sites are known for interior regions such as those hinterlands occupied by and surrounding sections of the project area, recent archaeological surveys have revealed the presence of sites that fall outside of the coastal and riverine settlement regions. Interior sites, once regarded as enigmatic, are now constructs in site predictive models for the Clay County area.

Evaluations of archaeological or historical site significance are based on the potential of a site to contribute to the knowledge of regional prehistory or history. Thus, consideration of these sites within the context of a larger, regional settlement system is essential. While archaeological sites are known for the riverine areas of Clay County, little is known about prehistoric and early historic settlement in the interior areas of the region with its freshwater creeks, marshes, ponds, swamps and other drainages. Sites like 8CL01163 and 8CL01172 (Johnson 2006) demonstrate that prehistoric peoples were living and using areas in the interior forests along interior drainages. These concerns were incorporated into the research design for the subject property, a project area that occupies a hinterland location in this settlement model, albeit relatively close (less than one mile) from the St. Johns River.

Early archaeological investigations including an initial comprehensive study of ground surfaces in the study area, as well as a review of an aerial chronology, determined that almost the entire parcel had been extensively disturbed (destroyed ground surfaces) due to the development and operation of the Gustafson Dairy and, prior to this, row crops. Because of this, it was determined by HCS that archaeological probability regarding site expectation was very low. Archaeological testing was adjusted accordingly. In areas of slightly better site probability subsurface testing was conducted at intervals of 50 meters, but because most of the property is disturbed lands, testing was conducted at 100 meter intervals. In and around an established testing interval grid, the study area was tested at greater intervals and judgmentally (see Figure 3). Areas of low elevation relative to the surrounding terrain were considered less likely to contain evidence of prehistoric occupation, while those areas that were poorly drained were considered unsuitable for either habitation or cultivation during prehistoric or historic periods.

Shovel tests, measuring approximately 50 centimeters in diameter, were excavated to a depth of at least one meter through mainly disturbed poorly drained sandy soils. All excavated soil was screened through a 1/4-inch mesh hardware cloth screen.

Because of earlier and continuous land use on the subject, original land surfaces have been greatly altered by agricultural activities, pastureland creation, row crops, wholesale general land clear-cutting and highway & road construction. These cleared and disturbed

areas afforded exceptional surface visibility of exposed subsurface soil. During the field investigations, these exposed surfaces were intensively examined.

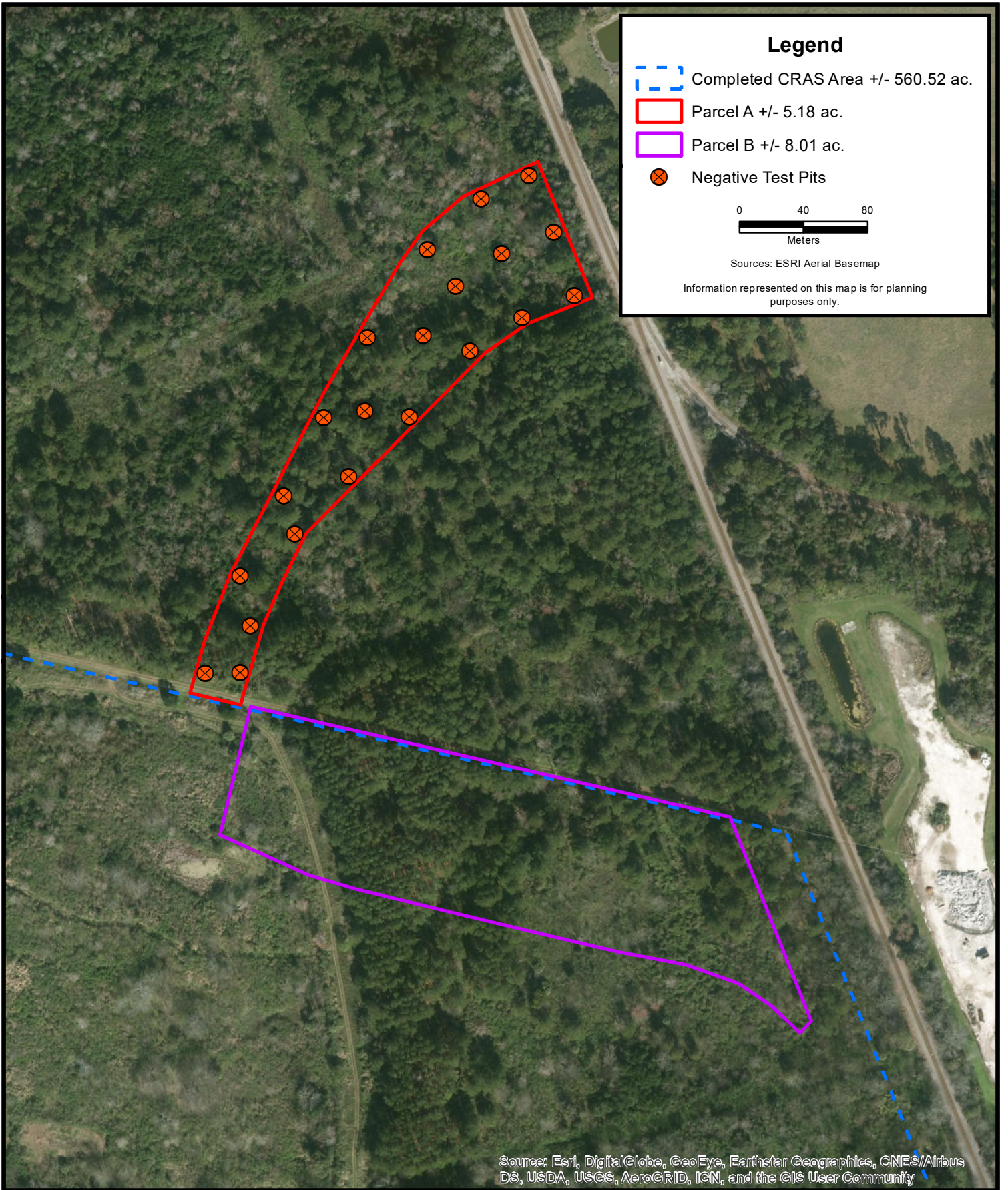
In an effort to discern early historic structures or activities on the subject parcel, as well as to better understand historical development of the property, historic maps and historic aerials were examined. No early structures were identified, but an examination of a historic aerial chronology revealed the evolution of agricultural impact on the property. Almost the entire parcel has been extensively disturbed by agricultural activity. A 1953 historic aerial shows widespread clear-cutting across the property to create agricultural fields for row crops. Almost the entire project area is devoid of natural vegetation. Irrigation canals are present as is a dredged natural creek in the interior portions of the parcel. A 1970 aerial shows a continuation of extensive agricultural clearing for row crops. Major irrigation canals have been dredged and the natural creek basin has been filled and covered over. A 1984 aerial shows the Gustafson Dairy plant and operation in place. The construction of the vast operation took place beginning in 1978 and continued through the early 1980s. Most of the row crop fields have been converted to pasturelands. Ponds, ditches and canals are present throughout the property for dairy-related storm water and wastewater drainage and treatment.

During archaeological investigations and subsequent development activities, any unmarked human burials and human skeletal remains discovered would have been brought to the attention of a District Medical Examiner if it was determined that the burial(s) represent an individual or individuals who have been dead less than 75 years, or to the attention of the State Archaeologist in the case that the remains were determined to be older than 75 years. Archaeological and development activities would cease immediately until proper authorities, the District Medical Examiner or the State Archaeologist, made a determination and authorized the continuance of work through their respective jurisdiction as defined by Florida Statutes. Procedures outlined in Chapter 872.05, Florida Statutes, would be followed regarding site preservation and protection, or mitigation, and reporting, this through the authority and direction of the District Medical Examiner and/or the State Archaeologist. In the event of other types of unexpected archaeological finds occurring during subsequent development of the property, this same procedure will be followed.





All records of archaeological investigation, including field notes, research notes, photographs, maps, forms, and manuscripts are stored in the Heritage Cultural Services LLC repositories. Archaeological materials, while not recovered during this survey, are processed and curated at the HCS archaeological laboratory.



F:\CES Projects\Project Files\Active\Projects\Project Files\2020\15.20092 DR CR 15A\GIS\MXD\ARCH\Land Swap Parcels03-Ayrshire-Gustafson Land Swap CRAS\_Archaeological Shovel Test Pit Location Map.mxd



**Legend**

-  Completed CRAS Area +/- 560.52 ac.
-  Parcel A +/- 5.18 ac.
-  Parcel B +/- 8.01 ac.
-  Negative Test Pits

0 40 80  
Meters

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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904-540-1786

[www.carterenv.com](http://www.carterenv.com)

Archaeological Shovel Test Pit Location Map

**Ayrshire-Gustafson Land Swap CRAS**

Project: 5.20092	Clay County, FL	Date: Jun 16 2021
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Figure: 3

## **Survey Results and Management Recommendations**

Comprehensive investigations across the A-5.18 Parcel produced no new archaeological or historical sites on the subject parcel. However, the subject parcel (APE) falls into the original boundaries of a previously recorded rural historic landscape (the Gustafson Family Dairy resource group 8CL01245). This resource is described as follows:

### **8CL01245 – The Gustafson Family Dairy**

The City Manager of Green Cove Springs, Don Bowles, recorded the Gustafson Family Dairy Rural Historical Landscape (8CL01245) in 2008. This resource group is different from the Gustafson Dairy Farm Rural Historic Landscape (8CL01258) located to the west of the project area. The 8CL01245 resource group was recorded for portions of the dairy operation along the northern boundary of the Ayrshire-Gustafson parcel. It is possible that City Manager Bowles only recorded the portions of the dairy operation that could be documented due to private property concerns. The majority of the more recent Gustafson Dairy operation (8CL01245) falls into the current APE (see Figure 10). In a discussion with Vincent Birdsong, manager of the Florida Master Site File, it was recommended that while the current project area contained the core operation, the 8CL01245 resource group should be expanded to the south to include the modern-day dairy operation. Figure 10 shows the previous and expanded boundaries of 8CL01245.

The dairy operation facilities shown on current and past (post 1984) aerials show the general layout of the plant that was built beginning around 1978 with additions constructed through the early 1980s. Components of the operation include an administrative center (offices), milking halls (manual and automatic), a vast (ca. 50,000 square feet) shipping and storage pavilion, procurement bays, silos, milk cows holding pens and staging areas, chutes and ramps, feeding stalls, and extensive storm water and wastewater drainage systems. The dairy operation is considered contemporary and does not meet the 50-year threshold for historic structures. Nevertheless, it is recorded here to document the plant prior to its final demolition.

The present facility does not contain any structures related to the early dairy operation. There were no structures identified from this period during field investigations or from the historic map research. It is likely that most of the early operations of the dairy were not located here. Many of these early buildings are contained in the 8CL01258 resource group (Gustafson Farm) located to the immediate west of the subject property.

After the plant closed on October 2013 (following the purchase of the Gustafson Dairy by Southeast Milk in 2004), the facility was left unattended and the buildings quickly fell into an advanced state of disrepair (see photographic plates). None of the buildings maintain their original structural integrity.

It was the recent opinion of Heritage Cultural Services LLC (*Phase I Cultural Resource Assessment Survey of the Ayrshire-Gustafson Property, Green Cove Springs, Clay County, Florida*; Ste.Claire 2021) that none of the buildings in the Gustafson Dairy



complex are eligible for listing in the National Register of Historic Places, nor is the dairy operation. While the original grounds of the dairy, including Parcel A-5.18 may have supported earlier dairy-related activities, no original or historic (pre-1970) historic buildings, nor any archaeological or historical sites, exist in the APE. Therefore, it is the opinion and recommendation of Heritage Cultural Services LLC that no cultural resources eligible for listing in the National Register of Historic Places will be impacted by development on the A-5.18 Parcel. No further archaeological work is recommended.

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**Attachment A:**  
**Survey Log Sheet**  
**Florida Division of Historical Resources**



Ent D (FMSF only) \_\_\_\_\_



# Survey Log Sheet

Florida Master Site File  
Version 5.0 3/19

Survey # (FMSF only) \_\_\_\_\_

Consult *Guide to the Survey Log Sheet* for detailed instructions.

## Manuscript Information

**Survey Project (name and project phase)**

Ayrshire A-5.18 and A-8.01 Parcels Phase I Cultural Resource Assessment Survey, Clay County

**Report Title (exactly as on title page)**

Phase I Cultural Resource Assessment Survey of the Ayrshire A-5.18 and A-8.01 Parcels, Clay County, Florida; DHR Project File No. 2021-1067; DEP Permit App. No. 2021

**Report Authors (as on title page)**

1. Ste.Claire, Dana 3. \_\_\_\_\_  
2. \_\_\_\_\_ 4. \_\_\_\_\_

Publication Year 2021

Number of Pages in Report (do not include site forms) 67

**Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)**

HSI Report Series 2020-37B

**Supervisors of Fieldwork (even if same as author) Names** Dana Ste.Claire, M.A., RPA

**Affiliation of Fieldworkers: Organization** Heritage Services, Inc. **City** Ponte Vedra

**Key Words/Phrases (Don't use county name, or common words like *archaeology, structure, survey, architecture, etc.*)**

1. Dairy Farm 3. Dairy Pasturelands 5. Agricultural 7. Highway 17  
2. Gustafson Dairy 4. Dairy Plant 6. Green Cove Springs 8. \_\_\_\_\_

**Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)**

**Name** DR Horton, Inc. **Organization** Other  
**Address/Phone/E-mail** 4220 Race Track Road, St. Johns, Florida 32259

**Recorder of Log Sheet** Dana Ste.Claire, M.A., RPA **Date Log Sheet Completed** 5-9-2021

Is this survey or project a continuation of a previous project?  No  Yes: **Previous survey #s (FMSF only)** \_\_\_\_\_

## Project Area Mapping

**Counties (select every county in which field survey was done; attach additional sheet if necessary)**

1. Clay 3. \_\_\_\_\_ 5. \_\_\_\_\_  
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)**

1. Name GREEN COVE SPRINGS Year 1993 4. Name \_\_\_\_\_ Year \_\_\_\_\_  
2. Name GREEN COVE SPRINGS Year 1989 5. Name \_\_\_\_\_ Year \_\_\_\_\_  
3. Name \_\_\_\_\_ Year \_\_\_\_\_ 6. Name \_\_\_\_\_ Year \_\_\_\_\_

## Field Dates and Project Area Description

**Fieldwork Dates: Start** 5-27-2021 **End** 6-7-2021 **Total Area Surveyed (fill in one)** \_\_\_\_\_ hectares 13.19 acres

**Number of Distinct Tracts or Areas Surveyed** 1

**If Corridor (fill in one for each) Width:** \_\_\_\_\_ meters \_\_\_\_\_ feet **Length:** \_\_\_\_\_ kilometers \_\_\_\_\_ miles

Research and Field Methods

Types of Survey (select all that apply): [X]archaeological [ ]architectural [ ]historical/archival [ ]underwater
[ ]damage assessment [ ]monitoring report [ ]other(describe): \_\_\_\_\_

Scope/Intensity/Procedures

Pedestrian survey and shovel testing at 25 - 100 meter intervals; .5 meter units screened through 1/4" mesh. Probing for features & foundations, and metal detector equipment used to locate historic artifacts.

Preliminary Methods (select as many as apply to the project as a whole)

[ ]Florida Archives (Gray Building) [X]library research- local public [X]local property or tax records [X]other historic maps [ ]LIDAR
[ ]Florida Photo Archives (Gray Building) [ ]library-special collection [X]newspaper files [X]soils maps or data [ ]other remote sensing
[X]Site File property search [ ]Public Lands Survey (maps at DEP) [X]literature search [ ]windshield survey
[X]Site File survey search [ ]local informant(s) [ ]Sanborn Insurance maps [X]aerial photography
[ ]other (describe): \_\_\_\_\_

Archaeological Methods (select as many as apply to the project as a whole)

[ ]Check here if NO archaeological methods were used.
[X]surface collection, controlled [X]shovel test-other screen size [ ]block excavation (at least 2x2 m) [X]metal detector
[ ]surface collection, uncontrolled [ ]water screen [ ]soil resistivity [ ]other remote sensing
[X]shovel test-1/4" screen [ ]posthole tests [ ]magnetometer [X]pedestrian survey
[ ]shovel test-1/8" screen [ ]auger tests [ ]side scan sonar [ ]unknown
[ ]shovel test 1/16" screen [ ]coring [ ]ground penetrating radar (GPR)
[X]shovel test-unscreened [ ]test excavation (at least 1x2 m) [ ]LIDAR
[ ]other (describe): Probing

Historical/Architectural Methods (select as many as apply to the project as a whole)

[ ]Check here if NO historical/architectural methods were used.
[ ]building permits [ ]demolition permits [ ]neighbor interview [ ]subdivision maps
[ ]commercial permits [ ]windshield survey [ ]occupant interview [ ]tax records
[ ]interior documentation [X]local property records [ ]occupation permits [ ]unknown
[ ]other (describe): \_\_\_\_\_

Survey Results

Resource Significance Evaluated? [ ]Yes [X]No

Count of Previously Recorded Resources 1 Count of Newly Recorded Resources 0

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

8CL01245, Gustafson's Family Dairy Rural Historic Landscape

List Newly Recorded Site ID#s (attach additional pages if necessary)

[ ]

Site Forms Used: [ ]Site File Paper Forms [X]Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY SHPO USE ONLY SHPO USE ONLY
Origin of Report: [ ]872 [ ]Public Lands [ ]UW [ ]1A32 # [ ]Academic [ ]Contract [ ]Avocational
[ ]Grant Project # [ ]Compliance Review: CRAT #
Type of Document: [ ]Archaeological Survey [ ]Historical/Architectural Survey [ ]Marine Survey [ ]Cell Tower CRAS [ ]Monitoring Report
[ ]Overview [ ]Excavation Report [ ]Multi-Site Excavation Report [ ]Structure Detailed Report [ ]Library, Hist. or Archival Doc
[ ]Desktop Analysis [ ]MPS [ ]MRA [ ]TG [ ]Other:
Document Destination: Plottable Projects Plotability: [ ]

**Attachment B:**  
**Correspondence**  
**Florida Division of Historical Resources**



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

St. Johns River Water Management District  
P.O. Box 1429  
Palatka, FL 32178-1429

March 31, 2021

RE: DHR Project File No.: 2021-1067, Received by DHR: March 1, 2021  
Application No.: IND-019-167286-1  
Project: *Ayrshire PUD*  
County: Clay

To Whom It May Concern:

Our office reviewed the referenced project in accordance with Chapters 267.061 and 373.414, *Florida Statutes*, implementing state regulations, and the State 404 Program Operating Agreement for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places*.

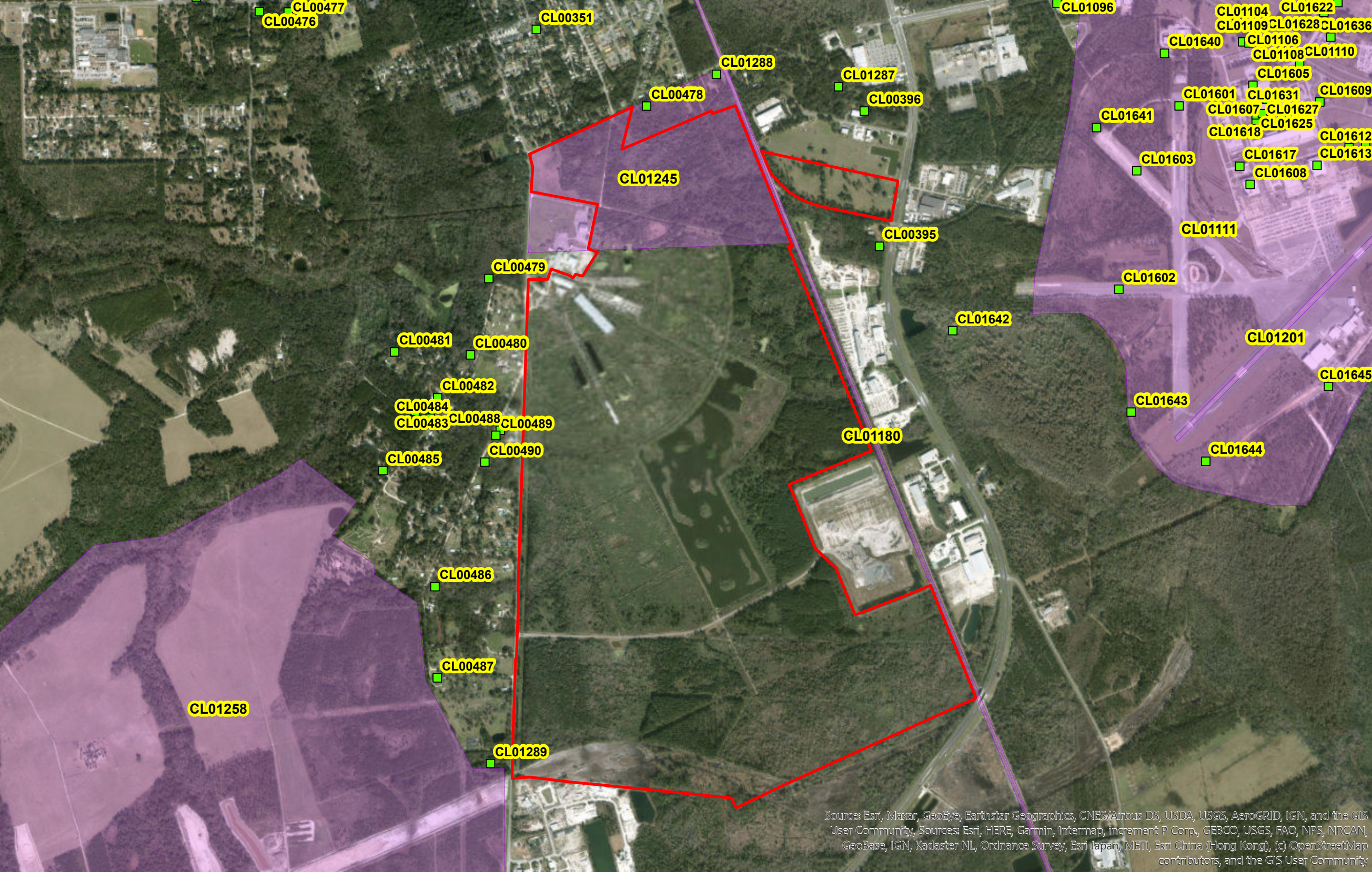
A search of the Florida Master Site File indicates that the project area has been sparsely archaeologically tested. The proposed construction has the potential to cause disturbance over a large area. Resource group CL01245 (Gustafson Family Dairy) is within the project area and has not been evaluated. Because of the nature and size of the proposed project, we recommend that the project area be subjected to a professional cultural resources assessment survey in any areas of new disturbance or proposed disturbance beyond previous impacts. The resultant survey report should conform to the provisions of Chapter 1A-46, *Florida Administrative Code*, and should be sent to our office upon completion. The report will help us complete the review process and provide comments or recommendations to the permitting agency in a timely fashion.

The Division of Historical Resources cannot endorse specific archaeological or historic preservation consultants. However, the American Cultural Resources Association maintains a listing of professional consultants at [www.acra-crm.org](http://www.acra-crm.org), and the Register of Professional Archaeologists maintains a membership directory at [www.rpanet.org](http://www.rpanet.org). The Division encourages checking references and recent work history. If you have any questions, please contact Joseph Bomberger, Historic Preservationist, by email at [Joseph.Bomberger@dos.myflorida.com](mailto:Joseph.Bomberger@dos.myflorida.com).

Sincerely,

Timothy A Parsons, Ph.D.  
Director, Division of Historical Resources  
& State Historic Preservation Officer









2161

350

12031

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17951  
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16355

16092

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1733

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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community





AR=0  
 SS=20  
 CM=0  
 RG=3  
 BR=0  
 Total=23

## Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
CL00351	SS	506 SOUTH HIGHLAND AVENUE	506 SOUTH HIGHLAND AVE, GREEN COVE SPRINGS	c1925 Frame Vernacular		
CL00395	SS	MARTIN HOUSE	4127 US17 SOUTH, VICINITY OF GREEN	c1925 Bungalow		
CL00396	SS	TALBOT, MRS HOUSE	4058 US17 SOUTH, VICINITY OF GREEN	c1895 Frame Vernacular		
CL00478	SS	1001 GREEN COVE AVENUE	1001 GREEN COVE AVENUE, VICINITY OF GREEN	c1925 Frame Vernacular		
CL00479	SS	4178 NORTH ROAD	4178 N ROAD, VICINITY OF GREEN	c1930 Frame Vernacular		
CL00480	SS	4224 NORTH ROAD	4224 N ROAD, VICINITY OF GREEN	c1930 Frame Vernacular		
CL00481	SS	4234 NORTH ROAD	4234 N ROAD, VICINITY OF GREEN	c1925 Frame Vernacular		
CL00482	SS	4238 NORTH ROAD	4238 N ROAD, VICINITY OF GREEN	c1925 Frame Vernacular		
CL00483	SS	4246 NORTH ROAD	246 N ROAD, VICINITY OF GREEN	c1925 Frame Vernacular		
CL00484	SS	4244 NORTH ROAD	4244 N ROAD, VICINITY OF GREEN	c1925 Frame Vernacular		
CL00485	SS	4348 NORTH ROAD	4348 N ROAD, VICINITY OF GREEN	c1930 Frame Vernacular		
CL00486	SS	4301 ROWELL ROAD	4301 ROWELL ROAD, VICINITY OF GREEN	c1935 Frame Vernacular		
CL00487	SS	1345 CHASON ROAD	1345 CHASON ROAD, VICINITY OF GREEN	c1925 Frame Vernacular		
CL00488	SS	4257 ROWELL ROAD	4257 ROWELL ROAD, VICINITY OF GREEN	c1930 Frame Vernacular		
CL00489	SS	4261 ROWELL ROAD	4261 ROWELL ROAD, VICINITY OF GREEN	c1930 Frame Vernacular		
CL00490	SS	4277 ROWELL ROAD	4277 ROWELL ROAD, VICINITY OF GREEN	c1925 Frame Vernacular		
CL01111	RG	Lee Field Resource Group	Green Cove Spring	Historical District - 13 Contrib Resources	Not Eligible	
CL01245	RG	Gustafson Family Dairy	Green Cove Springs	Rural Historic Landscape		
CL01258	RG	Gustafson Dairy Farm Rural	Green Cove Springs	Rural Historic Landscape - 7 Contrib Resources	Not Eligible	
CL01287	SS	4038 Highway US 17	4038 US 17 HWY, unspecified	c1955 Unspecified		
CL01288	SS	901 Green Cove Avenue	901 Green Cove AVE, unspecified	c1950 Unspecified		
CL01289	SS	4462 County Road 15A	4462 CR 15A, unspecified	c1955 Unspecified		
CL01642	SS	Lee Field Generator Building #3	Perimeter RD, Green Cove Springs	c1943 Masonry Vernacular	Not Eligible	



Total=18

## Manuscript Roster

MS#	Title	Publication Information	Year
26089	Phase I Cultural Resource Assessment Survey of Reynolds Industrial Park, Green Cove Springs, Clay County, Florida	Historic Property Associates, Inc., prepared for the Florida Department of State	2018
24256	TECHNICAL MEMORANDUM CULTURAL RESOURCE ASSESSMENT SURVEY OF PROPOSED PONDS IN SUPPORT OF THE FIRST COAST EXPRESSWAY, CLAY AND ST. JOHNS COUNTIES, FLORIDA	Report on file at SEARCH, Newberry, Florida. FDOT Financial Management Number 422938-1. SEARCH Project No. 3908-17052T.	2017
23053	TECHNICAL MEMORANDUM CULTURAL RESOURCE ASSESSMENT SURVEY OF PROPOSED PONDS AND REALIGNED RIGHT-OF-WAY FOR THE FIRST COAST OUTER BELTWAY, CLAY AND ST. JOHNS COUNTIES, FLORIDA	On file, SEARCH, Newberry, FL, SEARCH Project No. 3579-15241T	2016
22335	An Intensive Cultural Resource Assessment of the Aggregate Facility for Gustafson Tract, Clay County, Florida	Environmental Services, Inc., prepared for Gustafson's Cattle, Inc.	2015
17951	Technical Memorandum Cultural Resource Assessment Survey Update, St. Johns River Crossing, Clay and St. Johns Counties, Florida	Report completed for the Florida Department of Transportation, District 2. Copies available from Southeastern Archaeological Research, Inc., Newberry, Florida and the Florida Division of Historical Resources, Tallahassee.	2010
16355	A Cultural Resource Assessment Survey of the Governors Park Development of Regional Impact, Clay County, Florida	Florida Archeological Services, Inc., Jacksonville. Submitted to Buttercup Enterprises, LLC, Jacksonville	2009
16584	Cultural Resource Assessment Survey of the Proposed SeaCoast Pipeline and Peoples Gas Greenland Lateral Pipeline, Clay, St. Johns, and Duval Counties, Florida	On File at FL DHR and SEARCH, Jonesville	2009
22751	Phase I Cultural Resource Assessment Survey of Proposed Pond locations for the First Coast Outer Beltway, Clay, Duval, and St. Johns Counties, Florida	Southeast Archaeological Research, Inc., prepared for Reynolds, Smith and Hills, Inc.	2009
16092	Technical Memorandum: Cultural Resource Overview Survey for the Black, Brown 1 & 2, Green 1 & 2, Orange 1 & 2, Pink 1 & 2, and Purple Alternatives, Clay and St. Johns Counties, Florida	Southeastern Archaeological Research, Inc., Jonesville. Submitted to Florida Department of Transportation, District Two, Lake City	2008
14847	Phase 1 Cultural Resource Assessment Survey St. Johns River Crossing, Clay and St. Johns Counties, Florida	on file at DHR and SEARCH, Jonesville	2007
12031	Cultural Resources Assessment Survey of State Road 16, From US 17 to Reynolds Road, Clay County, Florida	On file at DHR and SEARCH, Jonesville	2005
10084	Reynolds Airpark, JP Hall Boulevard, Green Cove Springs, Clay County, Florida	McMD Archaeology, Aripeka. Submitted to RESCOM Environmental Corporation	2004
10602	Cultural Resource Report, Reynolds Airpark-A J.P. Hall Boulevard, Green Cove Springs, Clay County, Florida	McMD Archaeology, Aripeka. Submitted to Rescom Environmental Corporation, Travis City, MI	2004
5200	A Cultural Resource Assessment Survey of Seven Retention Pond Locations Along US 17 (SR 15) from the Putnam County Line to SR 16, Clay County, Florida	SOUTHEASTERN ARCHAEOLOGICAL RESEARCH, INC., GAINESVILLE. Submitted TO CARTER & BURGESS, INC., MAITLAND	1997
2161	Cultural Resource Survey of Green Cove Springs, Florida	Historic Property Associates, Inc., St. Augustine.	1989
1733	Proposed addition of 2 lanes to SR15/US17, from SR209 north to SR16.	Florida Department of Transportation, Tallahassee.	1988
350	A Cultural Resources Survey of the Green Cove Springs 201 Wastewater Treatment Facility	Cultural Resource Management, Inc., Tallahassee.	1978
412	An Archaeological Survey of the 69 KV Transmission Line from Green Cove Springs C.E.C. to Green Cove Springs J.E.A.	Ms. on file, FDHR/BAR.	1975

**Attachment C:**

**Florida Master Site File  
Florida Division of Historical Resources  
Resource Group Form**



**RESOURCE GROUP FORM**  
**FLORIDA MASTER SITE FILE**  
**Version 5.0 3/19**

Site #8 CL01245  
 Field Date 6-3-2021  
 Form Date 6-15-2021  
 Recorder# HCS

Original  
 Update

Consult the *Guide to the Resource Group Form* for additional instructions

**NOTE: Use this form to document districts, landscapes, building complexes and linear resources** as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. **Do not use this form for National Register multiple property submissions (MPSs).** National Register MPSs are treated as Site File manuscripts and are associated with the individual resources included under the MPS cover using the Site File manuscript number.

**Check ONE box that best describes the Resource Group:**

- Historic district** (NR category "district"): buildings and NR structures only: NO archaeological sites
- Archaeological district** (NR category "district"): archaeological sites only: NO buildings or NR structures
- Mixed district** (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
- Building complex** (NR category usually "building(s)"): multiple buildings in close spatial and functional association
- Designed historic landscape** (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
- Rural historic landscape** (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
- Linear resource** (NR category usually "structure"): Linear resources are a special type of structure or historic landscape and can include canals, railways, roads, etc.

Resource Group Name Gustafson Dairy Farm Multiple Listing [DHR only] \_\_\_\_\_  
 Project Name Phase I CRAS of the A-5.18 and A-8.01 Parcels FMSF Survey # \_\_\_\_\_  
 National Register Category (please check one): building(s) structure district site object  
 Linear Resource Type (if applicable): canal railway road other (describe): \_\_\_\_\_  
 Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

**LOCATION & MAPPING**

Address: 4169  C.R. 15A Road  
 City/Town (within 3 miles) Green Cove Springs In Current City Limits? yes no unknown  
 County or Counties (do not abbreviate) Clay  
 Name of Public Tract (e.g., park) \_\_\_\_\_  
 1) Township 6S Range 26E Section 38 ¼ section: NW SW SE NE Irregular-name: \_\_\_\_\_  
 2) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section: NW SW SE NE  
 3) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section: NW SW SE NE  
 4) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section: NW SW SE NE  
 USGS 7.5' Map(s) 1) Name GREEN COVE SPRINGS USGS Date 1993  
 2) Name \_\_\_\_\_ USGS Date \_\_\_\_\_  
 Plat, Aerial, or Other Map (map's name, originating office with location) \_\_\_\_\_  
 Landgrant \_\_\_\_\_  
 Verbal Description of Boundaries (description does not replace required map)  
 Between U.S. Highway 17 (east) and C.R. 15A (west) in Green Cove Springs. Jersey Avenue traverses the property in the southern section.

DHR USE ONLY		OFFICIAL EVALUATION	DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date _____	Init. _____	
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date _____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)			

HISTORY & DESCRIPTION

Construction Year: 1978 approximately year listed or earlier year listed or later
Architect/Designer: Gustafson Family Builder: Unknown

Total number of individual resources included in this Resource Group: # of contributing 15 # of non-contributing \_\_\_\_\_

Time period(s) of significance (choose a period from the list or type in date range(s), e.g. 1895-1925)

- 1. American-20th Century 3. Modern (Post 1950)
2. Twentieth C American 4. \_\_\_\_\_

Narrative Description (National Register Bulletin 16A pp. 33-34; attach supplementary sheets if needed)
Gustafson Dairy Plant is the modern day expansion of the enterprise established in downtown Green Cove Springs in 1908. Records show that the massive dairy (milking & processing) plant was constructed in the late 1970s and sold/abandoned by 2005.

RESEARCH METHODS (check all that apply)

- FMSF record search (sites/surveys) library research building permits Sanborn maps
FL State Archives/photo collection city directory occupant/owner interview plat maps
property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
cultural resource survey historic photos interior inspection HABS/HAER record search
other methods (specify) \_\_\_\_\_

Bibliographic References (give FMSF Manuscript # if relevant)
Phase I Cultural Resource Assessment Survey of the Ayrshire-Gustafson PUD, Clay County, Florida; Heritage Cultural Services LLC (Ste.Claire 2021)

OPINION OF RESOURCE SIGNIFICANCE

- Potentially eligible individually for National Register of Historic Places? yes no insufficient information
Potentially eligible as contributor to a National Register district? yes no insufficient information

Explanation of Evaluation (required, see National Register Bulletin 16A p. 48-49. Attach longer statement, if needed, on separate sheet.)
Resource is a massive modern day dairy plant (c. 1978) comprised of milking barns, processing plants, shipping & storage bays, production barns, administrative offices, irrigation canals, roads, etc. all abandoned and in an advanced state of disrepair.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Agriculture 3. Industry 5. \_\_\_\_\_
2. Economics 4. Commerce 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type All materials at one location Maintaining organization Heritage Services, Inc.
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field maps Maintaining organization Heritage Services, Inc.
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Dana Ste.Claire, M.A., RPA Affiliation Heritage Services, Inc.
Recorder Contact Information Heritage Cultural Services LLC; heritageculturalservices@gmail.com
(address / phone / fax / e-mail)

Required Attachments

- 1 PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED
3 TABULATION OF ALL INCLUDED RESOURCES - Include name, FMSF #, contributing? Y/N, resource category, street address or other location information if no address.
4 PHOTOS OF GENERAL STREETScape OR VIEWS (Optional: aerial photos, views of typical resources)
When submitting images, they must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.





42 Masters Drive  
St. Augustine, FL 32084  
Tel: 904.540.1786  
www.carterenv.com

June 30, 2021

BY EMAIL:

[jrgislason@drhorton.com](mailto:jrgislason@drhorton.com)

John Gislason  
Land Acquisition  
D.R. Horton  
4220 Race Track Road  
St Johns, Florida, 32259

Subject: Ayrshire Land Swap – Parcel A  
Environmental Assessment  
Clay County, Florida

Dear Mr. Gislason:

Carter Environmental Services (CES) is pleased to submit this assessment of the ecological conditions on Parcel A, a 5.18-acre proposed access parcel north of the Ayrshire project area and south of a CSX railway in Clay County. On December 21, 2020 representatives of CES inspected Parcel A to determine the approximate landward extent, type, and quality of potentially jurisdictional wetlands, and to determine if the site was inhabited or used by protected animal species whose presence could constrain or otherwise limit its potential for development. No protected animal species were observed.

**General Site Conditions** – Land cover for Parcel A is primarily shrub and brushland and mixed forested wetland, with a smaller area of planted pine. Wetland species include red maple (*Acer rubrum*), Elderberry (*Sambucus nigra*) and Carolina Cherry Laurel (*Prunus caroliniana*). The parcel is surrounded by other similar land cover types. The topography of the site is relatively flat with elevations ranging from approximately 23' to 25' above sea level.

The Natural Resources Conservation Service (NRCS) soil maps indicate that the property is underlain by the following soil types:

Sapelo (8). This soil is nearly level and poorly drained. It is in small and large areas on the flatwoods. The mapped areas are irregular in shape and range from 10-350 acres. The slopes are smooth and range from 0-2 percent. This soil has a

high water table within 12 inches of the surface for 1 to 4 months during most years. During very dry periods, the water table recedes to a depth of more than 40 inches. The available water capacity is low. The permeability is low.

Plummer Fine Sand (17). This soil is nearly level and poorly drained. It is small and large areas on the flatwoods. The mapped areas are irregular in shape and range from about 10 to 100 acres. The slopes are nearly smooth and range from 0 to 2 percent. This soil has a high water table within 12 inches of the surface for 1 to 4 months and at a depth of 12 to 40 inches for about 3 to 4 months during most years. During droughty periods, the water table is at a depth of more than 40 inches. The available water capacity is low. The permeability is moderate.

Osier (19). This soil is nearly level and poorly drained. It is on poorly defined flats on the broad flatwoods and in shallow depressions on the sandy, rolling uplands. The shape of the areas is variable. The mapped areas range from 10-45 acres. On the broad flats, the slopes are nearly smooth; but in the shallow depressions, they generally are slightly concave. The slopes range from 0 to 2 percent. This soil has a high water table at a depth of less than 12 inches for 3-6 months during most years. The available water capacity is very low. The permeability is rapid.

No protected plant or animal species were observed on Parcel A during our site inspection. CES also conducted a search of published data on protected animal species to determine any recorded occurrence of such species on Parcel A. A search of the Florida Fish and Wildlife Conservation Commission's Bald Eagle Nest Database found ten nests within a five-mile radius. The closest eagle nest, CL030, is 1.1 miles to the northeast. At this distance, an eagle nest would pose no restrictions to development. A wading bird rookery has been observed 0.6-mile to the south, which will be protected with the proposed Ayrshire Development. Species utilizing this area are both listed and non-listed wading birds. These species were not observed utilizing Parcel A, nor are they anticipated to, based on the habitat of Parcel A and the more appropriate habitat available nearby. These conclusions are based on limited field observations and existing data records, and do not exclude the possibility that these or other listed species may occasionally forage on site or may move into the area at a later date.

**Regulatory Considerations** – Parcel A was found to contain 2.09 acres (40%) of wetlands. The onsite wetlands would be considered jurisdictional to the St. Johns River Water Management District and the U.S. Army Corps of Engineers. Both State and Federal permits would be required for any work in, on, or over the onsite surface waters and wetlands.

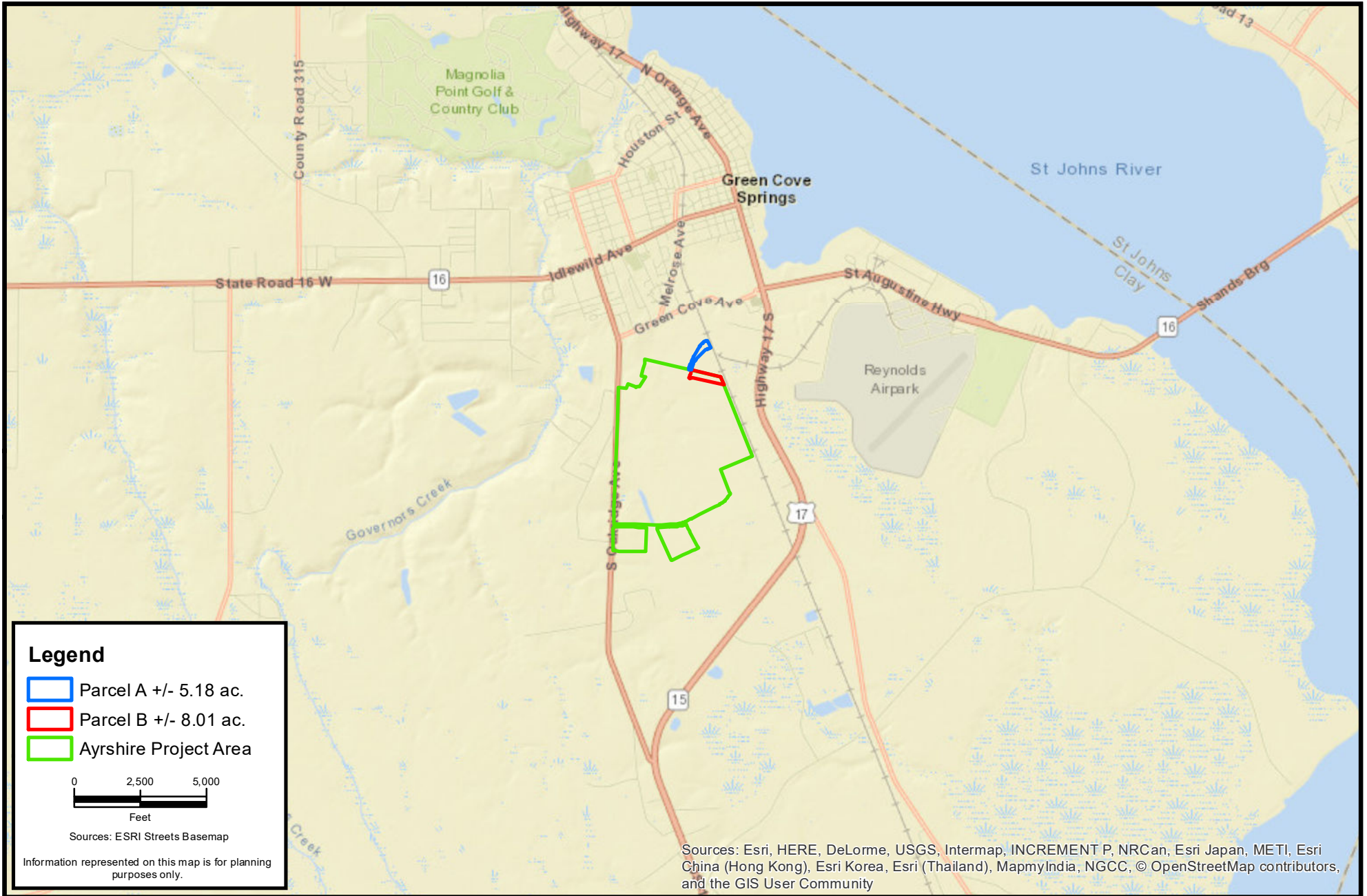
These conclusions are based on limited field observation, existing data records, and other readily available literature and published reports; no direct agency consultations have been conducted as a part of this investigation. These findings reflect conditions observed on site at the time of the investigation and do not preclude the possibility that on-site conditions may change in the future.

If you have any questions, please do not hesitate to contact me.

Sincerely,

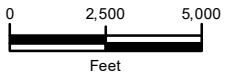
A handwritten signature in black ink, appearing to read "Ryan A. Carter". The signature is fluid and cursive, with a large initial "R" and "A" and a trailing flourish.

Ryan Carter, PWS  
Vice President



**Legend**

- Parcel A +/- 5.18 ac.
- Parcel B +/- 8.01 ac.
- Ayrshire Project Area



Sources: ESRI Streets Basemap

Information represented on this map is for planning purposes only.

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

**CARTER ENVIRONMENTAL SERVICES, INC.**



42 Masters Drive  
St. Augustine, FL 32084  
904-540-1786

[www.carterenv.com](http://www.carterenv.com)

Location Map

**Ayrshire Swap Parcel A**



Project: 5.20092

Clay County, FL



Date: Jul 01 2021

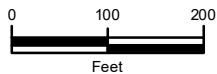
Figure: 1





**Legend**

-  Parcel A +/- 5.18 ac.
-  Soils



Sources: ESRI Aerial Basemap, USDA NRCS

Information represented on this map is for planning purposes only.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Soils Map

**Ayrshire Swap Parcel A**



Project: 5.20092

Clay County, FL



Date: Jul 01 2021

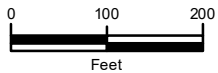
Figure: 2





**Legend**

-  Parcel A +/- 5.18 ac.
-  Delineated Wetlands +/- 2.09 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Wetland Delineation Assessment Map

**Ayrshire Swap Parcel A**



Project: 5.20092

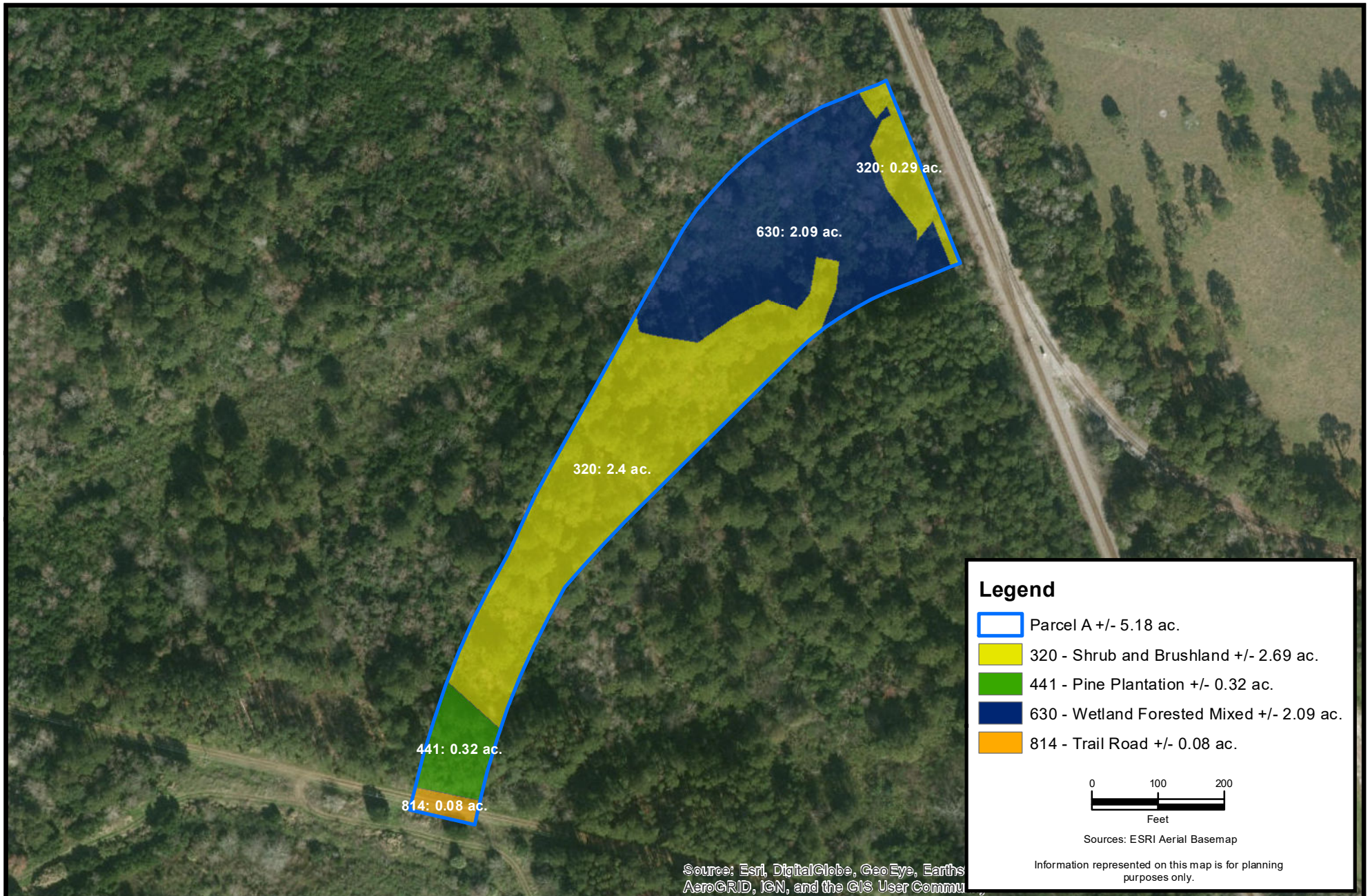
Clay County, FL

Date: Jul 01 2021

Figure:

**3**





**Legend**

- Parcel A +/- 5.18 ac.
- 320 - Shrub and Brushland +/- 2.69 ac.
- 441 - Pine Plantation +/- 0.32 ac.
- 630 - Wetland Forested Mixed +/- 2.09 ac.
- 814 - Trail Road +/- 0.08 ac.

0      100      200  
 Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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**CES** 42 Masters Drive  
 St. Augustine, FL 32084  
 904-540-1786  
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FLUCFCS Map		
<b>Ayrshire Swap Parcel A</b>		
Project:	5.20092	Clay County, FL
		Date: Jul 01 2021

Figure: **4**



42 Masters Drive  
St. Augustine, FL 32084  
Tel: 904.540.1786  
www.carterenv.com

June 30, 2021

BY EMAIL:

[jrgislason@drhorton.com](mailto:jrgislason@drhorton.com)

John Gislason  
Land Acquisition  
D.R. Horton  
4220 Race Track Road  
St Johns, Florida, 32259

Subject: Ayrshire Land Swap – Parcel B  
Environmental Assessment  
Clay County, Florida

Dear Mr. Gislason:

Carter Environmental Services (CES) is pleased to submit this assessment of the ecological conditions on Parcel B, an 8.01-acre proposed swap parcel within northeast corner of the Ayrshire project area in Clay County. On December 21, 2020 representatives of CES inspected Parcel B to determine the approximate landward extent, type, and quality of potentially jurisdictional wetlands, and to determine if the site was inhabited or used by protected animal species whose presence could constrain or otherwise limit its potential for development. No protected animal species were observed.

**General Site Conditions** – Land cover for Parcel B is primarily shrub and brushland, and planted pine. Vegetation on the site is predominated by Slash Pine (*Pinus elliottii*) and Wax Myrtle (*Myrica cerifera*). The parcel is surrounded by other similar land cover types. The topography of the site is relatively flat with elevations ranging from approximately 24' to 27' above sea level.

The Natural Resources Conservation Service (NRCS) soil maps indicate that the property is underlain by the following soil types:

Sapelo (8). This soil is nearly level and poorly drained. It is in small and large areas on the flatwoods. The mapped areas are irregular in shape and range from 10-350 acres. The slopes are smooth and range from 0-2 percent. This soil has a high water table within 12 inches of the surface for 1 to 4 months during most years. During very dry periods, the water table recedes to a depth of more than 40 inches. The available water capacity is low. The permeability is low.

Plummer Fine Sand (17). This soil is nearly level and poorly drained. It is small and large areas on the flatwoods. The mapped areas are irregular in shape and range from about 10 to 100 acres. The slopes are nearly smooth and range from 0 to 2 percent. This soil has a high water table within 12 inches of the surface for 1 to 4 months and at a depth of 12 to 40 inches for about 3 to 4 months during most years. During droughty periods, the water table is at a depth of more than 40 inches. The available water capacity is low. The permeability is moderate.

No protected plant or animal species were observed on Parcel B during our site inspection. CES also conducted a search of published data on protected animal species to determine any recorded occurrence of such species on Parcel B. A search of the Florida Fish and Wildlife Conservation Commission's Bald Eagle Nest Database found ten nests within a five-mile radius. The closest eagle nest, CL030, is 1.1 miles to the northeast. At this distance, an eagle nest would pose no restrictions to development. A wading bird rookery has been observed 0.6-mile to the south, which will be protected with the proposed Ayrshire Development. Species utilizing this area are both listed and non-listed wading birds. These species were not observed utilizing Parcel B, nor are they anticipated to, based on the habitat of Parcel B and the more appropriate habitat available nearby. These conclusions are based on limited field observations and existing data records, and do not exclude the possibility that these or other listed species may occasionally forage on site or may move into the area at a later date.

**Regulatory Considerations** – Parcel B was found to be all uplands, thus no State and Federal wetlands permitting would be required for any work on the site.

These conclusions are based on limited field observation, existing data records, and other readily available literature and published reports; no direct agency consultations have been conducted as a part of this investigation. These findings reflect conditions observed on site at the time of the investigation and do not preclude the possibility that on-site conditions may change in the future.

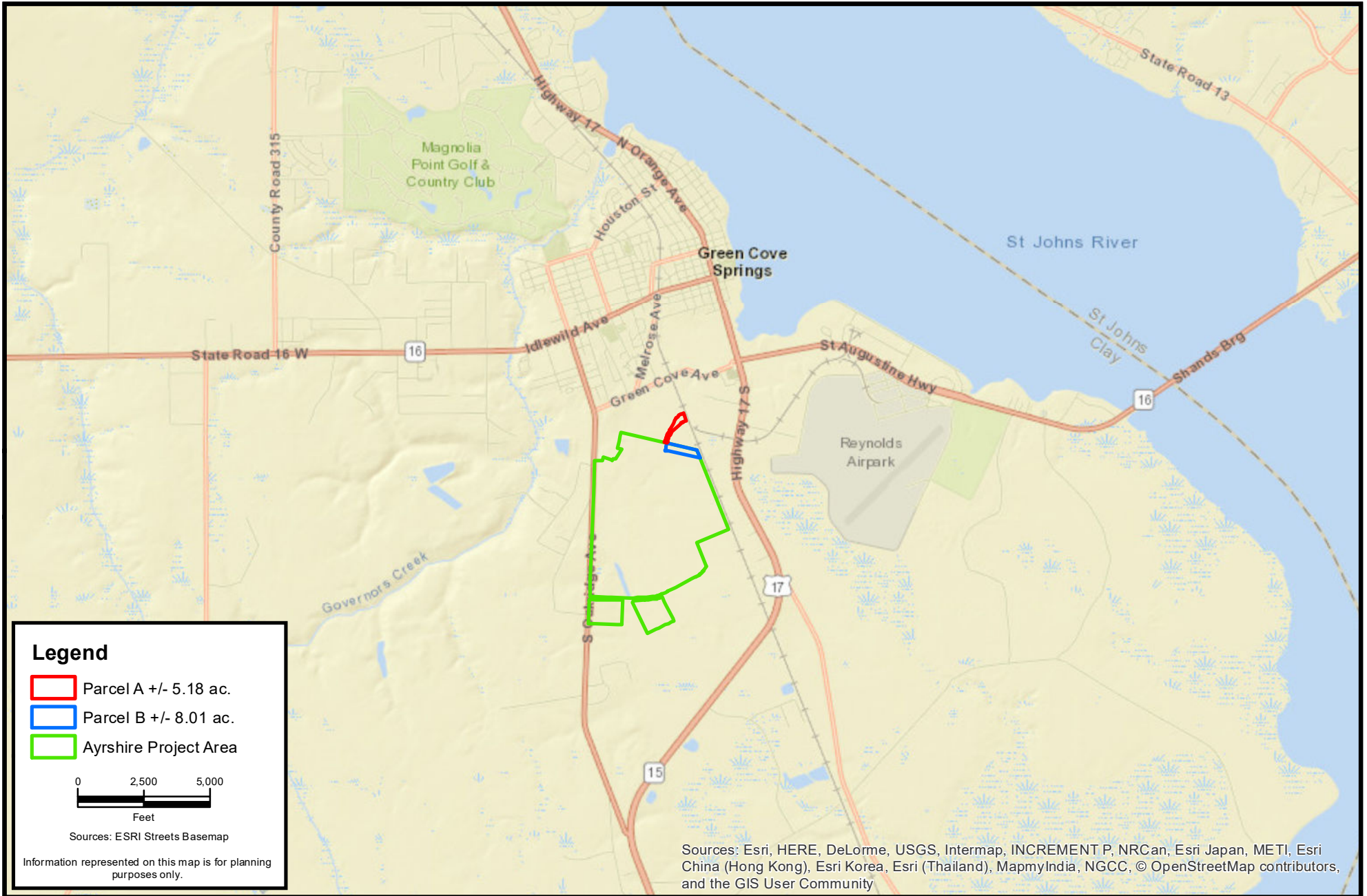
If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "R. A. Carter". The signature is fluid and cursive, with a large initial "R" and "A".

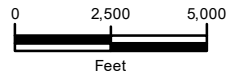
Ryan Carter, PWS  
Vice President





**Legend**

- Parcel A +/- 5.18 ac.
- Parcel B +/- 8.01 ac.
- Ayrshire Project Area



Sources: ESRI Streets Basemap

Information represented on this map is for planning purposes only.

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

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904-540-1786

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Location Map

**Ayrshire Swap Parcel B**



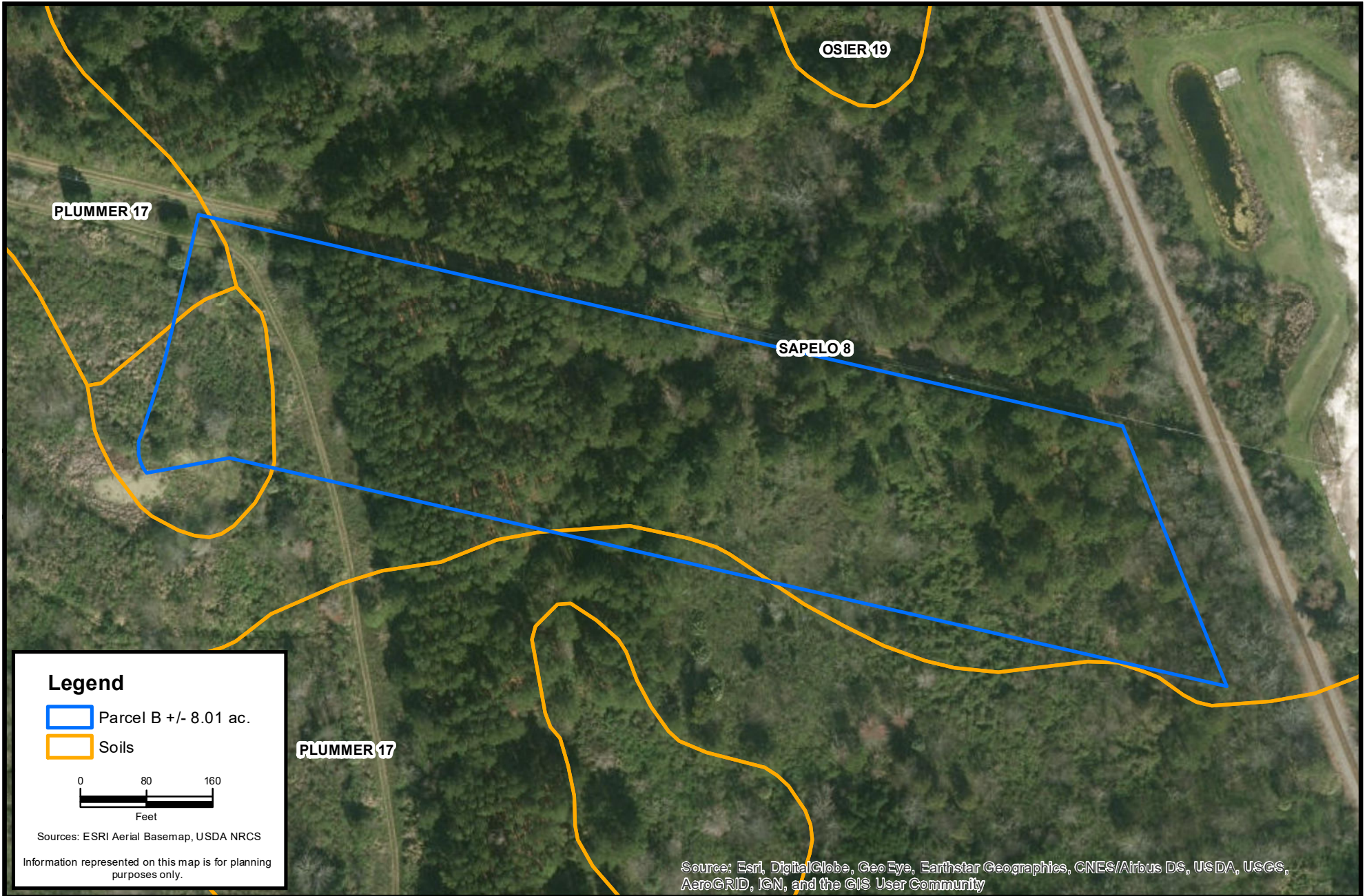
Project: 5.20092

Clay County, FL

Date: Jul 01 2021

Figure: 1






**CARTER ENVIRONMENTAL SERVICES, INC.**

**CES** 42 Masters Drive  
St. Augustine, FL 32084  
904-540-1786  
www.carterenv.com

Soils Map		
<b>Ayrshire Swap Parcel B</b>		
Project:	5.20092	Clay County, FL
Date:	Jul 01 2021	

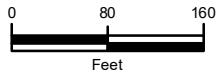
  
 Figure: 2





**Legend**

 Parcel B +/- 8.01 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**CARTER ENVIRONMENTAL SERVICES, INC.**



42 Masters Drive  
St. Augustine, FL 32084  
904-540-1786

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Wetland Assessment Map (All Uplands)

**Ayrshire Swap Parcel B**



Project: 5.20092

Clay County, FL

Date: Jul 01 2021

Figure:

**3**





**CARTER ENVIRONMENTAL SERVICES, INC.**

**CES** 42 Masters Drive  
St. Augustine, FL 32084  
904-540-1786  
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FLUCFCS Map		
<b>Ayrshire Swap Parcel B</b>		
Project:	5.20092	Clay County, FL
Date:	Jul 01 2021	




Figure: **4**



Alliant National File #20043437

Agent File #Ayrshire 5.18 Acre

## **RESPA SEARCH REPORT**

May 7, 2021

Owner: City of Green Cove Springs  
County: Clay

To: DHI Title of Florida, Inc.

This Search Report is provided by Alliant National Title Insurance Company to you as our policy-issuing title agent pursuant to our Agency Agreement with you. This Search Report, including the attached documentation and proposed schedules, is provided for your exclusive use in determining the insurability of title for the issuance of a title commitment and policy(ies) on our Company pursuant to our Agency Agreement with you. This Search Report may be used for no other purpose nor relied upon by any other party for any reason.

1. Please see attached

By: Serenah Arnett



Alliant National File #20043437

Agent File #Ayrshire 5.18 Acre

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT

**Transaction Identification Data for reference only:**

Issuing Agent: <b>DHI Title of Florida, Inc.</b>	ALTA Universal ID:	Commitment Number: <b>20043437</b>	Issuing Office File Number: <b>Ayrshire 5.18 Acre</b>
Issuing Office: <b>4220 Race Track Road, Ste. 800, Jacksonville, Florida 32259</b>	Loan Number:	Revision Number:	Property Address: <b>XXX Green Cove Ave, Green Cove Springs, Florida 32043</b>

### SCHEDULE A

1. Commitment Date: April 28, 2021 at 06:00 AM
2. Policy to be issued:
  - A. ALTA 2006 OWNER'S POLICY Proposed Policy Amount: **\$10,000.00**  
(with Florida Modifications)  
Proposed Insured: **D.R. Horton Inc., a Delaware Corporation**
  - B. ALTA 2006 LOAN POLICY Proposed Policy Amount:  
(with Florida Modifications)  
Proposed Insured:
3. The estate or interest in the Land described or referred to in this Commitment is: **Fee Simple**
4. Title to the estate or interest in the Land is at the Commitment Date vested in:  
**City of Green Cove Springs**
5. The Land is described as follows:

**See Attached Schedule A Continuation for Legal Description**

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*





AMERICAN LAND TITLE ASSOCIATION COMMITMENT

**SCHEDULE A Continuation**

**Ayrshire 5.18 Acre Right of Way Parcel**

A portion of Section 38 of the George I.F. Clarke Grant, Township 6 South, Range 26 East, Clay County, Florida, being a portion of those lands described as Parcel "A" and recorded in Official Records Book 3316, page 1098, of the Public Records of said county and being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southerly right of way line of Green Cove Avenue, a variable width right of way as presently established, with the Westerly right of way line of CSX Railroad, a 100 foot right of way as presently established; thence South 21°54'49" East, along said Westerly right of way line, 1424.74 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 21°54'49" East, along said Westerly right of way line, 296.83 feet; thence South 68°05'11" West, departing said Westerly right of way line, 116.06 feet to the point of curvature of a curve concave Southeasterly having a radius of 425.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 22°49'06", an arc length of 169.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 56°40'38" West, 168.14 feet; thence South 45°16'05" West, 362.20 feet to the point of curvature of a curve concave Southeasterly having a radius of 1311.95 feet; thence Southwesterly along the arc of said curve, through a central angle of 05°52'33", an arc length of 134.54 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 42°19'49" West, 134.49 feet; thence Southerly along the arc of a non-tangent curve concave Easterly having a radius of 1150.00 feet, through a central angle of 17°35'55", an arc length of 353.22 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 21°40'14" West, 351.84 feet; thence South 12°52'16" West, 31.49 feet to a point lying on the Southerly line of said Parcel "A"; thence North 77°06'26" West, along said Southerly line, 100.00 feet; thence North 12°52'16" East, departing said Southerly line, 31.45 feet to the point of curvature of a curve concave Easterly having a radius of 1250.00 feet; thence Northerly along the arc of said curve, through a central angle of 17°35'55", an arc length of 383.94 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 21°40'14" East, 382.43 feet; thence Northeasterly along the arc of a non-tangent curve concave Southeasterly having a radius of 1441.24 feet, through a central angle of 05°53'59", an arc length of 148.41 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 26°05'53" East, 148.34 feet; thence North 29°02'53" East, 373.29 feet to the point of curvature of a curve concave Southeasterly having a radius of 517.02 feet; thence Northeasterly along the arc of said curve, through a central angle of 39°09'19", an arc length of 353.33 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 48°37'32" East, 346.49 feet; thence North 68°05'11" East, along a non-tangent line, 70.00 feet to the Point of Beginning.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*



AMERICAN LAND TITLE ASSOCIATION COMMITMENT

**SCHEDULE B, PART I**

**REQUIREMENTS:**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - a. Warranty Deed from City of Green Cove Springs to D.R. Horton Inc., a Delaware Corporation conveying the property as described in Schedule A of this Commitment.
5. Affidavit(s) in recordable form properly executed by the seller(s) and/or mortgagor(s) evidencing no other parties in possession, no claims or rights to a lien for services, labor or materials in connection with any repairs, alterations or improvements on the subject property, any adverse claims, no pending claims or court cases, or other matters. As to matters which may be disclosed by said Affidavit(s), the Company reserves the right to make such further requirements and/or exceptions as it may deem necessary.
6. Proof of payment of all pending or certified municipal and/or county charges or special assessments.
7. Payment of any delinquent water, sewer and/or gas, garbage removal service charges due and payable to Clay County, Florida.
8. Payment of water, sewer and or gas, garbage removal service charges due and payable to Clay County, Florida.
9. Verification from the City of Green Cove Springs as to no outstanding balances and payment in full of any impact fees, lot mowing liens, stormwater liens, code enforcement liens and utility accounts.
10. Certified copy of the resolution of approval by the appropriate governing body of City of Green Cove Springs, a Florida municipal corporation.
11. Execution of the deed of conveyance pursuant to that resolution.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*



12. Proof of compliance with necessary notice and public hearings for the approval of the sale.
13. Satisfactory proof, acceptable to the company, must be furnished showing the following corporation(s) to be existing and in good standing under the laws of the State of its incorporation: D.R. Horton Inc., a Delaware Corporation.
14. **Establish legal access to the land.**

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*



AMERICAN LAND TITLE ASSOCIATION COMMITMENT

**SCHEDULE B, PART II**

**EXCEPTIONS:**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or Claims of parties in possession not shown by the public records.
3. Easements or claims of easements not shown by the public records.
4. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.
5. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. All taxes, assessments, levies and charges, which constitute liens or are due or payable including unredeemed tax sales.
7. Taxes and assessments for the year 2021 and subsequent years which are not yet due and payable.
8. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village, or port authority for unpaid service charges for service by any water systems, sewer systems or gas systems serving the lands described herein.
9. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on Plat recorded in Plat Book 1, Page 31, of the Public Records of Clay County, Florida.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*



10. Subordination of City Utility Interests and Resolution recorded in Official Records Book 4242, Page 1345, of the Public Records of Clay County, Florida.
11. Ordinance recorded in Official Records Book 3740, Page 335, of the Public Records of the Public Records of Clay County, Florida.
12. Ordinance recorded in Official Records Book 3338, Page 754, of the Public Records of the Public Records of Clay County, Florida.
13. Subordination of Utility Interests recorded in Official Records Book 4084, Page 2084, of the Public Records of Clay County, Florida.
14. Gas Pipeline Easement recorded in Official Records Book 3192, Page 37, of the Public Records of Clay County, Florida.
15. Clay Electric Cooperative recorded in Official Records Book 1371, Page 1307, of the Public Records of Clay County, Florida.
16. Right of Way Easement recorded in Official Records Book 1375, Page 2334, of the Public Records of Clay County, Florida.
17. Right of Way Easement recorded in Official Records Book 1394, Page 717, of the Public Records of Clay County, Florida.
18. Guy Easement recorded in Official Records Book 1403, Page 1223, of the Public Records of Clay County, Florida.
19. Utility Easement recorded in Official Records Book 1597, Page 2103, of the Public Records of Clay County, Florida.
20. Right of Way Easement recorded in Official Records Book 1613, Page 2154, of the Public Records of Clay County, Florida.
21. Drainage Easement recorded in Official Records Book 2360, Page 1786, of the Public Records of Clay County, Florida.
22. Right of Way Easement recorded in Official Records Book 1746, Page 242, of the Public Records of Clay County, Florida.
23. Right of Way Easement recorded in Official Records Book 89, Page 229, of the Public Records of Clay County, Florida.

24. Easement recorded in Official Records Book 636, Page 654, of the Public Records of Clay County,  
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Alliant National File #20043437

Agent File #Ayrshire 5.18 Acre

Florida.

- 25. Notwithstanding Covered Risks found in the policy jacket or added by endorsement, this policy does not insure any right of access to and from the Land.**

Note: Taxes for the year 2020 under Tax ID 38-06-26-016515-002-00, in the gross amount of \$0.00 have been paid on N/A.

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Alliant National File #20043804

Agent File #Ayrshire Land Swap

## **RESPA SEARCH REPORT**

May 7, 2021

Owner: Gustafson's Cattle, Inc., a Florida Corporation f/n/a Gustafson's Dairy Farm, Inc.  
County: Clay

To: DHI Title of Florida, Inc.

This Search Report is provided by Alliant National Title Insurance Company to you as our policy-issuing title agent pursuant to our Agency Agreement with you. This Search Report, including the attached documentation and proposed schedules, is provided for your exclusive use in determining the insurability of title for the issuance of a title commitment and policy(ies) on our Company pursuant to our Agency Agreement with you. This Search Report may be used for no other purpose nor relied upon by any other party for any reason.

1. Please see attached

By: Serenah Arnett



### AMERICAN LAND TITLE ASSOCIATION COMMITMENT

*Transaction Identification Data for reference only:*

Issuing Agent: <b>DHI Title of Florida, Inc.</b>	ALTA Universal ID:	Commitment Number: <b>20043804</b>	Issuing Office File Number: <b>Ayrshire Land Swap</b>
Issuing Office: <b>4220 Race Track Road, Ste. 800, Jacksonville, Florida 32259</b>	Loan Number:	Revision Number:	Property Address: <b>XXX Green Cove Road, Green Cove Springs, Florida</b>

### SCHEDULE A

1. Commitment Date: April 28, 2021 at 06:00 AM
2. Policy to be issued:
  - A. ALTA 2006 OWNER'S POLICY Proposed Policy Amount: **\$10,000.00**  
(with Florida Modifications)  
Proposed Insured: **City of Green Cove Springs**
  - B. ALTA 2006 LOAN POLICY Proposed Policy Amount:  
(with Florida Modifications)  
Proposed Insured:
3. The estate or interest in the Land described or referred to in this Commitment is: **Fee Simple**
4. Title to the estate or interest in the Land is at the Commitment Date vested in:  
**Gustafson's Cattle, Inc., a Florida Corporation f/n/a Gustafson's Dairy Farm, Inc.**
5. The Land is described as follows:

**See Attached Schedule A Continuation for Legal Description**

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AMERICAN LAND TITLE ASSOCIATION COMMITMENT

**SCHEDULE A Continuation**

**Ayrshire 8.01 Acre Parcel**

A portion of Section 38 of the George I.F. Clarke Grant, Township 6 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1545, page 513, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southerly right of way line of Green Cove Avenue, a variable width right of way as presently established, with the Westerly right of way line of CSX Railroad, a 100 foot right of way as presently established; thence South  $21^{\circ}54'49''$  East, along said Westerly right of way line, 2927.14 feet to the Southeast corner of those lands described as Parcel "A" and recorded in Official Records Book 3316, page 1098, also being the Northeast corner of those lands described and recorded in Official Records Book 3855, page 1391, both of said Public Records; thence North  $77^{\circ}06'26''$  West, departing said Westerly right of way line and along the Northerly line of last said lands, 66.98 feet to the Northwest corner thereof and the Point of Beginning.

From said Point of Beginning, thence South  $21^{\circ}54'49''$  East, along the Westerly line of last said lands, 339.01 feet; thence North  $77^{\circ}06'26''$  West, departing said Westerly line, 1237.94 feet; thence South  $79^{\circ}30'12''$  West, 101.87 feet to a point on a non-tangent curve concave Easterly having a radius of 50.00 feet; thence Northerly along the arc of said curve, through a central angle of  $56^{\circ}15'04''$ , an arc length of 49.09 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $08^{\circ}01'32''$  West, 47.14 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 1050.00 feet, through a central angle of  $07^{\circ}13'44''$ , an arc length of 132.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $16^{\circ}29'08''$  East, 132.39 feet; thence North  $12^{\circ}52'16''$  East, 142.63 feet to a point lying on the Southerly line of said Parcel "A"; thence South  $77^{\circ}06'26''$  East, along said Southerly line, 1146.52 feet to the Point of Beginning.

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AMERICAN LAND TITLE ASSOCIATION COMMITMENT

**SCHEDULE B, PART I**

**REQUIREMENTS:**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - a. Corporate Warranty Deed from Gustafson's Cattle, Inc., a Florida Corporation f/n/a Gustafson's Dairy Farm, Inc. to City of Green Cove Springs, conveying the property as described in Schedule A of this Commitment.
5. Affidavit(s) in recordable form properly executed by the seller(s) and/or mortgagor(s) evidencing no other parties in possession, no claims or rights to a lien for services, labor or materials in connection with any repairs, alterations or improvements on the subject property, any adverse claims, no pending claims or court cases, or other matters. As to matters which may be disclosed by said Affidavit(s), the Company reserves the right to make such further requirements and/or exceptions as it may deem necessary.
6. Proof of payment of all pending or certified municipal and/or county charges or special assessments.
7. Payment of any delinquent water, sewer and/or gas, garbage removal service charges due and payable to Clay County, Florida.
8. Payment of water, sewer and or gas, garbage removal service charges due and payable to Clay County, Florida.
9. Verification from the City of Green Cove Springs as to no outstanding balances and payment in full of any impact fees, lot mowing liens, stormwater liens, code enforcement liens and utility accounts.
10. Satisfactory proof, acceptable to the company, must be furnished showing the following corporation(s) to be existing and in good standing under the laws of the State of its incorporation: Gustafson's Cattle Inc., a Florida Corporation.

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**11. Establish legal access to the land.**

NOTE: A search of the public records reveals no open mortgage. Closer should confirm with owner that property is free and clear.

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AMERICAN LAND TITLE ASSOCIATION COMMITMENT

**SCHEDULE B, PART II**

**EXCEPTIONS:**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or Claims of parties in possession not shown by the public records.
3. Easements or claims of easements not shown by the public records.
4. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.
5. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. All taxes, assessments, levies and charges, which constitute liens or are due or payable including unredeemed tax sales.
7. Taxes and assessments for the year 2021 and subsequent years which are not yet due and payable.
8. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village, or port authority for unpaid service charges for service by any water systems, sewer systems or gas systems serving the lands described herein.
9. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on Plat recorded in Plat Book 1, Page 31, of the Public Records of Clay County, Florida.

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10. Subordination of City Utility Interests and Resolution recorded in Official Records Book 4242, Page 1345, of the Public Records of Clay County, Florida.
11. Ordinance recorded in Official Records Book 3740, Page 335, of the Public Records of the Public Records of Clay County, Florida.
12. Ordinance recorded in Official Records Book 3338, Page 754, of the Public Records of the Public Records of Clay County, Florida.
13. Subordination of Utility Interests recorded in Official Records Book 4084, Page 2084, of the Public Records of Clay County, Florida.
14. Gas Pipeline Easement recorded in Official Records Book 3192, Page 37, of the Public Records of Clay County, Florida.
15. Clay Electric Cooperative recorded in Official Records Book 1371, Page 1307, of the Public Records of Clay County, Florida.
16. Right of Way Easement recorded in Official Records Book 1375, Page 2334, of the Public Records of Clay County, Florida.
17. Right of Way Easement recorded in Official Records Book 1394, Page 717, of the Public Records of Clay County, Florida.
18. Guy Easement recorded in Official Records Book 1403, Page 1223, of the Public Records of Clay County, Florida.
19. Utility Easement recorded in Official Records Book 1597, Page 2103, of the Public Records of Clay County, Florida.
20. Right of Way Easement recorded in Official Records Book 1613, Page 2154, of the Public Records of Clay County, Florida.
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22. Right of Way Easement recorded in Official Records Book 1746, Page 242, of the Public Records of Clay County, Florida.
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Alliant National File #20043804

Agent File #Ayrshire Land Swap

Florida.

25. Reservations as shown in the deed recorded in Deed Book 48, Page 467, of the Public Records of Clay County, Florida.
26. **Notwithstanding Covered Risks found in the policy jacket or added by endorsement, this policy does not insure any right of access to and from the Land.**

Note: Taxes for the year 2020 under Tax ID 38-06-26-016515-000-00, in the gross amount of \$31,061.21 have been paid on 11/30/2020.

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